



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN, 48383
(FORMER WHITE LAKE LIBRARY)
THURSDAY, FEBRUARY 03, 2022 – 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. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. Regular meeting minutes of January 20, 2022
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
8. CONTINUING BUSINESS
 - A. **Comfort Care White Lake**

Property described as parcel number 12-36-176-002, located on the west side of Union Lake Road, between Hutchins Road and Cooley Lake Road, consisting of approximately 8.7 acres.

Request:

 - i) Rezoning (from (LB) Local Business to Planned Development (PD))
 - ii) Preliminary site plan approval

Applicant: Comfort Care, LLC
4180 Tittabawassee Road
Saginaw, MI 48604
 - B. **Oxbow Lake Private Launch Association**

Property described as parcel number 12-22-279-004, (10193 Highland Road) located on the south side of Highland Road between Lakeside Drive and Hilltop Drive, consisting of approximately 1.9 acres.

Request:

 - i) Rezoning (from Local Business (LB) to Planned Development (PD))
 - ii) Preliminary site plan approval

Applicant: Oxbow Lake Private Launch Association, Inc.
10835 Oxbow Lakeshore Drive
White Lake, MI 48386



C. Szott Automotive Group

Property described as parcel number 12-20-427-011 (6700 Highland Road), located on the south side of Highland Road, east of Bogie Lake Road, consisting of approximately 10.2 acres and zoned Planned Business (PB).

Request:

- i) Amended final site plan approval**
- ii) Amended planned business development agreement approval**

Applicant: Partners in Architecture, PLC
65 Market Street
Mount Clemens, MI 48043

9. NEW BUSINESS

10. OTHER BUSINESS

- A.** Lake Pointe & West Valley final site plan extension request

11. LIAISON'S REPORT

12. PLANNING CONSULTANT'S REPORT

13. DIRECTOR'S REPORT

14. COMMUNICATIONS

15. NEXT MEETING DATE: February 17, 2022 & March 3, 2022

16. 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-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

Township Annex, 7527 Highland Road
White Lake, MI 48383
January 20, 2022 @ 7:00 PM

CALL TO ORDER

Chairperson Anderson called the meeting to order at 7:01 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Merrie Carlock
Mark Fine
Debby Dehart
T. Joseph Seward
Matt Slicker

Absent: Scott Ruggles
Robert Seeley
Pete Meagher

Also Present: Sean O’Neil, Community Development Director
Justin Quagliata, Staff Planner
Lisa Kane, Recording Secretary

Visitors: 40+ members of the public were present

APPROVAL OF AGENDA

Director O’Neil asked that the agenda be amended to remove 10. A. “Election of Planning Commission Secretary” and replace it with “Appointment of Liaisons.”

Commissioner Carlock moved to approve the agenda to strike 10. A. Election of Planning Commission Secretary and to add 10. A. Appointment of Liaisons. Commissioner Fine supported and the MOTION CARRIED with a voice vote: 6 yes votes. (Anderson/yes, Dehart/yes, Carlock/yes, Seward/yes, Fine/yes, Slicker/yes)

APPROVAL OF MINUTES

- a. Regular meeting minutes of January 6, 2022

Director O’Neil asked that the minutes reflect that Debby Dehart was nominated for the position of Secretary and the motion carried unanimously.

Commissioner Dehart moved to approve the Minutes of January 6, 2022 with the correction that the minutes reflect that Debby Dehart was nominated for the position of Planning Commission Secretary and the motion was supported and carried with a unanimous vote. Commissioner Seward supported and the MOTION CARRIED with a voice vote: 6 yes votes. (Anderson/yes, Dehart/yes, Carlock/yes, Seward/yes, Fine/yes, Slicker/yes)

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

No members of the public spoke.

PUBLIC HEARING

A. **Comfort Care White Lake**

Property described as parcel number 12-36-176-002, located on the west side of Union Lake Road, between Hutchins Road and Cooley Lake Road, consisting of approximately 8.7 acres.

Request:

- i) Rezoning (from (LB) Local Business to Planned Development (PD))**
- ii) Preliminary site plan approval**

Applicant: Comfort Care, LLC
4180 Tittabawassee Road
Saginaw, MI 48604

Mr. Quagliata presented the preliminary site plan which showed a single-story building which contains 40 assisted living apartments and 30 independent living units. The floor plan shows a common area, dining room, salon and theater for the residents.

The Planning Commission recommended waiving the minimum lot size for this project of 10 acres at a prior meeting and the Township Board approved that request in September 2021, allowing this property to have 8.7 acres. The subject site would be served by public water and sanitary sewer systems.

The Master Plan calls for a net density of 2-8 dwelling units per acre and the reduction of 6 units would meet that requirement of the Master Plan.

Staff reviewed the traffic study, there are still some outstanding issues on the traffic study that will be addressed and presented at the next meeting.

Mr. Quagliata stated that waivers were requested for the north 75 foot setback to accommodate a canopy at the front entrance, the rear property line 45 foot setback, for the front property line 20 foot greenbelt requirement, for screening at the rear property line and to reduce the required loading area from three spaces to one.

Staff recommendation is to table both requests so that the revised plans can be reviewed. Once the revised plans have been reviewed, staff will provide a report at the next meeting that summarizes the revisions. The applicant has revised and re-submitted addressing comments in the traffic study and that will be available for Planning Commission review at the next meeting as well.

Mr. O'Neil informed what to expect after a preliminary site plan has been tabled. In order for this project to continue timely, the applicant seeks an extension so that applicant has the opportunity to address the

traffic study and engineering comments. Because of the nature of the requests, public hearings are required therefore will continue at this meeting as planned.

Mr. O'Neil presented DLZ's Engineering recommendations which are dependent on the West Valley site's utilities being available for connection to this project. The Planning Department's recommendations are not co-dependent of the West Valley project, but Engineering's recommendations are. The West Valley site may be requesting an extension for more time from Engineering to evaluate the storm water overflow. A revised plan has been submitted to address all of the Engineering comments.

Commissioner Seward inquired if the public will get an opportunity to comment at the next meeting if they table tonight's vote.

Director O'Neil responded that the public would have the opportunity to speak at the next meeting but they are not required by law to publish again prior to the meeting as they were for tonight's meeting.

Commissioner Anderson asked for the total number of units for memory care & independent living and if memory care units need to be housed in a separate building. He also asked what the timeline was for West Valley.

Mr. Quagliata responded that there will be 40 total assisted living units and that memory care units are included in the number of assisted living units. The memory care units are in their own wing of the building. Memory care units are accessed from the interior of the building and some of the independent living units are accessed from the exterior of the building.

Director O'Neil responded that the timeline for West Valley is not yet known and this project will be delayed if West Valley is delayed.

Commissioner Slicker inquired about if many of the residents are anticipated to have vehicles and if there would be adequate parking for visitors.

Mr. Quagliata stated that for the independent living units they anticipate one (1) vehicle per unit, however, they do not anticipate any parking needs for those who reside in assisted living and memory care. The parking requirements for the entire site was 56 spaces which would be adequate for the resident's vehicles, visitors and staff.

Director O'Neil added that many residents will use public transportation, have family who will transport them or utilize the transportation provided by the facility.

Applicants present: John Costa, Architect and Rudy Quaderer, Civil Engineer, representatives for Doug Boehm and Comfort Care Senior Living.

Mr. Costa presented that Comfort Care has 500 employees and operates sixteen (16) of these types of facilities. He clarified that these facilities are not nursing homes or convalescent homes, but are licensed home for the aged through the State of Michigan. This facility provides congregant activity areas for all residents to have access to as well as a salon, spa, physical therapy room with a whirlpool tub, entertainment theater and library. Usually, these units are occupied by one individual but may house some couples and very few of the residents drive. Comfort Care has a minibus that offer transportation to the residents. There are three (3) types of units; studio, 1 bedroom & 2 bedroom and the numbers are reflected on the conceptual plan. All issues brought forward have been addressed in the updated plans that have been submitted to the Township.

Mr. Quaderer commented on the site plan that was presented and stated that issues that were brought forward from Planning have been addressed in the revised plans that were submitted. In regards to West Valley, they have been in communication with them regarding coordinating the emergency access and joining for water access. They are also communicating about storm water management and retention, they are considering alternatives if that is not possible. Alternatives for emergency access has also been

considered if they aren't able to connect to West Valley.

Mr. Quaderer commented on the waivers that they were requesting and how the Road Commission of Oakland County's possible requirement changes would affect waivers.

Discussion occurred regarding landscaping and whether they would have "planter" boxes or "window" boxes and that there was concern about the front façade of the building.

Mr. Quagliata stated that the final site plan will include samples for the façade and detail including colors and elevations for Planning Commission approval.

Mr. Quaderer stated that the parking was adequate for the number of residents and meets the Township's requirements.

Director O'Neil clarified that this project as it currently was designed cannot move ahead without the project West Valley, therefore if West Valley does not proceed there will need to be revisions submitted to accommodate for that.

Director O'Neil introduced the traffic report from DLZ Engineering, the Township's engineer. The report indicates that the zoning change would not significantly impact traffic. The type of traffic anticipated from the proposed new use is much less than current zoning has potential for. This report will be in next meeting's packet.

Commissioner Dehart asked if the building that the applicant constructed on White Lake Road was the same length as this project and will rehabilitation be offered in this facility. In relation to the need of this type of facility in the community, are other facilities nearby filled to capacity.

Mr. Costa stated that the building was about the same square footage but not same design. No rehabilitation services would be offered at this facility. Mr. Costa was unaware of the market study that was performed.

Commissioner Dehart asked Mr. Quagliata if the waivers need to go to Zoning Board of Appeals or would the Planning Commission consider those.

Mr. Quagliata responded that the waivers would not be proposed to the Zoning Board of Appeals. The Planning Commission would make a recommendation on the waivers to the Township Board.

Commissioner Carlock inquired about the distance between the driveway in the back and property line and what are the plants used for landscaping.

Mr. Quagliata responded that the distance is 11 feet.

Director O'Neil stated that the trees indicated are white spruce and sugar maples.

Discussion occurred about the parking area and sidewalk size. Landscaping is not required to be reviewed at this time and there have been no renderings for the courtyard landscaping at this point.

Commissioner Seward asked if there will be comparisons to what they have done in similar facilities in other communities.

Director O'Neil responded that they can ask the applicant to bring images of other facilities at the next meeting.

Discussion occurred about the landscaping at the rear property line and the mature trees that belong to the neighboring property. The applicant was open to discussing the addition of landscaping with the neighboring property owner.

Commissioner Slicker inquired about the Road Commission of Oakland County requiring the right of way to be donated and asked if residents given an easement for drainage.

Director O'Neil confirmed that the RCOC does require donation of the right of way.

Mr. Quaderer stated that they will look into drainage for neighboring properties.

Commissioner Anderson reminded the applicants to take notes about what was discussed so they are prepared for next meeting.

Commissioner Slicker inquired what other community benefits have other applicants done.

Mr. Quagliata responded that benefits could include voluntary contributions to the Township sidewalk fund or park fund.

8:02 PM opened Public Comments

Jose Fanago of 39 Danforth has a concern about the amount of ambulance noise in this area. He asked for data showing that this is a needed use.

Mr. Quagliata stated that a PowerPoint presentation was provided at the August 19, 2021 Planning Commission meeting that showed a study of demand within 5 miles of this site. This presentation is on file with the Township and can be viewed there. The meeting was recorded on Zoom and can be seen on the Township's YouTube channel.

Director O'Neil stated that a determination of need is required for something such as a cell tower, but not for this type of use. The Township cannot legally deny a business to open. He added that ambulance traffic between Elizabeth Lake Road and Union Lake Road would be higher than most areas as there are two fire stations between those locations.

Close public hearing at 8:09pm

Commissioner Fine moved to recommend to the Planning Commission to Table the Rezoning (from (LB) Local Business to (PD) Planned Development) and Preliminary Site Plan of the property described as parcel number 12-36-176-002, located on the west side of Union Lake Road, between Hutchins Road and Cooley Lake Road, consisting of approximately 8.7 acres, to review the revisions submitted.

Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 6 yes votes. (Anderson/yes, Dehart/yes, Carlock/yes, Seward/yes, Fine/yes, Slicker/yes)

B. Oxbow Lake Private Launch Association

Property described as parcel number 12-22-279-004, (10193 Highland Road) located on the south side of Highland Road between Lakeside Drive and Hilltop Drive, consisting of approximately 1.9 acres.

Request:

i) Rezoning (from Local Business (LB) to Planned Development (PD))

ii) Preliminary site plan approval

Applicant: Oxbow Lake Private Launch Association, Inc.

10835 Oxbow Lakeshore Drive

White Lake, MI 48386

Mr. Quagliata introduced the request from the Oxbow Lake Private Launch Association (OLPLA), a private club, to install a ramp to launch watercraft in Oxbow Lake for riparians of Oxbow Lake. There is an established board of directors, bylaws and dues are to be collected to purchase and develop the property,

as well as construct the ramp and maintain the site. If this proceeds to a development agreement, restrictions on keyhole access, storage or parking of any vehicles or watercraft, overnight mooring, as well as, hours of operation would need to be included. While not necessarily consistent with the Master Plan, Planned Development use should function harmoniously with surrounding land use. The driveway and turnaround are proposed to be gravel and the Fire Department has no issue with that.

Waivers were requested for sidewalks along Highland Road and Lakeside Drive and to waive the front yard setback to install a 4 foot wood privacy fence along the north and west property line. No signage or outdoor lighting should be allowed on the property.

Staff requests tabling the rezoning and preliminary site plan so that staff and DLZ engineering can review revised documents that have been submitted.

Commissioner Carlock has concern over using wood material for the fence and would rather a metal fence be installed. Ms. Carlock also has concern that the view will be obstructed and asked for clarification of setbacks.

Mr. Quagliata responded that corner lots virtually have two front yards and would be required to meet front yard setbacks on both M59 & Lakeside Drive Planned Development would be required to provide a public benefit and they are proposing 3,077 square foot easement on the northwest side of the property to be granted to the Township, possibly as a pocket park.

Discussion occurred of the what the current zoning of the nearby businesses and what is on the Master Plan.

Director O'Neil added that it is hard to see the contours on the diagram but the top of the 4 foot fence would be 2-4 feet below the grade of M59 so the fence will not obstruct view.

Mr. Quagliata explained that the DLZ engineering comments state that they need to quantify the amount of fill needed and 942.75 is the ordinary high water mark of Oxbow Lake.

Commissioner Dehart inquired if sidewalks were required on both roads and had concerns about site control for hours and what if there is a gas can spill.

Mr. Quagliata stated that there are sidewalk requirements and the applicant is requesting waivers for those.

Discussion occurred about the potential for greater environmental impact from a club that has 85+ members.

Commissioner Seward inquired about the public benefit in turn for the waivers.

Mr. Quagliata stated that waivers need to be commensurate with public benefit and there is 3,077 square foot easement being considered for public use.

Commissioner Fine has concerns on how the club will monitor and control membership to the club and access to the site.

Mr. Quagliata stated that staff has similar concerns and the club will need to address this.

Commissioner Slicker has concerns about maintenance of this site and inquired if a soil erosion permit was required.

Mr. Quagliata replied that international property maintenance code needs to be followed. Soil erosion permits are issued by Oakland County.

Director O'Neil discussed the DLZ engineering comments. The drive proposed is 16 feet wide which is

the RCOC standard width for residential driveways, but recommends consideration to be widened to 24 feet to accommodate 2 way traffic. Deferred to Fire Department for acceptability of fire truck access to this site. Recommended knox box provided to the Fire Department for access to the gate. It is recommended that a turning radius template be submitted to demonstrate the largest intended trailer combination can adequately navigate the site through all intended movements. Overhead electric lines are shown within the limits for residential easements. If an easement does exist it needs to be indicated on the drawings. Items need to be addressed before they can recommend approval.

Applicant present: Rick Walklet of 10835 Oxbow Lakeshore Drive, President of OLPLA, 501c7

Mr. Walklet presented the formation of the OLPLA, who is allowed to join, why it was needed and how the funding was determined. Membership will be reopened annually for those would like to join. EGLE permit has been applied for. The Planning Commission recommended approve a lot size waiver request in November 2021 the Township Board approve, which occurred in December 2021. This lot accommodates a truck and a trailer for a 25 foot pontoon. This project would prevent use of Oxbow Lake by those who do not live on the lake who currently park at the nearby commercial properties and enter illegally. The driveway will be off of Lakeside Drive and in the recent site plan submitted indicates that it will be paved rather than gravel. Mr. Walklet explained the reasoning for the waivers that they are requesting for the fence. They only intend on removing 25 feet of vegetation at the water's edge. There will be 30 feet of removeable or permanent dock. DTE to provide service for electric meter. This will be a secure site with 4 foot fencing, powered gate, surveillance cameras and secure key cards. The members of OLPLA have a vested interest in this project.

Discussion occurred about how many surveys were mailed out, how many responded and why those who were not interested chose not to participate.

Commissioner Fine voiced concern about the Fire Department remarks.

Director O'Neil stated that the applicant has put in reasonable restrictions to regulate themselves but the Township will have a mechanism in place so that no one abuses the access in the future.

Commissioner Dehart inquired about liability insurance requirements.

Director O'Neil stated that insurance is only required during construction.

Commissioner Anderson inquired how they assessed what the fees would be for members.

Mr. Walklet explained that they determined a cost template which included the total cost model with a cushion and determined a not-to-exceed amount. The fees are dependent on how many riparians join. Annual maintenance costs have been forecast and were considered in the fees.

Public hearing opened at 9:10 PM

Dave Caswell of 10055 Lakeside Drive and a local business owner spoke in support of the OLPLA, would like to keep the current culture of the lake intact. He stated that he is part owner of another private launch on Lakeside Drive and there is need for this access as many people who live on the lake cannot access it. Mr. Caswell takes a lot of pride in Oxbow Lake.

Commissioner Anderson noted that several letters regarding the project have been received by the Township and will be added to the record.

Jim Hisner of 276 Lakeside Dr has relied on neighbors for years for access to Oxbow Lake as his property doesn't give access to the lake. This project is a great use of the property. Consider that it has been vacant, it will look better with this use and the riparians will take good care of the site.

Alexis Simmons of 10055 Lakeside gives her time to Dave Caswell.

Jim Neuenschwander of 9348 Leona has deeded access to the lake but access is very difficult. Mr. Neuenschwander is President of Oxbow Lake HOA and they have been discussing the need since 2005. This launch is needed for the lake community.

Greg Finn of 120 Teggerdine Road and has relied on the kindness of neighbors to allow access to the lake. His lot is landlocked so this launch will give him an opportunity to use the lake without bothering neighbors and increase the property value for those who are land locked.

Martin Sonders of 10340 Elizabeth Lake Road recently moved to the area. His property has a 40 foot drop to the lake. Does not have access to Sprader's launch and is excited to be able to use the lake with the access of this launch.

Henry Storm of 10087 Lakeside Dr is a longtime resident of Oxbow Lake and is interested in seeing the lot improved by the project. Beneficial to residents to have the legal and safe launch.

Ty Fleming of 10659 Oxbow Lakeshore Dr does not have access to lake that he lives on. He approves of the project and believes it is beneficial to all of the residents on the lake.

Dave Clampuson of 9556 Elizabeth Lake Road is in support of the project and believes that the residents need a boat launch.

Patrick Glover of 1042 Elizabeth Lake Road is building a new house on the lake and is in favor of this project.

Closing public hearing at 9:33 pm

Recommendation from staff is to table requests as the revised preliminary site plan is currently under review.

Commissioner Fine moved to recommend that the Planning Commission Table the Rezoning (from (LB) Local Business to (PD) Planned Development) and Preliminary Site Plan of the property described as parcel number 12-22-279-004, (10193 Highland Road) located on the south side of Highland Road between Lakeside Drive and Hilltop Drive, consisting of approximately 1.9 acres to review the revisions submitted.

Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 6 yes votes. (Anderson/yes, Dehart/yes, Carlock/yes, Seward/yes, Fine/yes, Slicker/yes)

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

~~A. Election of Planning Commission Secretary~~

A. Appointment of Liaisons

a. Debby Dehart nominated to Zoning Board of Appeals

Commissioner Seward moved to appoint Commissioner Debby Dehart to the Zoning Board of Appeals for the remainder of 2022. Commissioner Carlock supported and the motion carried with a voice vote. (6 yes votes) **(Anderson/yes, Dehart/yes, Carlock/yes, Seward/yes, Fine/yes, Slicker/yes)**

b. Merrie Carlock nominated to Parks & Recreation Board

Commissioner Seward moved to appoint Commissioner Merrie Carlock to the Parks & Recreation Board for the remainder of 2022. Commissioner Slicker supported and the motion carried with a voice vote. (6 yes votes) **(Anderson/yes, Dehart/yes, Carlock/yes, Seward/yes, Fine/yes, Slicker/yes)**

LIAISON'S REPORT

Commissioner Dehart: Nothing from Zoning Board of Appeals

Commissioner Carlock: Parks & Recreation Committee received a grant of \$500,000 matched with White Lake Township's \$500,000 to develop Stanley Park. The committee is planning a family-friendly event on June 25th at Hawley Park.

PLANNING CONSULTANT'S REPORT

DIRECTOR'S REPORT

Ordinance amendments were adopted. The rezoning that the Planning Commission moved to the Township Board was moved to second reading.

The Peninsula project at Caruso Circle was removed from the Township Board agenda because of resident complaints.

The PH Homes application for pond setbacks was approved by the Township Board and the development agreement was subject to staff and consultants approval.

There has been consideration of updating the Master Plan. An RFP will be submitted for review.

COMMUNICATIONS

NEXT MEETING DATES: February 3, 2022
February 17, 2022

ADJOURNMENT

Commissioner Slicker moved to adjourn the meeting at 9:44 PM. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 6 yes votes

(Anderson/yes, Dehart/yes, Carlock/yes, Seward/yes, Fine/yes, Slicker/yes)

Director's Report

Project Name: Comfort Care White Lake
 Description: Rezoning & Preliminary Site Plan Approval
 Date on Agenda this packet pertains to: February 3rd, 2022

- Public Hearing
- Initial Submittal
- Revised Plans
- Preliminary Approval
- Final Approval
- Special Land Use
- Rezoning
- Other: _____

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Based on comments from staff and consultants
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 1/27/22
Justin Quagliata	Staff Planner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 1/26/22



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

January 27, 2022

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

RE: Comfort Care Assisted Living- Preliminary Site Plan Review – 3rd Review

Ref: DLZ No. 2145-7233-19

Design Professional: Griggs Quaderer Inc.

Dear Mr. O' Neil,

Our office has performed the above mentioned Preliminary Site Plan review of the revised plan dated January 12, 2022. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is located on the west side of Union Lake Road between Hutchins and Cooley Lake Roads. The property abuts the existing Preserve at Hidden Lake residential development just to the north and the future West Valley residential development to the southwest. Total site acreage is approximately 8.6977 acres.

Site Improvement Information:

- Construction of a (1) one story assisted living and memory care building totaling 66,842 square feet.
- Associated paved and curbed parking including ADA accessible parking spaces and maneuvering aisles.
- Site to be serviced by watermain and sanitary sewer.
- Storm water runoff is proposed to be detained in a proposed detention basin located on the south side of the parcel. Discharge is proposed to the future West Valley development's storm sewer located to the southwest.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Comfort Care Assisted Living- PSP Review.03

January 27, 2022

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Comments from our previous review letter dated January 3, 2022 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 plan proposes a future emergency access drive with connection to the emergency access drive stub for the West Valley development. DLZ notes the West Valley development is not constructed, thus rendering the proposed stub with no connection should the West Valley site not move forward. In addition, the proposed location of the Comfort Care stub as shown on the plan does not align with the proposed stub location shown on the previously approved West Valley Final Engineering Plan which would require modification of the West Valley plans and easement documents. We request a turning radius profile be provided for this proposed access route utilizing a 40-foot vehicle to demonstrate feasibility. Comment outstanding. While a turnaround radius profile for a 40' vehicle has been provided for the emergency access route, the design engineer still proposes the emergency access drive in a location that does not align with the stub shown on the approved West Valley engineering plan. Revisions to the West Valley plans/easements will be required for use of this access route. Comment partially addressed. The design engineer in their response letter has stated that they are working with the designer for West Valley; West Valley is flexible on the final location of the emergency access drive. We find this acceptable at the Preliminary Site Plan level of review. However, final details shall be required at the time of Final Site Plan/Final Engineering Plan submittal. We also note that consideration of the emergency access drive location proposed on the West Valley site should be evaluated to determine if there are any setback requirements relative to the proposed adjacent residential structure.*
- b) *Should the proposed plan not be able to achieve emergency access to the future West Valley development, a means of secondary access to the proposed facility should be considered due to the nature of the use of the facility. In addition, there is the concern that only one means of access to the site could pose access issues for the existing residence that would also utilize the sole entrance to Comfort Care. Should this entrance become blocked, the existing residence would have no other means of egress from their property. We also question whether the language for the existing 60' access easement allows for multiple users of this easement for access. An alternate emergency access drive is now shown on the plans with connection to Union Lake Road, presumably in the event the West Valley Development is not available for connection. Details regarding proposed alternate emergency access drive width and turning radius profile for a 40' emergency vehicle shall be provided. Provide details on whether this access drive would also be utilized for site access and if not, how would the drive be blocked off from use. Note also that the existing and proposed steep grades in*

the area of the alternate drive may pose a difficulty in placement of such drive with respect to emergency vehicle access. Provide details to demonstrate the angle of approach will not pose an issue for fire trucks. **Comment partially addressed. The design engineer has stated that either emergency access through West Valley or off Union Lake Road will be provided. Drive width and a turning radius profile for a 40' emergency vehicle has been provided for the proposed emergency access drive off Union Lake Road. The access drive would be gated with a Knox Box provided for emergency vehicle access only. The concern regarding the existing and proposed steep grades for this drive has not been addressed but can be further clarified at the time of Final Site Plan.**

- c) *Developer for Comfort Care will need to ensure that a means of access to the existing house to the west is maintained at all times during construction, especially during construction of the proposed drive and drive approach. A separate construction entrance for construction vehicles is recommended.* **Comment addressed and remains as a notation. A separate construction entrance is proposed. DLZ notes the existing grades in this area are steep and additional details will be required at the time of Final Site Plan/Final Engineering Plan submittal to demonstrate temporary grading.**
- d) *It will need to be clarified as to how the proposed retaining wall adjacent to the three existing trees on the residential property to the west shall be installed without damage (particularly root damage) to these trees. The proposed wall location is extremely close to these trees. Plans do not appear to address this concern; it should be noted by the Planning Department and Planning Commission that damage/loss of these trees is likely.* **Design engineer has stated that wall has been moved back toward curb to line up with back of curb, which will provide an additional 3' of separation for a total of 12' of separation between the wall and the existing trees. A note indicating that any existing damaged trees shall be replaced by the responsible party shall be added to the Final Site/Final Engineering Plan.**
- e) *There is a concern regarding the proximity of the proposed storm sewer along the southwestern side of the site relative to the proposed retaining wall; the storm sewer will need to be located outside of the influence of the wall (at a minimum of 10' horizontal separation) with respect to lateral and vertical stresses.* **The storm sewer location has been adjusted slightly. There is still a concern near the south building corner where the proposed storm sewer is shown approximately 3' off of the decorative retaining wall. This item can be considered addressed for this level of review; however further revisions will be required at the time of Final Site/Final Engineering Plan review.**
- f) *The design for the detention basin proposes discharge into the future West Valley storm sewer. The existing West valley storm system will need to be redesigned to accommodate this additional discharge as the proposed West Valley system was at hydraulic capacity prior to accounting for these discharges. This additional discharge will require modification to the West Valley storm water*



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Comfort Care Assisted Living- PSP Review.03

January 27, 2022

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discharge permit. **Design engineer has stated the following in their response letter dated January 11, 2022: “West Valley will revise their storm water system to incorporate the additional runoff from this site. Should West Valley not be able to incorporate the additional runoff, we will revise the storm water management utilizing a retention basin. The soils for this site are sandy and suitable for a retention basin based on initial conversation with the geotechnical consultant. We will have the final soils report during final site plan review.” DLZ notes that the change from detention to retention will require additional pond area and relocation of proposed landscaping. We defer to the Township as to whether such a change with respect to stormwater management on the Final Site/ Final Engineering Plan would require a revised Preliminary Site Plan to be submitted for administrative review.**

- g) *The layout for the water main proposes a second connection to the watermain stub to the southwest provided by the future West Valley development. Note that West Valley has not been constructed so a second connection point for the watermain will not be feasible until West Valley has been constructed. This would result in a dead end main >600’ in length which is not allowable per WLT Engineering and Design Standards. Note watermain easements are required to be 20’ wide; plan currently proposes 15’ wide easements. Wording on plan should also be revised on the Site Utility Plan from existing West Valley stub to proposed stub. Comment partially addressed. The proposed watermain is now shown in a 20’ wide easement. The remaining portion of this comment remains outstanding. If the West Valley development is not available for connection, the proposed watermain extension would be a dead end of approximately 1,000 feet with the last 400 feet being stagnant, which is undesirable from a water quality standpoint. An alternate layout may need to be considered in the event West Valley is not constructed. An alternate route has been provided showing a secondary water main connection to the existing water main along Union Lake Road in the event that connection to the West Valley water main is not feasible. Further analysis will be required at the time of Final Site Plan submittal to determine pressure reducing valve requirements if the connection to West Valley is not feasible. The applicant needs to be prepared for the need for a second pressure reducing valve and vault at the second watermain connection.*

The following comments can be addressed on the Final Site Plan/Final Engineering Plan:

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 outstanding.
2. *Provide parcel ID on plan.* **Comment addressed.**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Comfort Care Assisted Living- PSP Review.03

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Paving/Grading

1. ADA accessible ramps will be required on sidewalk adjacent to ADA parking spaces. Ramp slopes shall meet ADA requirements. **Comment remains as a notation. A ramp detail shall be required on the Final Site Plan/Final Engineering Plan.**
2. Structural wall calculations, that have been signed and sealed by a Registered Structural Engineer, verifying the wall integrity and the ability to support lateral and vertical stresses will need to be provided for retaining walls over 30" tall. **Comment outstanding.**
3. A retaining wall may be required in the greenspace area between the proposed sidewalk along Union Lake Road and the southeast corner of the building; the grades will need to be verified in this area to ensure they do not exceed 33%. **Comment outstanding.**

Watermain

1. We defer to the Fire Department regarding items related to fire suppression and hydrant coverage. **Comment remains as a notation.**
2. Remove all references to Genesee County on the water main notes on Sheet C400- Site Utility Plan. Note that all notes regarding proposed utilities shall be per White Lake Township standards. **Comment outstanding.**

Sanitary Sewer

1. Additional details regarding the sanitary lead and connection will be required; a monitoring manhole shall be provided as well as a wye in the lead line which will bypass the oil and grease separator. The line with the oil and grease separator shall be directly connected only and to all kitchen/food prep areas. **Comment partially addressed. The monitoring manhole shall be located downstream of the proposed oil and grease separator.**

Stormwater Management

1. The design engineer will need to demonstrate that the proposed storm sewer material (ADS HD) will maintain its integrity when located under proposed pavement, otherwise use CLIV Reinforced Concrete pipe within pavement influence. **Comment outstanding.**
2. Sheet C300 – Site Grading Plan indicates a 15' wide storm sewer easement for West Valley; easement width is 12'. **Comment outstanding.**
3. Clarify on the Soil Erosion Plan as to why the OCS structure in the basin is to be temporary. **Comment outstanding.**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Comfort Care Assisted Living- PSP Review.03

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4. Clarify reference to South Pond on OCS#2 detail on Site Details sheet. **Comment outstanding.**

Landscape Plan

1. Landscaping shall be revised such that proposed trees are located a minimum of 10' horizontal separation from all watermain, sanitary sewer, and storm sewer. Note that proposed trees appear too close to storm sewer along the western property line. **Comment outstanding.**

Recommendation

The plans are heavily influenced by whether the West Valley development moves forward. The applicant includes alternate configurations for the emergency access drive and the Watermain configuration. The plans depend on alteration of the West Valley stormwater design plans and construction of that system for use and indicate that if that is not possible this development will switch to a retention system without a positive outlet. DLZ notes that a switch to a retention pond will require additional area and relocation of proposed landscaping. Any motions for approval will have to be taken with the understanding that these alternate configurations may or may not be required depending on the future and timing of the West Valley development. It should be considered if modifications to the pond and landscape limits would be a change that could be approved administratively or if additional Planning Commission approvals would be required.

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, Community Development Director
Justin Quagliata, Staff Planner

DATE: January 25, 2022

RE: Comfort Care
Rezoning and Preliminary Site Plan – Review #3

Staff reviewed the revised site plan prepared by Griggs Quaderer Inc. (revision date January 12, 2022). Previous staff review dated January 4, 2022 is attached for reference. Following are items which have changed or are still outstanding from the previous review:

- **New comment: the wrong zip code (48439) is on the Coversheet. The correct zip code (48386) shall be provided.**
- Previous comment: the parcel number shall be provided on the site plan.
 - Comment addressed; the parcel number is indicated on Sheet C200.
- Previous comment: the net area of the site shall be listed on the plans.
 - Comment addressed; the net area of the site (7.49 acres) is listed in the Land Use Information table on Sheet C200.
- Previous comment: the dimensions of the parcel shall be labeled on the site plan.
 - **Comment outstanding; contrary to a statement in the response letter provided to the second review, the parcel dimensions are not labeled on Sheet C200. The parcel dimensions are labeled on Sheet C100. Parcel dimensions shall be provided on Sheet C200.**
- Previous comment: there is a 428 square foot discrepancy between the size of the building labeled on the site plan and conceptual floor plan.
 - Comment addressed; the square footage of the building (66,842 square feet) was revised to be consistent with the architectural plan.

- Previous comment: the applicant submitted a Community Impact Statement (CIS) for consideration by the Planning Commission and Township Board. Providing housing to the senior population is the stated community benefit. Other items listed as public benefits in the CIS, including provision of an alternate emergency access and utility connections, are ordinance requirements and not considered community benefits. Community benefits are intended to be for the use and enjoyment of the public-at-large. The Planning Commission and Township Board shall determine if the stated public benefit is commensurate with the waivers requested for the project.
 - **Comment remains as a notation.**
- Previous comment: as the building could be converted to general multiple-family occupancy in the future (if approved by the Township), a reduction of six units, from 70 units to 64 units, would reduce the density to eight du/a.
 - **Comment remains as a notation. The number of units was not reduced from 70. With the net area of the site now provided (7.49 acres), a reduction of ten (10) units, from 70 units to 60 units, would reduce the density to eight du/a. Currently the proposed density is 9.35 du/a. The Planning Commission and Township Board may consider requiring a reduction of units as previously described.**
- Previous comment: the applicant will be required to dedicate the additional portion of the future right-of-way at the west side of Union Lake Road to the Road Commission for Oakland County (RCOC).
 - **Comment remains as a notation. The future right-of-way is shown on Sheet C200.**
- Previous comment: a revised rezoning traffic study shall be submitted for review by the Township Engineering Consultant and staff. No evaluation of existing traffic conditions or conditions with the proposed improvements was provided.
 - **Comment outstanding. Based on the DLZ review letter dated January 17, 2022 a revised rezoning traffic study (RTS) is required.**
- Previous comment: a note shall be provided on the site plan indicating “Independent living units are restricted to age 55 and older.”
 - Comment addressed; a note has been provided on Sheet C200.
- Previous comment: the plans shall be revised to clearly indicate the on-site circulation pattern.
 - Comment addressed; as requested, Sheet C200 now shows traffic arrows to indicate drive aisles and maneuvering lanes around the site are intended to serve two-way traffic.
- Previous comment: all setback dimensions shall be labeled on the site plan.
 - Comment addressed; the all setbacks are shown on Sheet C200.

- Previous comment: a list of all requested waivers shall be provided by the applicant and included on the site plan.
 - **Comment partially addressed; a 21.96-foot waiver is required for the front greenbelt. Number 2 of the Requested Waivers list on Sheet C200 shall be revised accordingly.**

- Previous comment: Sheet A2 shall be revised to remove the “fiber cement panel system” label from the north elevation.
 - Comment addressed; the label was removed from the north elevation.

- Previous comment: [a] change in the building plane was not incorporated into the design – the Planning Commission may consider requiring said change in building architecture and design.
 - **Comment remains as a notation. See previous review dated January 4, 2022 for a description of aforementioned change in the building plane across the front facade. In the response provided to the previous review by the applicant’s architect, it was stated change in the building plane is achieved utilizing porches on the independent living unit entry locations as well as bay windows in the living areas of both the assisted living and memory care units.**
 - **The aforementioned response letter states “refer to the conceptual floor plan for proposed locations.” The porches (covered) would extend five feet off the building, which is inconsistent with Sheet C200 for the porches on the front of the building (three feet). Sheet C200 shall be revised so all porches are identifiable. Additionally, bay windows are not labeled on Sheet A1 or Sheet A2; revise accordingly. Overall, the building is 497’-8” wide and could be considered imposing in appearance from Union Lake Road. What the applicant is proposing would not achieve the desired relief across the front of the building as described in the review dated January 4, 2022.**

- Previous comment: horizontal cladding is still shown on the east elevation; this appears to be an error. In any case, the horizontal cladding on the east elevation shall be replaced with the same Board and Batten siding proposed on the front facade. Similarly, the south elevation shows Board and Batten siding; however, the siding is still labeled as horizontal cladding. The south elevation shall be revised to properly show Board and Batten siding on the building.
 - Comment addressed; all references and depictions of horizontal siding have been removed from the exterior elevations.

- Previous comment: a sample board of building materials to be displayed at the Planning Commission meeting, and elevations in color are required by the zoning ordinance and must be submitted at final site plan. Additionally, 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 Marshal.
 - **Comment remains as a notation – must be addressed at final site plan.**

- Previous comment: details for the items to be located on the patio...shall be provided at final site plan.
 - **Comment remains as a notation – must be addressed at final site plan.**
- Previous comment: contrary to a label on Sheet C200 indicating a detail of the fence is provided on Sheet C600, said detail is not on Sheet C600; revise accordingly.
 - **Comment partially addressed; the fence detail was added to Sheet C600. The fence color shall be specified at final site plan.**
- Previous comment: 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. These details shall be provided at final site plan.
 - **Comment remains as a notation – must be addressed at final site plan.**
- Previous comment: the plans do not show proposed locations for mechanical units or provide the method of screening. The plans shall be revised accordingly to provide the location(s) and method of screening. The response letter provided to the first review indicated all mechanical units would be located in the interior of the building. However, the applicant shall state specifically where air conditioning compressor units and any generator(s) are proposed to be located.
 - **Comment partially addressed; “HVAC” units are shown on the conceptual floor plan. These shall be shown on Sheets C500-C502.**
- Previous comment: at its closest point (the southeast end of the parking area, northwest of the alternate emergency access drive) the greenbelt is located approximately 17.5 feet (the dimension at this location shall be provided on the site plan) from the proposed right-of-way line of Union Lake Road. A 20-foot greenbelt is not proposed, so a 22.5-foot waiver for the front parking setback is required.
 - **Comment partially addressed; the plan dimensions the greenbelt at the aforementioned location at 18.04 feet. Therefore, a 21.96-foot waiver is required for the greenbelt. See first comment on Page 3 of this review regarding the waiver request.**
- Previous comment: the site plan improperly labels the zoning of the West Valley property as R1-A (Single-Family Residential); the correct zoning designation of RM-1 (Attached Single-Family Residential) shall be listed.
 - Comment addressed; the label showing the zoning designation of West Valley was revised to RM-1 on Sheet C200.
- Previous comment: the parking lot is located 11 feet from the adjacent R1-A and RM-1 zoning districts, with no screening as [required by the zoning ordinance] proposed; therefore, a waiver for the rear screening is required.
 - **Comment remains as a notation – a waiver is required for the rear screening.**

- Previous comment: the depth of the pad shall be indicated on the trash enclosure detail.
 - Comment addressed; the depth of the concrete pad is indicated on Sheet C600.
- Previous comment: if units revert to general occupancy, then two parking spaces per unit shall be provided.
 - **Comment remains as a notation.**
- Previous comment: the zoning ordinance requires three loading spaces for a development of this size. The applicant requested a waiver to eliminate two of the three required loading spaces.
 - **Comment remains as a notation.**
- Previous comment: complete catalog details (lighting fixture specification sheets) for all proposed fixtures shall be provided. (Comment addressed. However, the proposed Lightway wall-mounted fixture is not permissible. The zoning ordinance states floodlights, wall pack units, and other types of unshielded lights, and lights where the lens or bulb is visible outside of the light fixture are not permitted. The intent is wall-mounted decorative or architectural lighting must be fully shielded and directed downward – up-lighting or outward shining lighting are not permitted. The conceptual exterior elevations and photometric plan shall be revised to eliminate the Lightway fixtures).
 - **Comment addressed; the wall-mounted decorative lighting was revised to be fully shielded and directed downward. A different luminaire (Lithonia Lighting – wall mounted, downlight only) was proposed (Sheet C401; cut sheet provided).**
 - **Information on site lighting will be reviewed in detail during final site plan review.**

Planning Commission Options / Recommendation

The Planning Commission may recommend approval or denial of the rezoning request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. **Staff recommends approval of the rezoning, and approval of the preliminary site plan subject to the items identified in this memorandum being addressed prior to final site plan.**

The following notations summarize the preliminary site plan review:

- Recommendation of approval is in accordance with the plans prepared by Griggs Quaderer Inc. (revision date ~~October 28, 2021~~ ~~December 13, 2021~~ **January 12, 2022**), subject to revisions as required. The utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.
- Recommendation of approval is in accordance with the exterior elevations and floor plan prepared by John K. Costa, AIA dated June 1, 2021 (revision date ~~December 8, 2021~~ **January 7, 2022**), subject to revisions as required.

Attachment:

1. Rezoning and Preliminary Site Plan – Review #2 dated January 4, 2022.

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O'Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: January 4, 2022

RE: Comfort Care
Rezoning and Preliminary Site Plan – Review #2

Staff reviewed the revised site plan prepared by Griggs Quaderer Inc. (revision date December 13, 2021). The following comments from the first review dated December 1, 2021 are listed below. Responses to those comments are provided in **(red)**.

Comfort Care has requested rezoning to PD (Planned Development) and preliminary site plan approval to construct an independent living, assisted living, and memory care facility at Parcel Number 12-36-176-002 **(the parcel number shall be provided on the site plan)**, **(comment outstanding)** located on the west side of Union Lake Road, south of Preserve at Hidden Lake. The approximate 8.37-acre (gross area; **the net area of the site shall be listed on the plans**) **(comment outstanding)** site is zoned LB (Local Business) and contains over 800 feet of frontage on Union Lake Road **(the recorded property description varies from the measured property description. The Township Engineering Consultant shall review the legal description of the parcel. Additionally, the dimensions of the parcel shall be labeled on the site plan)**. **(Comment outstanding. Contrary to a statement in the response letter provided to the first review, the parcel dimensions are not labeled on Sheet C200).**

The applicant is proposing to construct a single-story, 67,270 square foot facility containing 70 units (**the conceptual floor plan indicates the building would be ~~67,280~~ 66,842 square feet in size. The plans shall be reconciled for consistency.** **(Comment outstanding – there is a 428 square foot discrepancy between the size of the building labeled on the site plan and conceptual floor plan).** Overall, there would 40 assisted living units consisting of 10 studio units, 10 one-bedroom units, four two-bedroom units, 16 memory care studio units and 30 independent living units (apartments) consisting of two, 918 square foot studio units, fourteen, 685 square foot one-bedroom units, and fourteen, 1,038 square foot two-bedroom units. Each apartment unit would contain a porch (if at the exterior of the building) or a patio (for interior (courtyard facing) units). Apartments accessed from the exterior of the building would also have a door provided to a common hallway circulating through the wing of the building. Near the center of the building, the conceptual floor plan shows a theater and salon. Common areas would be provided for each section of the building, with dining areas centrally located within the assisted living and memory care areas.

The minimum lot size requirement in the PD zoning district is 10 acres. The Township Board, after receiving a recommendation from the Planning Commission, may permit a smaller parcel than otherwise required in the PD district if the proposed project has unique characteristics and benefits, or the parcel has unique characteristics significantly impacting development. At its meeting on August 19, 2021 the Planning Commission recommended waiving the minimum lot size requirement, and at its meeting on September 21, 2021 the Township Board approved the waiver request. At the time, some Board members questioned the public benefit provided by the project. A public benefit(s) must offset the impact(s) of development on the community. **The applicant shall submit the required Community Impact Statement (CIS) and provide information on the public benefit(s) provided by the project.** **(Comment addressed. The applicant submitted a CIS for consideration by the Planning Commission and Township Board. Providing housing to the senior population is the stated community benefit. Other items listed as public benefits in the CIS, including provision of an alternate emergency access and utility connections, are ordinance requirements and not considered community benefits. Community benefits are intended to be for the use and enjoyment of the public-at-large. The Planning Commission and Township Board shall determine if the stated public benefit is commensurate with the waivers requested for the project).**

Rezoning

For Planned Developments, rezoning and preliminary site plan requests are processed concurrently. Review of the rezoning request should focus on whether the proposed PD zoning is appropriate for the site. The intent of the PD district is to provide for the location of various types of planned land use on large parcels held in common ownership and include preservation of open space. While primarily a residential zoning district, local commercial business, office uses, and similar activities are permitted in the PD district.

Master Plan

The Future Land Use Map from the Master Plan designates the subject site in the Planned Neighborhood category, which is envisioned as a primarily residential land use of mixed densities and multiple product types, in a setting that may occasionally include a limited number of neighborhood retail, office, and personal service clusters. Connections to and segments of the Township’s community-wide pathway system are required as an integral part of all developments. All Planned Neighborhood development is intended to be served by Township sanitary sewers and either Township public water or community well systems. Net residential densities are anticipated to range between 2.0 and 8.0 units per acre, and nonresidential elements should not exceed 25 percent of the net land area after preservation of natural features. With 70 total units on approximately eight net acres, density of the proposed project is 8.75 dwelling units per acre (du/a). **As the building could be converted to general multiple-family occupancy in the future (if approved by the Township), a reduction of six units, from 70 units to 64 units, would reduce the density to eight du/a.** (Comment remains as a notation. **The number of units was not reduced from 70. The Planning Commission and Township Board may consider requiring a reduction of units as previously described).**

FUTURE LAND USE MAP



Zoning

The subject site is located in the LB (Local Business) zoning district, which requires a minimum of 120 feet of lot width and one acre of lot area. The requested PD zoning district does not have a minimum lot width requirement. The following table illustrates the lot width and lot area standards for the existing LB and proposed PD zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
LB	120 feet	1 acre
PD	No minimum; Determined by Planning Commission	10 acres (waiver granted)

ZONING MAP



Physical Features

The site is currently undeveloped, with elevations ranging from 980 feet above mean sea level near the east side of the site and declining to 956 feet above mean sea level near the west side of the site. 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.

Access

The site fronts on Union Lake Road, which along the property is a two-lane public road without curb and gutter designated as a thoroughfare with a 120-foot right-of-way requirement by the Road Commission for Oakland County (RCOC). **The applicant will be required to dedicate (if not already completed) the additional portion of the future right-of-way at the west side of Union Lake Road to the RCOC. (Comment remains as a notation).** A 20-foot emergency access drive is proposed to connect to the adjacent parcel to the southeast, which was previously granted site plan approval for a 69-unit ranch-style apartment complex known as West Valley, which has not yet commenced construction. An 8-inch aggregate top course (road gravel) is the proposed surface of the emergency access drive. **The emergency access drive shall be provided with asphalt or concrete surfacing in accordance with specifications approved by the Township Engineering Consultant and Township Fire Marshal. (Comment addressed. The plans now show asphalt pavement as the surface of the emergency access drive. Additionally, should West Valley not be constructed, the plans show an alternate emergency access onto Union Lake Road. The location of driveways is subject to approval of the RCOC and the Township.)**

The zoning ordinance requires a minimum six-foot-wide sidewalk placed one-foot from the inside edge of the right-of-way along the Union Lake Road property frontage, which the applicant will be required to install as part of the project. The submitted site plan shows a five-foot concrete sidewalk along the property frontage; **the plans shall be revised to provide the required six-foot-wide sidewalk.** (Comment addressed. The sidewalk along Union Lake Road was revised to six-feet in width).

The most recent (2017) traffic count information from the Southeast Michigan Council of Governments (SEMCOG) Regional Traffic Count Database for Union Lake Road, between Hutchins Road and Cooley Lake Road, showed a total of 7,800 vehicles in a 24-hour period. A rezoning traffic study (RTS) is required to describe relevant existing traffic conditions and compare the potential trip generation of a site’s use under existing and proposed zoning classifications. The applicant submitted a trip generation analysis (dated December 13, 2021) which estimates future vehicle trips that could be generated by development of the property under the current zoning and the proposed project. The Institute of Transportation Engineers (ITE) trip generation rates for ~~Senior Adult Multi Family Housing (Land Use Code 252)~~ **Assisted Living (Land Use Code 254) and Congregate Care Facility (Land Use Code 253)** were selected to represent the proposed 70-unit facility and Shopping Plaza (Land Use Code 821) were selected to represent a 40,000 square foot building developed under the existing LB zoning. The following table summarizes findings from the submitted trip generation analysis.

Land Use	ITE Code	Quantity	Unit	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Senior Adult Multi Family Housing	252	70	Dwelling Unit	133	3	3
Assisted Living	254	67,270 square feet	10,000 square feet of building area	282	26	32
Congregate Care Dwelling Unit	253	70	Dwelling Unit	155	6	13
Shopping Plaza	821	40,000 square feet	1,000 square feet of building area	2,680	70	208

A traffic impact assessment is required if the proposed use(s) would generate between 500 and 749 driveway trips per day, or between 50 and 99 peak-hour, peak-direction driveway trips. An average day is the average 24-hour total of all vehicle trips counted to and from a study site from Monday through Friday. A peak hour of traffic is the hour of highest volume of traffic entering and exiting the site during the morning and afternoon hours. A traffic impact statement is required if the proposed use(s) would generate 750 or more driveway trips per day, or 100 or more peak-hour, peak-direction driveway trips. Based on the projected traffic volumes, neither a traffic impact assessment nor traffic impact statement was required.

A revised rezoning traffic study shall be submitted for review by the Township Engineering Consultant and staff. No evaluation of existing traffic conditions or conditions with the proposed improvements was provided. Additionally, Land Use Code 252 is not acceptable to represent the proposed facility. Generally, the ITE defines the aforementioned category as apartment style senior housing without social/recreational areas, medical services not provided. Other Land Use Codes, such as Congregate Care Facility, Assisted Living, and Continuing Care Retirement Community may be utilized, potentially in combination with a multi-family Land Use Code, to represent the proposed facility. Additionally, as no information was provided to indicate the independent living units would be age-restricted for only senior occupancy, Land Use Code 252 may not be comparable to the traffic generated by the apartments. (Comment partially addressed. This review utilized information from the trip generation analysis dated December 13, 2021. A revised RTS dated December 29, 2021 was submitted on January 2, 2022. A separate review will be completed on the revised RTS. The review of the prior trip generation analysis is attached for reference. Furthermore, a note shall be provided on the site plan indicating “Independent living units are restricted to age 55 and older”).

The facility would be accessed from a driveway on Union Lake Road (the proposed driveway is located within an existing 60-foot access easement which currently contains a gravel driveway serving an existing residence on an adjacent parcel). Internal sidewalks are five-feet-wide at the rear and west side of the building and seven-feet-wide along the front and east side of the building. **It is not clear if the drive behind the building is proposed as a one-way or two-way drive; currently it is proposed as 22-foot-wide. The zoning ordinance requires a minimum width of 20 feet for one-way drives and a minimum width of 24 feet for two-way drives. The plans shall be revised to clearly indicate the on-site circulation pattern. (Comment addressed. The drive behind the building would be a two-way drive and was revised to 24-foot-wide. While not indicated on the plans as requested, drive aisles and maneuvering lanes around the site are intended to serve two-way traffic).**

Utilities

The project would be served by both the municipal water and sanitary sewer systems. The Township Engineering Consultant will perform an analysis of stormwater, location and capacity of utilities, and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards.

Staff Analysis – Rezoning

In considering any petition for an amendment to the Official Zoning Map, the Planning Commission and Township Board shall consider the following criteria from Article 7, Section 13 of the zoning ordinance in making its findings, recommendations, and decision:

- A. *Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area. The Future Land Use Map from the Master Plan designates the subject site in the Planned Neighborhood category, which is envisioned as a primarily residential land use of mixed densities and multiple product types, in a setting that may occasionally include a limited number of neighborhood retail, office, and personal service clusters. The proposed PD zoning allows for the aforementioned uses. Additionally, convalescent or nursing homes, and multiple-family dwellings, which is the intended use for the site, is permitted in PD zoning and compatible with the development in the vicinity.*

- B. *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district. If the property is rezoned to PD, the project would not directly or indirectly have a substantial adverse impact on the natural resources of the Township.*

- C. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning. No such evidence has been submitted.*

- D. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values. The majority of the permitted and special land uses in the PD district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. Only the Township Assessor may provide comment on property values.*

- E. *The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township. The site is in an area intended to be serviced by public water and sanitary sewer. The Community Development Department defers to the Director of Public Services and Township Engineering Consultant on this matter.*

- F. *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. **A revised rezoning traffic study shall be prepared as described in Article 6, Section 3 of the zoning ordinance. (A revised rezoning traffic study (RTS) dated December 29, 2021 was submitted and is currently under review. Attached to this memorandum is the review letter for the previously submitted trip generation analysis).***

- G. *The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand. Evidence of the demand in the Township for additional convalescent or nursing homes and multiple-family dwellings has not been submitted. However, the location is appropriate for such uses, given the traffic, residential units, and general density in the project area.*

- H. The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations. The property is adjacent to PD zoned property (Preserve at Hidden Lake) to the northwest. Based on the submitted site plan, development on the site would require waivers from zoning requirements. **A list of all requested waivers shall be provided by the applicant, and included on the site plan.** (Comment outstanding).*
- I. The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district. The PD zoning district provides flexibility in development standards, which is appropriate for this site. The uses allowed in the PD district are appropriate for the site and the proposed use is a permitted use in the PD district.*
- J. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use? Rezoning would be the most appropriate way to allow for the proposed use. Amending the LB (Local Business) zoning district to allow convalescent or nursing homes and multiple-family dwellings would not be advised.*
- K. The requested rezoning will not create an isolated and unplanned spot zone. Planned Developments by nature stand on their own. However, the uses allowed within the PD zoning district should be consistent with the use of land surrounding it. The proposed facility is consistent with the surrounding land uses. The property is adjacent to PD zoned property (Preserve at Hidden Lake) to the northwest. Independence Village (senior living apartments) is located across Union Lake Road.*
- L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided. This request is a new application.*
- M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested. This standard is not applicable.*
- N. Other factors deemed appropriate by the Planning Commission and Township Board. For PD requests, a public benefit must be provided by the project. A public benefit(s) must offset the impact(s) of development on the community. As previously stated, **the applicant shall submit the required Community Impact Statement (CIS) and provide information on the public benefit(s) provided by the project. Any public benefit shall be commensurate with the waivers requested for the project.** (See page 2 of this review addressing the submitted CIS). The Planning Commission and Township Board could also consider other factors which may be relevant to the rezoning request.*

Staff Analysis – Preliminary Site Plan

The Planned Development review process is summarized by the following steps:

1. Preliminary Site Plan: During this review, the number of units and road layout are established, the amount of open space is determined, and other project details are decided upon. The Planning Commission holds a public hearing on the rezoning, reviews the PD proposal, and makes a recommendation to the Township Board. The Township Board takes final action, approving or denying the preliminary site plan. The rezoning request is reviewed concurrently with the preliminary site plan and is decided by the Township Board.
2. Final Site Plan: At this time, building materials and colors are finalized and all conditions of preliminary site plan approval must be satisfied. The Planning Commission reviews and takes action to approve or deny the final site plan, and also reviews the proposed Development Agreement and makes a recommendation to the Township Board.
3. Development Agreement: Upon recommendation by the Planning Commission, the Township Board takes final action on the Development Agreement.

The development standards for the PD district allow for 40-foot front yard setbacks and 25-foot side yard setbacks; rear yard setbacks are determined by the Planning Commission (no minimum rear yard requirement). **All setback dimensions shall be labeled on the site plan. (Comment partially addressed; the proposed side setbacks are not labeled on the site plan).** The maximum building height allowed is 30 feet or two stories, whichever is less. Article 4, Section 16 provides additional standards for convalescent or nursing homes, including all buildings must be setback at least 75 feet from all property lines. **The following waivers for building setbacks are required:**

- North: 56-foot waiver – 19-foot proposed front canopy setback
- South: 30-foot waiver – 45-foot proposed rear building setback

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. Overall, the single-story building is 16’–2” in height as measured at the midpoint of the peak and eaves. The proposed building materials for the project are a mix of cedar composite siding (horizontal) and face brick (vener) with a rowlock sill three feet up around the base of the building, with asphalt shingle roofing. All of the dormers would be covered by prefinished metal roof panels. Cultured stone veneer is proposed on the posts of the covered entry (canopy); this structure may be referred to as a porte cochere. A height clearance of 14 feet is provided under the porte cochere. A fiber cement panel system (block) is proposed on the front facade around the building entrance and both side facades of the building. **Cement block shall not be permitted on the front facade of the building. The proposed face brick (vener) or cultured stone veneer shall be utilized on the front facade around the building entrance. The exterior elevations shall be revised accordingly.** (Comment addressed. Cultured stone veneer is now proposed around the main entrance in place of the previous fiber cement panel finish. However, Sheet A2 shall be revised to remove the “fiber cement panel system” label from the north elevation).

Generally, the proposed building materials and architecture on the front facade of the building are inferior in nature and not acceptable for a development of this magnitude. The building is 49’–8” wide and could be considered imposing in appearance from Union Lake Road. In order to soften the appearance from the road so the building does not resemble a sanitarium, **the front facade shall be divided vertically into segments no greater than 60 feet wide. Articulation and relief of the facade shall be achieved by utilizing variegated, high quality building materials, with each of the aforementioned segments recessed/off-set (change in the building plane) at least two and no more than five feet across the front facade of the building. At least 70 percent of the front facade shall be finished with a combination of masonry, stone, brick, glass, or equivalent materials. Additionally, horizontal cladding (siding) shall not be permitted on the front facade; vertical (board and batten style) siding (e.g., Hardie Plank) may be utilized outside of the aforementioned 70 percent requirement. The exterior elevations shall be revised accordingly.** (Comment partially addressed. The aforementioned change in the building plane was not incorporated into the design – the Planning Commission may consider requiring said change in building architecture and design. However, the proposed building materials were improved. A majority of the front facade would be surfaced with face brick (vener), with cultured stone veneer around the doors to the independent living units. As requested, the horizontal cladding was replaced with “Board and Batten” siding (fiber cement). Materials proposed on the west elevation were also revised to utilize the same materials proposed on the front facade. However, horizontal cladding is still shown on the east elevation; this appears to be an error. In any case, the horizontal cladding on the east elevation shall be replaced with the same Board and Batten siding proposed on the front facade. Similarly, the south elevation shows Board and Batten siding; however, the siding is still labeled as horizontal cladding. The south elevation shall be revised to properly show Board and Batten siding on the building).

During a phone conversation with staff, the architect indicated planter boxes are proposed on the north side of the building. If proposed, the plans shall be revised to clearly identify these items.

While elevations of the building were submitted showing the different building materials for the project, finalized colors were not noted on the elevations. **A sample board of building materials to be displayed at the Planning Commission meeting, and elevations in color are required by the zoning ordinance and must be submitted at final site plan. Additionally, 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 Marshal. (Comment outstanding – must be addressed at final site plan).**

A 400 square foot accessory building is proposed on the west side of the building. **Exterior elevations shall be provided for the accessory building at final site plan. Building materials for the accessory building shall match the principal building. (Comment no longer applicable – the accessory building was removed from the plans).**

An outdoor patio is located on the west side of the building. **Details for the items to be located on the patio and details for the patio surfacing shall be provided at final site plan. An ornamental paving treatment should be required by the Planning Commission. (Comment partially addressed. Sheet C200 of the site plan indicates the patio would be stamped concrete pavement. Four-foot-tall decorative aluminum fencing is proposed around the patio. Contrary to a label on Sheet C200 indicating a detail of the fence is provided on Sheet C600, said detail is not on Sheet C600; revise accordingly).** The 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. 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. **These details shall be provided at final site plan. (Comment outstanding – must be addressed at final site plan).**

Landscaping and Screening

Proposed landscaping must generally comply with the provisions of the zoning ordinance. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking lots, and dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A landscape plan is not required as part of the preliminary site plan, but was provided for consideration and will be reviewed in detail during final site plan review if the preliminary siter plan is approved.

Following are initial comments on the landscape plan:

- Article 4, Section 16.D – Convalescent or Nursing Homes: All parking and service areas shall be screened from view of an adjoining residential district, as approved by the Planning Commission.

- Article 5, Section 19.E – Interior Landscaping Requirements: For every new development requiring site plan review, except site condominiums as regulated in Article 6, Section 1, interior landscaping areas shall be provided, equal to at least 15 percent of the total lot area. These landscaped areas shall be grouped near all building entrances, building foundations, pedestrian walkways, and service areas, and may also be placed adjacent to fences, walls, or rights-of-way. These planting areas shall be so located as to breakup an otherwise continuous abutment of building facade with sidewalks and/or parking areas. All interior landscaping shall provide one large deciduous, small ornamental deciduous, or evergreen tree and five shrubs for every 300 square feet of required interior landscaping area.
- Article 5, Section 19.G – Parking Lot Landscaping: Within every parking area containing 10 or more spaces, there shall be parking lot landscaping in accordance with this Subsection. These landscaping areas shall be located so as to better define parking spaces and drives. Landscaping on the perimeter of the parking lot does not satisfy the parking lot landscaping requirement. Island locations shall also be considered in a manner that will assist in controlling traffic movements. The requirements, for trees and islands, may be modified when it is found through careful coordination of parking lot landscaping with peripheral and building plantings an unnecessary duplication of plantings would be created. In addition, consideration shall be given to situations when an excess number of small islands would be created that would only serve to disrupt reasonable traffic patterns and maintenance activities.
- Article 5, Section 19.N.ii – Transformer and Mechanical Equipment Screening: All ground mounted transformers, climate control, and similar equipment shall be screened from view from any street or adjacent property by a wall constructed of the same decorative exterior materials as the building and not less than the height of the equipment to be screened. As an alternative, the equipment may be screened by landscaping approved by the Planning Commission. All rooftop climate control equipment, transformer units, and similar equipment shall be screened. The materials used to screen the equipment shall be compatible in color and type with exterior finish materials of the building. All rooftop equipment shall conform to the maximum height regulations of this Ordinance. **The plans do not show proposed locations for mechanical units or provide the method of screening. The plans shall be revised accordingly to provide the location(s) and method of screening. (Comment partially addressed. The response letter provided to the first review indicates all mechanical units would be located in the interior of the building. However, the applicant shall state specifically where air conditioning compressor units and any generator(s) are proposed to be located).**
- Two decorative landscape retaining walls (8-inch split-face block (color to match building) with 2-inch high, 1’–4” wide precast concrete or sandstone cap) are located along the rear property line.
- Article 5, Section 19.B.vii: trees shall not be planted closer than four feet to a property line.

- Article 5, Section 19.B.iii.a: all required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all plantings and lawn areas.
- Article 5, Section 19.B.iii.b: all required site irrigation systems shall include a rain sensor or similar measure to ensure irrigation does not occur during or shortly after precipitation events. All site plans shall note installation of required irrigation.

Parking screening waivers were not requested, but based on the proposed plan are required for the site. The zoning ordinance requires parking for non-single family residential and non-residential uses to meet the front yard setback requirement of the underlying zoning district; however, parking in a required front yard may be permitted, except for the first 20 feet which must be a greenbelt and landscaped in conformance with the standards of the ordinance. The minimum front yard setback in the PD zoning district is 40 feet. At its closest point (the southeast end of the parking area, northwest of the alternate emergency access drive) the greenbelt is located approximately 17.5 feet **(the dimension at this location shall be provided on the site plan)** from the proposed right-of-way line of Union Lake Road. **A 20-foot greenbelt is not proposed, so a 22.5-foot waiver for the front parking setback is required.**

Parking for non-single family residential and non-residential uses may be permitted in a side or rear yard setback, if all greenbelt and/or screening requirements of the ordinance have been met. The zoning ordinance offers options to provide an appropriate amount of screening between properties based on the zoning of an adjacent parcel. Following are the screening options outlined in the zoning ordinance based on the proposed PD zoning of the subject site and adjacent properties to the south and west **(the site plan improperly labels the zoning of the West Valley property as R1-A (Single-Family Residential); the correct zoning designation of RM-1 (Attached Single-Family Residential) shall be listed):**

- Extensive Land Form Buffer
 - Height: 6-foot berm with a 2-foot crown and maximum 3:1 slope; 38 feet in width
 - Planting Requirements: 1 large deciduous, 1 evergreen tree and 4 shrubs for every 15 linear feet, planted in two offset rows
- Land Form Buffer
 - Height: 3-foot berm with a 2-foot crown and maximum 3:1 slope; 20 feet in width
 - Planting Requirements: 1 large deciduous, 1 evergreen tree and 8 shrubs for every 30 linear feet
- Buffer Strip and Obscuring Fence
 - 1 large deciduous or evergreen tree and 4 shrubs for every 15 linear feet; 20 feet in width
 - 6-foot-tall fence

- **Screen Wall**
 - Height: 6 feet
 - Width: 8 inches of brick, or decorative concrete
 - Planting Requirements: 5-foot greenbelt (1 large deciduous or evergreen tree and 8 shrubs for every 30 linear feet) adjacent to screen wall for its entire length

The parking lot is located 11 feet from the adjacent R1-A and RM-1 zoning districts, with no screening as previously described proposed; therefore, a waiver for the rear screening is required.

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. **As proposed, the pad does not satisfy zoning ordinance standards. The depth of the pad shall be clarified on the Sheet C600. A six-foot concrete apron is proposed; therefore, a four-foot waiver is requested.** (Comment partially addressed. The plans were revised to extend the concrete apron to 10 feet as required. The depth of the pad shall be indicated on the trash enclosure detail). The proposed enclosure is located west of the building. A six-foot-tall block (8-inch) wall is proposed around three sides of the dumpster enclosure, with a steel backed wood gate on the northeast 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 trash enclosure detail on Sheet C600 of the site plan shall be revised to show a brick face on the outside walls of the enclosure and indicate the color of the gate.** (Comment addressed. The facade of the dumpster enclosure was revised to match the building facade (brick veneer).

Parking

The zoning ordinance requires convalescent homes and nursing homes to provide one parking space per each four beds plus one parking space per employee (working on the largest shift). For the independent living units (apartments), the applicant utilized the Housing for the elderly use category in the zoning ordinance, which requires one parking space per unit plus one parking space per employee (working on the largest shift). **If units revert to general occupancy, then two parking spaces per unit shall be provided.** (Comment remains as a notation). The following table describes the submitted parking data:

Parking Data			
Use	Requirements	Parking Required	Parking Provided
Nursing Home	1 space/4 beds + 1 space/employ. 30 44 beds/4 + 10 employ.	18 21 spaces	53 56 spaces
Independent Living	1 space/unit + 1 space/employ. 30 units + 5 employ.	35 spaces	
Barrier Free	51-75 spaces	3 spaces	6 spaces
Total		53 56 spaces	53 56 spaces

As there would be 44 beds among the assisted living and memory care units, 21 parking spaces are required to serve these units (11 parking spaces plus 10 parking spaces for employees). Therefore, **56 total parking spaces are required. A waiver of three parking spaces is required. Additionally, the applicant shall verify the employee information provided with the parking data represents the number of employees working on the largest shift. (Comment addressed. 56 total parking spaces are now provided. The response letter provided to the first review indicates the applicant’s engineer verified the number of employees (10 during largest shift) with the owner).**

The zoning ordinance requires each individual parking space be delineated by dual stripes, two feet apart centered on the dividing lines and painted white. The site plan shall be revised accordingly to indicate the required striping. A “Van Accessible” sign detail for the barrier-free parking shall also be provided on Sheet C600 of the site plan. (Comment addressed. Paint striping was revised to dual striping as required, and the ‘Van Accessible’ sign detail is now shown on Sheet C600).

Off-Street Loading Requirements

The zoning ordinance requires three loading spaces 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 east side of the building and 10 feet by 50 feet; **however, the proposed loading area is located in a fire lane. The loading area shall not block a fire lane and must be relocated, subject to the approval of the Township Fire Marshal. Additionally, a waiver is requested to eliminate two of the three required loading spaces. (Comment partially addressed. The response letter provided to the first review indicates most deliveries to the site would be made by small vehicles which would park in one of the available parking spaces. Larger delivery vehicles (once or twice per week) would utilize a loading area, which has been relocated outside of the fire lane, on the west side of the site. The applicant requested a waiver to eliminate two of the three required loading spaces).**

Signs

The zoning ordinance requires the area, quantity, location, and dimensions of all signs to be provided with the preliminary site plan. The site plan shows the location of a monument sign setback 10 feet from the right-of-way line. **While signage details were not provided, staff can administratively review and approve the sign design. The monument sign would be required to comply with residential district sign regulations, including: one monument sign not more than 30 square feet in area and six feet in height.** (Comment addressed. The response letter provided to the first review indicates the monument sign permit would be obtained separately. Additionally, the letter indicates the applicant understands the sign would be subject to administrative approval and must comply with residential district sign regulations).

Lighting

Proposed site lighting is required to comply with the zoning ordinance. Information on site lighting was provided and will be reviewed in detail during final site plan review. Following are initial comments on the lighting (photometric) plan:

- Outdoor lights must meet the performance standards of Article 5, Section 18.G of the zoning ordinance.
- Footcandles shall be measured at approximately six feet above grade. **Revise accordingly, and the plan must contain a note confirming footcandles are measured at six feet above grade.** (Comment addressed. A note has been added to Sheet C401 indicating footcandles have been calculated at approximately six feet above grade).
- **Complete catalog details (lighting fixture specification sheets) for all proposed fixtures shall be provided.** (Comment addressed. However, the proposed Lightway wall-mounted fixture is not permissible. The zoning ordinance states floodlights, wall pack units, and other types of unshielded lights, and lights where the lens or bulb is visible outside of the light fixture are not permitted. The intent is wall-mounted decorative or architectural lighting must be fully shielded and directed downward – up-lighting or outward shining lighting are not permitted. The conceptual exterior elevations and photometric plan shall be revised to eliminate the Lightway fixtures).
- No wall-mounted decorative or architectural lighting is proposed on the building. **(Wall-mounted lighting is now proposed).**
- Parking lot luminaries shall not exceed 16 feet in height within 25 feet of a lot line. **The two northern luminaries are within 25 feet of the lot line and shall be relocated, or a waiver requested.** (Comment addressed. Per the revised plans, the two aforementioned luminaries would not exceed 16 feet in height).

- **The light pole detail indicating height is inconsistent with the height labeled on the plan. Revise accordingly to provide the total height, including the base, pole, and light fixture.** (Comment addressed. The light pole details correlate with the proposed heights labeled on the plan).
- **A separate light pole detail, drawn to scale, shall be provided for Luminaire “A” and Luminaire “B.”** The provided light pole detail may represent the type “B” luminaire. (Comment addressed. Separate light pole details were provided for Luminaire ‘A’ and Luminaire ‘B’).
- **The light pole detail does not represent the fixture depicted on the provided partial catalog detail. For reference, the fixture is the assembly holding a lamp (bulb). Revise accordingly.** (Comment addressed. Fixtures on the light pole detail are consistent with the lighting fixture specification sheets).
- **The Luminaire Schedule shall be revised; both luminaries are labeled “A” and the plan shows a type “B” luminaire.** (Comment addressed. The Luminaire Schedule was revised accordingly).
- The Planning Commission may require special conditions for properties adjacent to residential uses and districts.

Planning Commission Options / Recommendation

The Planning Commission may recommend approval or denial of the rezoning request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. **Staff recommends approval of the rezoning, and approval of the preliminary site plan subject to the items identified in this memorandum being addressed prior to final site plan.**

The following notations summarize the preliminary site plan review:

- Recommendation of approval is in accordance with the plans prepared by Griggs Quaderer Inc. (revision date ~~October 28~~ **December 13**, 2021), subject to revisions as required. The utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.
- Recommendation of approval is in accordance with the exterior elevations and floor plan prepared by John K. Costa, AIA dated June 1, 2021 (revision date **December 8, 2021**), subject to revisions as required.

Attachment:

1. **Comfort Care rezoning traffic study – review #3 dated December 27, 2021.**

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



Item A.
Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

December 27, 2021

Union Lake Road LLC
4180 Tittabawassee Road
Saginaw, MI 48604

ATTN: Douglas Boehm

**RE: Comfort Care
Rezoning Traffic Study – Review #3**

Dear Mr. Boehm:

Staff has reviewed the revised rezoning traffic study (RTS) prepared by Beaubien Engineering dated December 13, 2021. Contrary to a statement in the RTS expressing otherwise, the study continues to lack information and is unacceptable to the Township. As previously indicated, only anticipated trips to the site were provided, with no actual evaluation of existing conditions or conditions with the proposed improvements. Article 6, Section 3.D of the zoning ordinance outlines the requirements for a RTS, which includes:

- Describe Requested Rezoning / Proposed Use(s)
 - When rezoning is requested, the study shall identify a range of feasible permitted uses under existing zoning as well as a range of feasible permitted uses under the proposed new zoning; justify the use sizes assumed within each range; and ensure the sized uses represent a reasonably robust range of potential trip generation. When a site plan is proposed, the study shall include (where feasible) the conceptual site plan assumed as the basis for the study, along with the anticipated phasing and build-out year(s) for the development.
- Describe Site, Surroundings, and Study Area
 - At a minimum, existing abutting land use(s) and roadway conditions shall be described. Special attention should be paid to features potentially affecting the required provision of safe and efficient site access, such as road alignment and sight distance limitations; speed limits; surface type; lane configuration and traffic control devices; existing or approved intersections and driveways within 300 feet of the proposed site access points (on both sides of abutting road(s)); and compliance or non-compliance with established access-management standards.
- Obtain and Evaluate Current Traffic Data: Daily Traffic Volumes (latest available); Hourly Traffic Volumes (generally low counts); Other Data if Indicated in Letter to Applicant
 - The Preparer shall obtain the latest available daily traffic counts for area roads, and determine (where possible) the proportion of traffic within the AM and PM peak hours (the K-factor).

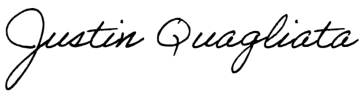
- Describe Anticipated Future Changes to Area Land Uses and Roads
 - All traffic studies shall document pending changes, other than the proposed site development, that might influence future traffic conditions. These changes should include, but not necessarily be limited to,
 - a. other developments that could increase traffic at the selected offsite intersections by 5% or more, and
 - b. planned road improvements in the study area, with those actually approved and funded clearly distinguished from other improvements merely discussed or recommended.
- Forecast Driveway Trip Generation in Manner Recommended by Institute of Transportation Engineers
 - Forecasts of driveway trip generation must be based on data and methodology found in the latest editions of the following two ITE publications: Trip Generation (rate data) and Trip Generation Handbook – An ITE Recommended Practice (methodology and pass-by percentages; hereafter referred to as the Handbook). The Handbook’s recommended procedure for choosing between Trip Generation’s average rates and regression equations should be followed, with the exception no regression with a correlation coefficient (R^2) of less than 0.75 shall be used, regardless of sample size. The Preparer should contact the Director of the Community Development Department if questions arise regarding the best forecasting method or what to do when ITE data appear unsuitable. Regardless of which statistical approach is taken (average rates or equations), it is critical that
 - a. the size of the development under analysis be within the range of ITE’s sample data (especially important when the illustrated regression equation is non-linear);
 - b. the line representing the weighted average rate or regression equation lie within the cluster of data points near the size of the development site; and
 - c. a regression equation with a nonzero intercept not be applied for small developments (to avoid illogical results).
- Discount Driveway Trips as Appropriate
 - For some land uses, such as those involving shopping or dining, it may be appropriate to reduce
 - a. the above-predicted number of trips at site access points, due to transit usage or so-called “internal or downtown capture” (i.e., walking trips), or
 - b. the number of new driveway trips assumed to pass through off-site intersections, due to “pass-by or diverted” traffic (drivers already using area roads en route to primary destinations elsewhere). Driveway trips less pass-by and diverted trips are known as “new” or “primary” trips. To be conservative, the pass-by percentages recommended in Evaluating Traffic Impact Studies – A Recommended Practice for Michigan Communities (ETIS, sponsored by MDOT, et al.) should be used as applicable; in no cases shall percentages larger than the averages found in the Handbook be used.

- Forecast and Compare Trip Generation by Uses Permitted within Existing and Proposed Zoning Districts
 - Where site development under existing zoning could involve more than a single density or development size, at least two uses representing a range of potential trip generation must be identified and evaluated. For the proposed new zoning, at least one assumed development must be forecasted to generate a quantity of trips near the higher end of what might be generated by all feasible uses permitted under that new zoning (the use envisioned by the rezoning Applicant may or may not meet this requirement). The report must explain in some detail the planning and traffic engineering basis of the assumed development scenarios. The trip generation comparison must address the total number of driveway trips generated by the site, and if applicable, the number of new (or primary) trips passing through all offsite intersections (if less than total driveway trips).

Based on the items identified in this letter, the RTS shall be revised and resubmitted. Please be advised your applications for rezoning and preliminary site plan may be tabled by the Planning Commission if an acceptable RTS is not submitted and reviewed prior to the January 20, 2022 public hearing.

If you have any questions regarding this matter, please contact me at (248) 698-3300 ext. 177 or by email at justinq@whitelaketwp.com.

Sincerely,



Justin Quagliata
Staff Planner

cc: Sean O’Neil, AICP, Community Development Director
Hannah Micallef, Community Development
Michael Leuffgen, DLZ
Victoria Loemker, DLZ
Leigh Merrill, DLZ



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

January 17, 2022

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

**Re: Comfort Care Development
Rezoning Traffic Study Review**

Ref: DLZ File No. 2145-7233-19

Date of Study: 12/29/21

Design Professional: Richard Beaubien, PE, PTOE;
Beaubien Engineering

The applicant has submitted a Rezoning Traffic Study (RTS) for rezoning P.I. 12-36-176-002, located along the west side of Union Lake Road opposite Concord Drive, from Local Business (LB) to Planned Development (PD). The proposed development in the RTS is an assisted living center with 70 proposed dwelling units. The study evaluated the potential traffic volumes generated by a development under the existing zoning, and the potential traffic volumes generated by the proposed development under the rezoning.

We have reviewed the analysis; the methodology is in line with standard practices, and the findings are supported by the data provided. The analysis indicates that the zoning change will not significantly impact the traffic volumes compared with the existing zoning classification. The RTS utilized previous Daily Traffic counts from the Southeast Michigan Council of Governments (SEMCOG) along southbound Union Lake Road, that span from 1999 to 2017, to derive the traffic volumes along this stretch of roadway. However, while a traffic volume of 7,300 ADT is used in the RTS, the SEMCOG traffic volume map indicates the traffic volume is approximately 7,800 ADT.

Based on data from the Continuing Care, Assisted Living section of the 11th edition of the "ITE Trip Generation Manual", the additional daily trips are 282 trips per day. Additionally, 26 AM Peak Hour trips per day and 32 PM Peak Hour trips per day are anticipated to be added to the existing traffic volumes. These volumes are significantly less than the volumes generated by a 40,000 square foot Shopping Plaza or a 4,000 square foot Fast Food Restaurant, either of which would fall under the existing Local Business zoning.

The study did not evaluate the existing traffic conditions along Union Lake Road, and the proposed development's impact on traffic. A RTS typically includes some traffic modeling to evaluate the level of service for all vehicular movements under existing conditions, a future no-build condition, and a future build-out condition. The modeling should demonstrate level of service information as well as any potential delays



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Comfort Care Development
Rezoning Traffic Study Review
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added into the system. There has been significant development along Union Lake Road in the last several years and ensuring the roadway can adequately serve the residents is paramount.

The study also did not evaluate the need for turn lanes or tapers at the proposed site drive. The Road Commission for Oakland County (RCOC) often requires right turn tapers on developments of this nature. An RCOC permit will be required prior to construction.

As previously stated, we are in agreement with the conclusions and recommendation for rezoning the existing parcel from "LB" to "PD". However, there are additional tasks that should be undertaken before approval is given by the Township.

If you have any questions, please feel free to contact to me.

Respectfully,
DLZ, Inc.

Leigh Merrill, P.E.
Project Manager

Cc: Michael Leuffgen, P.E., DLZ *via email*
Justin Quagliata, Community Development *via e-mail*
Hannah Micallef, Community Development *via e-mail*

**Griggs Quaderer, Inc.**

8308 Office Park Drive
Grand Blanc, MI 48439
PH: (810) 695.0154
FX: (810) 695.0158
www.gqincorp.com

January 11th, 2022

Mr. Sean O'Neil
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

RE: Comfort Care Facility
Union Lake Road
White Lake, MI
Response Letter
GQI# 210303

Dear Sean:

This letter is in response to the second review letters from DLZ (dated 01-03-2022) and from the Community Development Department (dated 01-04-2022) for the above mentioned project. We have revised our documents and/or addressed all issues as follows:

DLZ Comments:

- a. It is our understanding that West Valley will work with us to provide a second emergency access for both sites. We discussed the emergency access to their property and the engineer mentioned that they are flexible on the final location of this drive. An alternate emergency access is shown on sheet C200 if West Valley is not constructed. This drive at the southeasterly side of the site will only be used for emergency vehicles and will be gated off to the public. We have added the truck turning profile for review. Final design of this drive (if needed) will be provided during final SPA review.
- b. We will have a second means of access as mentioned in (a) above either through West Valley or directly onto Union Lake Road. We have also verified the language for the existing 60' easement and it does allow for multiple users.
- c. We will provide further detail for the construction entrance at the time of final site plan submittal.

- d. Comment addressed.
- e. Comment addressed.
- f. The proposed retaining wall on the northwesterly side was moved back to line up with the back of curb. This will give us an additional 3 feet for a total separation of approximately 12 feet between the wall and the nearest existing tree. We have added a note to sheet C200 regarding excavation near the trees. Trees will be replaced as required by the township if trees are damaged or lost due to construction activity.
- g. It is our understanding that this item can be addressed at the time of final site plan submittal.
- h. Comment addressed.
- i. Comment addressed.
- j. West Valley will revise their storm water system to incorporate the additional runoff from this site. Should West Valley not be able to incorporate the additional runoff, we will revise the storm water management utilizing a retention basin. The soils for this site are sandy and suitable for a retention basin based on initial conversation with the geotechnical consultant. We will have the final soils report during final site plan review.
- k. Comment addressed.
- l. We have indicated an alternate route for looping the water main if the first option of looping into West Valley is not possible. Please refer to the sheet C400 for alternate route.

Final Site Plan/Final Engineering Comments:

We ask to address all final site plan comments at the time of final site plan review.

Community Development Comments:

- a. The parcel ID number is indicated on sheet C200. The parcel's bearing and distances are now indicated on the site plan (Sheet C200).
- b. The square footage of the building was revised to be consistent with architectural plan.
- c. The future RW was already indicated on sheet C200. We understand that the RCOC will require this as part of their review and approval.
- d. We are now showing traffic arrows around the building to indicate two way traffic. This is indicated on sheet C200.
- e. The side setback dimensions are listed and shown on sheet C200.
- f. We have added the decorative fence detail to sheet C600.
- g. All mechanical units are now indicated on the conceptual floor plan. Please refer to sheet A1 for locations.
- h. The depth of the concrete pad is indicated on sheet C600.
- i. The depth of the front greenbelt area is now indicated at the north and south end of the parking area.
- j. The zoning of the West Valley property was revised to RM-1 (Attached Single Family Residential) as shown on sheet C200.
- k. The monument sign permit will be obtained separately. We understand that the sign can be approved administratively by your department which will have to follow with the residential district sign regulation.

- I. The wall-mounted decorative lighting was revised to be fully shielded and directed downward. This is indicated on sheet C401.
- m. A list of all requested waivers is now indicated on sheet C200. They are as follows:
 - 1. Building setback: 19 foot front canopy setback (56 foot waiver)
Building setback: 45 foot rear building setback (30 foot waiver)
 - 2. The front greenbelt varies in depth from 26' at the north end to 18' at its closest point at the southeast end of the parking area. The requirement is a minimum 20' greenbelt. We are asking for a 2' waiver at the southeast end.
 - 3. The zoning ordinance requires three (3) loading spaces for this development. Most deliveries to this site will be provided by small delivery vehicles which can park in the provided parking spaces. Larger delivery trucks will visit site only once or twice a week. We have provided one loading area which we feel is sufficient to serve this site. We ask to waive the additional two (2) loading spaces.
 - 4. Screening along rear property line. Asking to waive screen wall along rear property line. Propose landscape screen along rear property line. Refer to sheets C501 & C502 for information.

We hope that this letter addresses all site related issues. Thank you for taking the time to review and if you have any questions or need additional information, please feel free to contact us.

Sincerely,



Rudy J. Quaderer, P.E.
Project Engineer

Cc: Douglas Boehm – Comfort Care
GQ/File

COMFORT CARE

NEW ASSISTED LIVING & MEMORY CARE

SITE PLAN APPROVAL PACKAGE

UNION LAKE ROAD
 WHITE LAKE TWP., MI 48439

PART OF THE NORTHWEST 1/4 OF SECTION 36
 TOWNSHIP 3 NORTH, RANGE 8 EAST
 WHITE LAKE TOWNSHIP, COUNTY OF OAKLAND, STATE OF MICHIGAN

PROPERTY DESCRIPTION (MEASURED): (PARCEL ID# 12-36-176-002)

PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 12 MINUTES 01 SECONDS WEST 892.33 FEET AND DUE EAST 424.46 FEET AND SOUTH 84 DEGREES 30 MINUTES 00 SECONDS EAST 280.00 FEET AND NORTH 68 DEGREES 00 MINUTES 00 SECONDS EAST 270.00 FEET AND NORTH 46 DEGREES 30 MINUTES 00 SECONDS EAST 310.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 36, TOWN 3 NORTH, RANGE 8 EAST; SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THE "PRESERVE AT HIDDEN LAKE" CONDOMINIUM AS RECORDED AT THE OAKLAND COUNTY REGISTER OF DEEDS;

THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH EAST LINE OF SAID CONDOMINIUM, NORTH 14 DEGREES 38 MINUTES 35 SECONDS EAST 445.59 FEET TO A POINT OF THE CENTERLINE OF UNION LAKE ROAD; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH RADIUS 2,852.97 FEET, A CENTRAL ANGLE OF 02 DEGREES 53 MINUTES 04 SECONDS AND WHOLE CHORD BEARS SOUTH 38 DEGREES 57 MINUTES 59 SECONDS EAST A DISTANCE OF 143.61 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 37 DEGREES 31 MINUTES 27 SECONDS EAST, 170.04 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 36 DEGREES 58 MINUTES 19 SECONDS EAST, 473.41 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 36 DEGREES 31 MINUTES 19 SECONDS EAST, 395.43 FEET; THENCE SOUTH 52 DEGREES 47 MINUTES 19 SECONDS WEST, 347.60 FEET; THENCE NORTH 37 DEGREES 19 MINUTES 50 SECONDS WEST, 340.64 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 33 SECONDS EAST, 4.87 FEET; THENCE NORTH 37 DEGREES 41 MINUTES 37 SECONDS WEST, 559.50 FEET TO SAID POINT OF BEGINNING; SAID PARCEL CONTAINS 8.37 GROSS ACRES OF LAND.

DRAWING INDEX:

●	01-12-2022	C000 — COVER SHEET
●	01-12-2022	C100 — BOUNDARY & TOPOGRAPHIC SURVEY
○		C101 — SITE REMOVAL PLAN
○	01-12-2022	C200 — SITE LAYOUT PLAN
○	01-12-2022	C300 — SITE GRADING PLAN
○	01-12-2022	C301 — SOIL EROSION CONTROL PLAN
○	01-12-2022	C302 — DRAINAGE AREA MAP & STORM CALCULATIONS
○	01-12-2022	C400 — SITE UTILITY PLAN
○	01-12-2022	C401 — SITE PHOTOMETRIC PLAN
○	01-12-2022	C500 — SITE LANDSCAPE PLAN
○	01-12-2022	C501 — SITE LANDSCAPE PLAN (NORTH DETAIL)
○	01-12-2022	C502 — SITE LANDSCAPE PLAN (SOUTH DETAIL)
○	01-12-2022	C600 — SITE DETAILS
○	01-12-2022	A1 — FLOOR PLAN
○	01-12-2022	A2 — EXTERIOR ELEVATIONS
○	-	- SANITARY SEWER DETAILS (WHITE LAKE TWP.)
○	-	- WATER MAIN DETAILS (WHITE LAKE TWP.)
○	-	- STORM SEWER DETAILS (WHITE LAKE TWP.)
○	-	- WRC SOIL EROSION CONTROL DETAILS

DATE MOST RECENT ISSUE / REVISION DATE
 FILLED CIRCLE INDICATES SUBMITTED DRAWING

OWNER: DOUG BOEHM
 COMFORT CARE
 4180 TITTABAWASSEE ROAD
 SACINAW, MI 48604
 PH: (248) 930-7875
 EMAIL: DOUG@COMFORTCARES.COM

ARCHITECT: JOHN COSTA, AIA
 ARCHITECTURAL DESIGN & CONSULTATION, PLLC
 417 OLDMILL DRIVE
 FLUSHING, MI 48433
 PHONE: (810) 659-5275
 EMAIL: JNL.COSTA@SBCGLOBAL.NET

ENGINEER: RUDY QUADERER, PE
 GRIGGS QUADERER, INC.
 8308 OFFICE PARK DR.
 GRAND BLANC, MI 48439
 PH: (810) 695-0154
 EMAIL: RQUADERER@GQINCORP.COM

BENCHMARKS (NAVD88 DATUM):

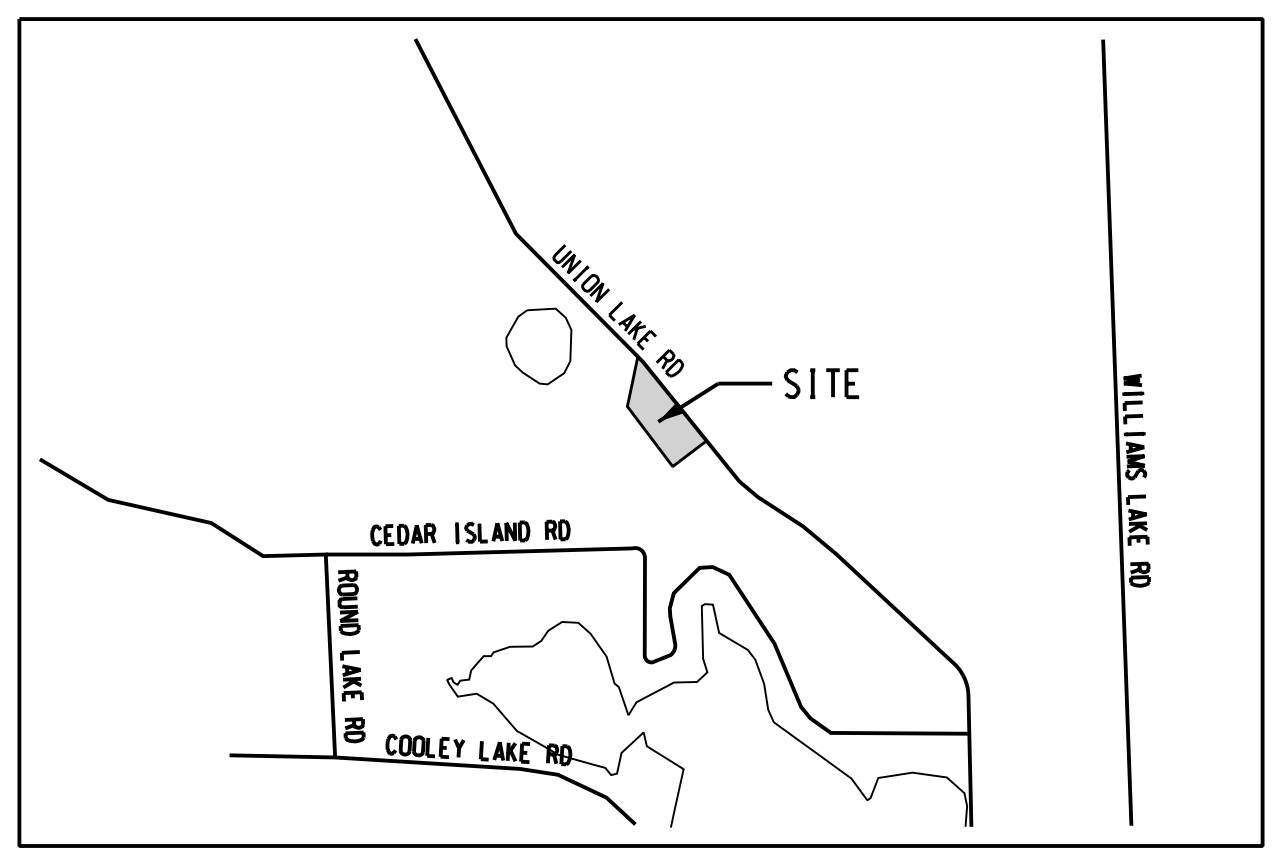
- BM #1 TOP ARROW ON FIRE HYDRANT LOCATED APPROXIMATELY 5' EAST OF SAWGRASS LANE, 230' SOUTH OF HOUSE #8605 SAWGRASS LN AND 380' WEST OF UNION LAKE ROAD. ELEVATION = 964.69
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- BM #3 TOP BENCHMARK MARKER ON WEST FACE OF UTILITY POLE LOCATED APPROXIMATELY 650' SOUTH OF INDEPENDENCE CIRCLE, 34' EAST OF UNION LAKE ROAD AND 107' SOUTH OF FIRE HYDRANT. ELEVATION = 983.51

NPDES STATEMENT:

THE OWNER WILL NEED TO OBTAIN AN NPDES STORM WATER DISCHARGE PERMIT FROM EGLE. TOTAL DISTURBED AREA: 7.84 ACRES

TOPOGRAPHIC SURVEY STATEMENT:

THE EXISTING FEATURES SHOWN ON THIS PLAN ARE FROM AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY GRIGGS QUADERER, INC. IN JUNE OF 2021. THE UNDERGROUND UTILITIES SHOWN WERE EITHER VERIFIED BY THIS SURVEY OR WERE PLOTTED IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE. NO EXISTING UTILITIES WERE EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATION. NO GUARANTEES ARE GIVEN THAT THE LOCATIONS ARE ABSOLUTELY ACCURATE OR THAT UTILITIES OTHER THAN THOSE SHOWN ARE NOT PRESENT.



STANDARD LEGEND	
DESCRIPTION	EXISTING
BUILDING	—
STORM SEWER	— S —
SANITARY SEWER	— S —
WATER	— W —
GAS LINE	— G —
ELECTRIC LINE	— E —
TELEPHONE LINE	— T —
MANHOLE	○
CATCH BASIN	⊗
FIRE HYDRANT	△
VALVE	•
UTILITY POLE W/GUY WIRE	⊕
UTILITY RISER	⊞
LIGHT POLE	*
SIGN	△
CURB & GUTTER	—
FENCE	— x —
GUARD RAIL	—
INVERT ELEVATION	IE 6" 750.00
CONTOUR	--- 750 ---
SPOT ELEVATION	
ASPHALT SURFACE	ASPH.
CONCRETE SURFACE	CONC.
GRAVEL SURFACE	GRAV.
TREE LINE	—
TREE	⊕

GENERAL NOTES:

- STANDARD SPECIFICATIONS: ALL MATERIALS AND CONSTRUCTION METHODS FOR THIS PROJECT SHALL CONFORM WITH THE REQUIREMENTS OF ALL GOVERNING AGENCIES HAVING JURISDICTION (LOCAL, COUNTY, STATE). UNLESS OTHERWISE NOTED, CONSTRUCTION MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND PROJECT SPECIFICATIONS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.
- EXISTING BACKGROUND INFORMATION: THE EXISTING FEATURES SHOWN ON THESE DOCUMENTS ARE FROM AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY GRIGGS QUADERER, INC. IN JUNE OF 2021. THE UNDERGROUND UTILITIES SHOWN WERE EITHER VERIFIED BY THIS SURVEY OR WERE OBTAINED FROM THE BEST AVAILABLE DOCUMENT INFORMATION. NO GUARANTEES ARE GIVEN TO THE ACCURACY OF ALL UTILITY INFORMATION SHOWN OR THAT ALL UTILITIES ARE INDICATED ON THIS DOCUMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS BEFORE COMMENCING WORK AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- MISS DIG UTILITY PROTECTION SERVICES: THE CONTRACTOR SHALL CONTACT MISS DIG UTILITY SERVICES (811) THREE (3) WORKING DAYS PRIOR TO BEGIN OF CONSTRUCTION TO VERIFY LOCATIONS OF UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ANY UTILITY DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH THE IDENTICAL MATERIAL IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- SUBSURFACE SOIL CONDITIONS: A SOIL INVESTIGATION FOR THIS SITE IS AVAILABLE FOR REVIEW. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH CURRENT SOIL AND GROUNDWATER CONDITIONS FOR HIS OWN INFORMATION PRIOR TO BIDDING. NO MODIFICATIONS TO UNIT PRICES OR FINAL BID WILL BE MADE DUE TO VARIABLE SUBSURFACE CONDITIONS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE CONSIDERED INCIDENTAL TO THE INSTALLATION COST OF UTILITIES OR STRUCTURES.
- PERMITS: THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS REQUIRED TO PERFORM ALL WORK SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, LOCAL OR PRIVATE AGENCIES INCLUDING REQUIRED BONDS. COSTS INSPECTION AND TESTING SERVICES SHALL BE PAID FOR BY THE CONTRACTOR.
- SOIL EROSION CONTROL: CONTRACTOR SHALL OBTAIN SOIL EROSION CONTROL PERMIT PRIOR TO BEGIN OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF ACT 451, PART 91 FOR SOIL EROSION & SEDIMENTATION CONTROL, AND WILL BE RESPONSIBLE FOR ALL MAINTENANCE UNTIL THE FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED STORM WATER FACILITIES ON SITE DURING CONSTRUCTION.
- MIOSHA SAFETY REQUIREMENTS: ALL WORK CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL SAFETY, OCCUPATIONAL, HEALTH AND ENVIRONMENTAL REGULATIONS AS WELL AS NFPA AND ANSI CODES AS APPLICABLE.
- PRE-CONSTRUCTION MEETING: CONTRACTOR SHALL ATTEND PRE-CONSTRUCTION MEETING FOR COORDINATION WITH MUNICIPALITY, AGENCIES AND UTILITY COMPANIES. ITEMS FOR DISCUSSION WILL INCLUDE SCHEDULE, INSPECTION SERVICES, TESTING OF PUBLIC UTILITIES AND FINAL AS-BUILT DOCUMENTS.
- CONSTRUCTION INSPECTIONS & FINAL TESTING: CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL INSPECTION AGENCIES THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION AND ARRANGE FOR ON-SITE INSPECTION. PUBLIC UTILITIES SHALL BE TESTED PER LOCAL AND COUNTY AGENCY REQUIREMENTS WITH INSPECTORS FROM BOTH AGENCIES PRESENT. THE CONTRACTOR SHALL NOT CONNECT TO THE EXISTING PUBLIC UTILITY UNTIL THE NEW UTILITY IS TESTED AND APPROVED BY THE AGENCIES.

NO.	DATE	SUBJECT
	01-12-22	REISSUED TO WHITE LAKE TWP.
	12-13-21	REISSUED WHITE LAKE TWP.
	10-28-21	WHITE LAKE TWP. (SITE PLAN)
	04-13-21	TOPOGRAPHIC SURVEY

NORTHWEST 1/4 SECTION 36 T-3N, R-8E

COMFORT CARE

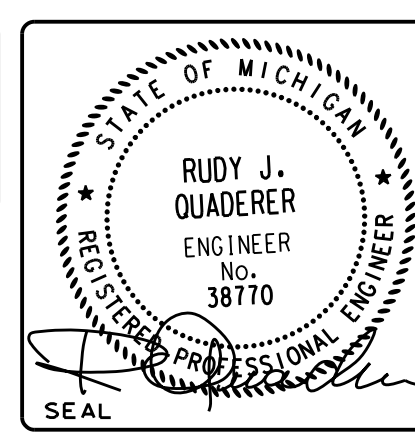
UNION LAKE ROAD
 WHITE LAKE TWP.,
 OAKLAND COUNTY
 STATE OF MICHIGAN

DRAWING TITLE
 COVER SHEET

PROJECT NUMBER 210303	SHEET C000
PROJECT PHASE SPA	

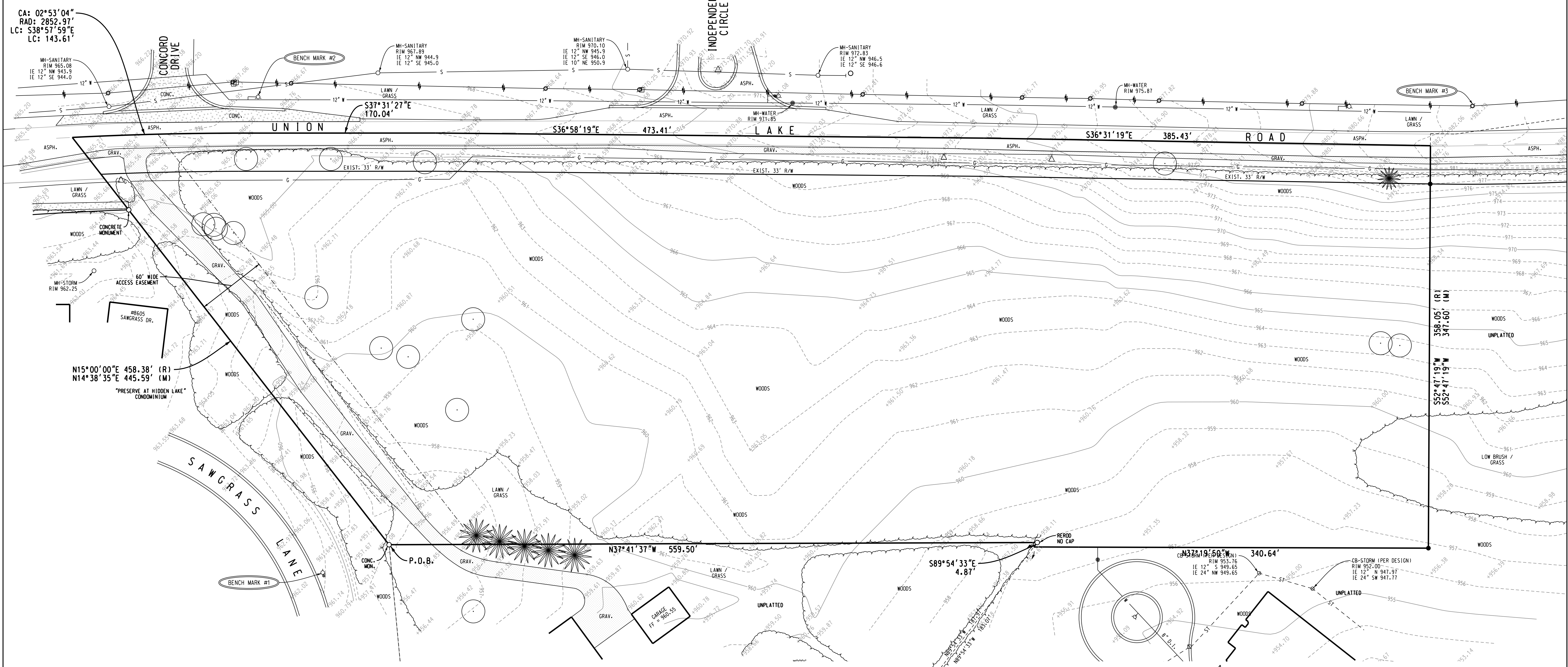


DRAWN
 DESIGNED BRZEZINSKI
 CHECKED QUADERER
 FIELD WORK



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 CIVIL ENGINEERING · LAND SURVEYING · SITE PLANNING

8308 OFFICE PARK DRIVE
 GRAND BLANC, MI 48439
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STANDARD LEGEND	
DESCRIPTION	EXISTING
BUILDING	—
STORM SEWER	—
SANITARY SEWER	—
WATER	—
GAS LINE	—
ELECTRIC LINE	—
TELEPHONE LINE	—
MANHOLE	○
CATCH BASIN	□
FIRE HYDRANT	△
VALVE	●
UTILITY POLE W/GUY WIRE	—
UTILITY RISER	□
LIGHT POLE	☆
STON	△
CURB & CUTTER	—
FENCE	—
GUARD RAIL	—
INVERT ELEVATION	IE 6" 750.00
CONTOUR	--- 750
SPOT ELEVATION	750.00
ASPHALT SURFACE	ASPH.
CONCRETE SURFACE	CONC.
GRAVEL SURFACE	GRAV.
TREE LINE	—
TREE	⊙

GENERAL UTILITY NOTE:
 THE UTILITIES AS SHOWN ON THIS DOCUMENT WERE EITHER VERIFIED BY AN ACTUAL FIELD SURVEY OR WERE PLOTTED IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE. GRIGGS QUADERER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN INCLUDE ALL POSSIBLE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, GRIGGS QUADERER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH GRIGGS QUADERER DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE UNDERGROUND UTILITY PIPE SIZES AS SHOWN ON THIS DOCUMENT WERE OBTAINED EITHER BY RECORD PLAN INFORMATION OR BY FIELD MEASUREMENTS. GRIGGS QUADERER CAN NOT GUARANTEE THE ACCURACY OF THE PIPE SIZES OR THEIR LOCATIONS EITHER BY FIELD MEASUREMENT OR BY RECORD DATA AND SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES REGARDING THESE UTILITIES.

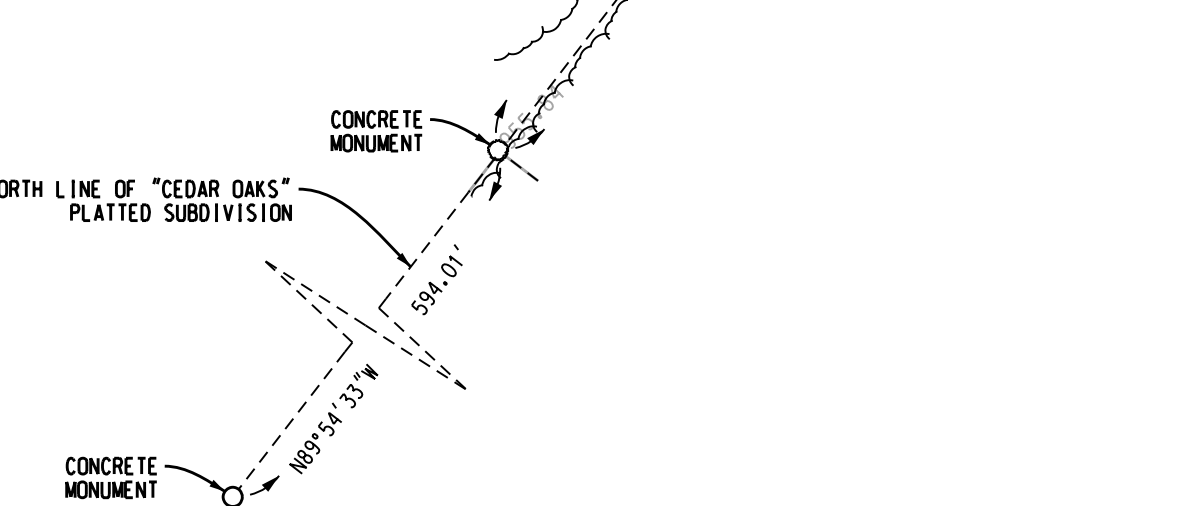
BENCHMARKS (NAVD88 DATUM):
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 BM #3 TOP BENCHMITE MARKER ON WEST FACE OF UTILITY POLE LOCATED APPROXIMATELY 650' SOUTH OF @ INDEPENDENCE CIRCLE, 34' EAST OF @ UNION LAKE ROAD AND 107' SOUTH OF FIRE HYDRANT. ELEVATION = 983.51

PROPERTY DESCRIPTION (RECORDED):
 PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 12 MINUTES 01 SECONDS WEST 892.33 FEET AND DUE EAST 424.46 FEET AND SOUTH 84 DEGREES 30 MINUTES 00 SECONDS EAST 280.00 FEET AND NORTH 68 DEGREES 00 MINUTES 00 SECONDS EAST 270.00 FEET AND NORTH 46 DEGREES 30 MINUTES 00 SECONDS EAST 310.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 36, TOWN 3 NORTH, RANGE 8 EAST, AND PROCEEDING THENCE NORTH 15 DEGREES 00 MINUTES 00 SECONDS EAST 458.38 FEET; THENCE ALONG A CURVE TO THE RIGHT RADIUS 2,864.93 FEET, CENTRAL ANGLE 03 DEGREES 35 MINUTES 36 SECONDS, AN ARC DISTANCE OF 179.67 FEET, AND WHOSE CHORD BEARS SOUTH 38 DEGREES 46 MINUTES 05 SECONDS EAST A DISTANCE OF 179.64 FEET; THENCE SOUTH 36 DEGREES 58 MINUTES 20 SECONDS EAST 615.98 FEET; THENCE SOUTH 36 DEGREES 31 MINUTES 20 SECONDS EAST 385.35 FEET, (THE LAST THREE COURSES BEING ALONG THE CENTERLINE OF UNION LAKE ROAD); THENCE SOUTH 52 DEGREES 47 MINUTES 19 SECONDS WEST 358.05 FEET; THENCE NORTH 37 DEGREES 19 MINUTES 50 SECONDS WEST 900.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.6977 ACRES MORE OR LESS.

SAID PARCEL BEING SUBJECT TO THE RIGHTS OF THE PUBLIC FOR UNION LAKE ROAD OVER THE EASTERLY 33.00 FEET THEREOF.

ALSO SAID PARCEL BEING SUBJECT TO EASEMENTS FOR MICHIGAN BELL TELEPHONE COMPANY AS RECORDED IN LIBER 5157, PAGES 872, 873 AND 874, OAKLAND COUNTY RECORDS AND TO ANY OTHER EASEMENTS THAT MAY BE OF RECORD OVER SAID PARCEL.

ALSO SAID PARCEL BEING SUBJECT TO A 60 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 12 MINUTES 01 SECONDS WEST 892.33 FEET AND DUE EAST 424.46 FEET AND SOUTH 84 DEGREES 30 MINUTES 00 SECONDS EAST 280.00 FEET AND NORTH 68 DEGREES 00 MINUTES 00 SECONDS EAST 270.00 FEET AND NORTH 46 DEGREES 30 MINUTES 00 SECONDS EAST 310.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 36, TOWN 3 NORTH, RANGE 8 EAST, AND PROCEEDING THENCE NORTH 15 DEGREES 00 MINUTES 00 SECONDS EAST 458.38 FEET TO A POINT ON THE CENTERLINE OF UNION LAKE ROAD; THENCE ALONG SAID LINE, ALONG A CURVE TO THE RIGHT, RADIUS 2,864.93 FEET, AN ARC DISTANCE OF 173.46 FEET; THENCE SOUTH 15 DEGREES 00 MINUTES 00 SECONDS WEST 462.47 FEET; THENCE NORTH 37 DEGREES 19 MINUTES 50 SECONDS WEST 75.80 FEET TO THE POINT OF BEGINNING.



PROPERTY DESCRIPTION (MEASURED):
 PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 12 MINUTES 01 SECONDS WEST 892.33 FEET AND DUE EAST 424.46 FEET AND SOUTH 84 DEGREES 30 MINUTES 00 SECONDS EAST 280.00 FEET AND NORTH 68 DEGREES 00 MINUTES 00 SECONDS EAST 270.00 FEET AND NORTH 46 DEGREES 30 MINUTES 00 SECONDS EAST 310.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 36, TOWN 3 NORTH, RANGE 8 EAST; SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THE 'PRESERVE AT HIDDEN LAKE' CONDOMINIUM AS RECORDED AT THE OAKLAND COUNTY REGISTER OF DEEDS;

THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH EAST LINE OF SAID CONDOMINIUM, NORTH 14 DEGREES 38 MINUTES 35 SECONDS EAST 445.59 FEET TO A POINT ON THE CENTERLINE OF UNION LAKE ROAD; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH RADIUS 2,852.97 FEET, A CENTRAL ANGLE OF 02 DEGREES 53 MINUTES 04 SECONDS AND WHOSE CHORD BEARS SOUTH 38 DEGREES 57 MINUTES 59 SECONDS EAST A DISTANCE OF 143.61 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 37 DEGREES 31 MINUTES 27 SECONDS EAST, 170.04 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 36 DEGREES 58 MINUTES 19 SECONDS EAST, 473.41 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 36 DEGREES 31 MINUTES 19 SECONDS EAST, 385.43 FEET; THENCE SOUTH 52 DEGREES 47 MINUTES 19 SECONDS WEST, 347.60 FEET; THENCE NORTH 37 DEGREES 19 MINUTES 50 SECONDS WEST, 340.64 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 33 SECONDS EAST, 4.87 FEET; THENCE NORTH 37 DEGREES 41 MINUTES 37 SECONDS WEST, 559.50 FEET TO SAID POINT OF BEGINNING; SAID PARCEL CONTAINS 8.37 GROSS ACRES OF LAND.



Griggs Quaderer Inc.
 CIVIL ENGINEERING · LAND SURVEYING · SITE PLANNING

DRAWN: BRZEZINSKI
 DESIGNED: BRZEZINSKI
 CHECKED: QUADERER
 FIELD WORK

811 Know what's below. Call before you dig.

CHRISTOPHER BRZEZINSKI
 SURVEYOR NO. 5682
 LICENSED PROFESSIONAL SURVEYOR

8308 OFFICE PARK DRIVE
 GRAND BLANC, MI 48439
 PH: (810) 695-0154
 FX: (810) 695-0158
 WWW.GQINCORP.COM

NO.	DATE	SUBJECT
01-12-22		RE ISSUED TO WHITE LAKE TWP.
12-13-21		RE ISSUED WHITE LAKE TWP.
10-28-21		WHITE LAKE TWP. (SITE PLAN)
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REVISION OR ISSUE

NORTHWEST 1/4 SECTION 36 T-3N, R-8E

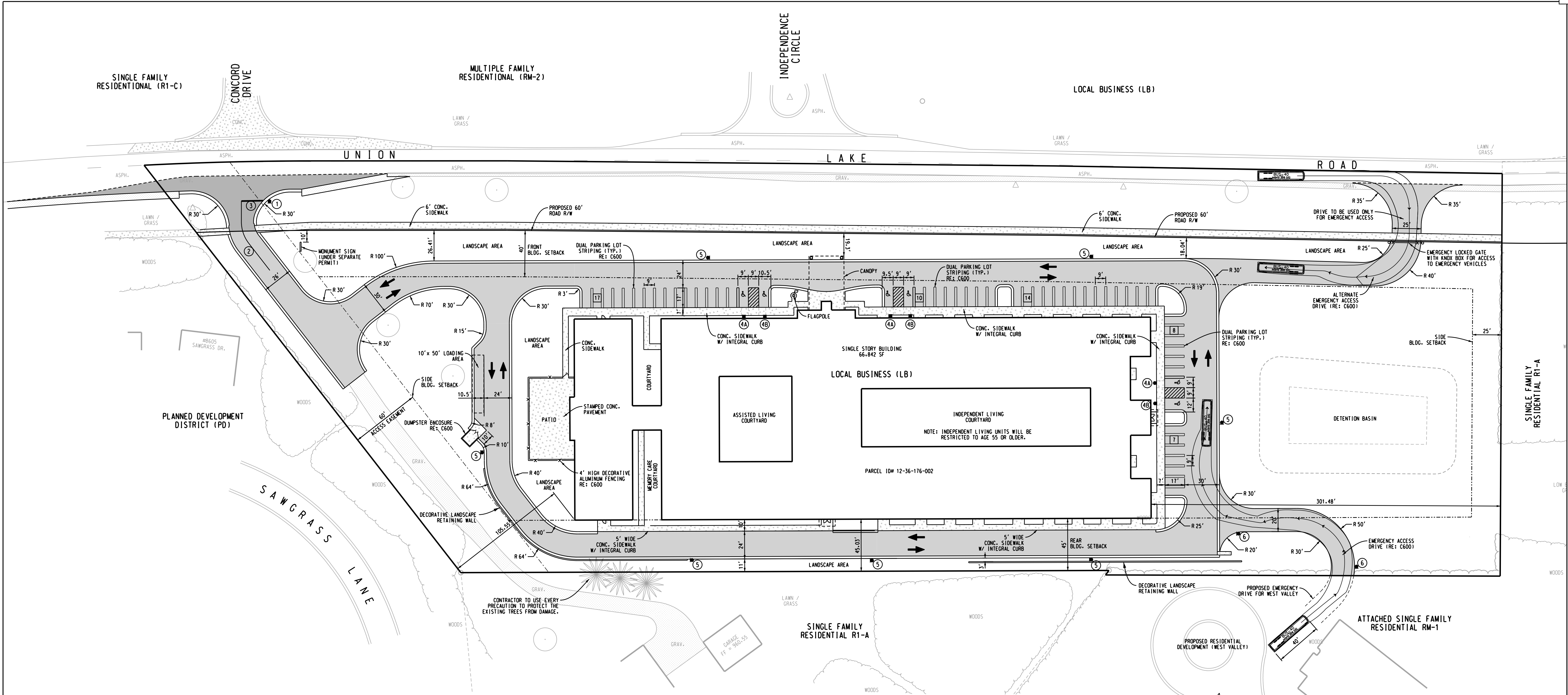
COMFORT CARE

UNION LAKE ROAD
 WHITE LAKE TWP.,
 OAKLAND COUNTY
 STATE OF MICHIGAN

DRAWING TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT NUMBER: 210303
 PROJECT PHASE: SPA

SHEET
C100



PARKING DATA:

USE	REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED
NURSING HOME	1 SPACE/4 BEDS + 1 SPACE/EMPLOY. 44 BEDS/4 + 10 EMPLOY. =	21 SPACES	56 SPACES
INDEPENDENT LIVING	1 SPACE/UNIT + 1 SPACE/EMPLOY. 30 UNITS + 5 EMPLOY. =	35 SPACES	
BARRIER FREE	51 - 75 SPACES	3 SPACES	6 SPACES
TOTAL		56 SPACES	56 SPACES

PAVEMENT LEGEND:

	ASPHALT PAVEMENT SECTION (ON-SITE) RE: C600
	ASPHALT PAVEMENT SECTION (WITHIN ROAD R/W) RE: C600
	CONCRETE PAVEMENT SECTION RE: C600
	EMERGENCY ACCESS ROUTE RE: C600

LAND USE INFORMATION:

CURRENT ZONING: LOCAL BUSINESS (LB)
 PLANNED ZONING: PLANNED DEVELOPMENT DISTRICT (PD) (REZONE APPROVED)
 CURRENT USE: VACANT
 PROPOSED USE: NURSING HOME/INDEPENDENT LIVING
 MIN. SITE AREA: 10.0 AC.
 ACTUAL SITE AREA: 8.37 AC. GROSS (VARIANCE OBTAINED)
 NET SITE AREA: 7.49 AC. 326-268 SF
 TOTAL BUILDING AREA: 66,842 SF
 LOT COVERAGE BY BLDG: 20.5%
 MAX. BLDG. HEIGHT: 30 FT
 PROPOSED BLDG. HEIGHT: 22 FT

YARD SETBACKS:

BUILDING	ART. 4, SECT. 16
FRONT YARD 40LF	75LF
SIDE YARD 25LF (TOTAL 50LF)	75LF
REAR YARD TO BE DETERMINED BY PLANN. COMM. (45LF PROVIDED)	75LF

REQUESTED WAIVERS:

- BUILDING SETBACK: 19 FOOT FRONT CANOPY SETBACK (56 FEET WAIVER) 45 FOOT REAR BUILDING SETBACK (30 FOOT WAIVER)
- FRONT GREENBELT VARIES IN DEPTH FROM 26 FEET AT NORTH END TO 18' AT ITS CLOSEST POINT AT THE SOUTHEAST END OF THE PARKING AREA. THE REQUIREMENT IS A MINIMUM 20' GREENBELT. ASKING FOR A 2 FOOT WAIVER.
- PER CODE, THREE (3) LOADING SPACES REQUIRED. MOST DELIVERIES MADE BY SMALL DELIVERY VEHICLES. LARGER VEHICLES WILL VISIT SITE ONLY ONCE OR TWICE A WEEK. ONE LOADING SPACE PROVIDED. ASKING TO WAIVE THE ADDITIONAL TWO (2) LOADING SPACES.
- SCREENING ALONG REAR PROPERTY LINE. ASKING TO WAIVE SCREEN WALL ALONG REAR PROPERTY LINE. PROPOSE LANDSCAPE SCREEN ALONG BACK PROPERTY LINE. REFER TO SHEETS C501 & C502 FOR INFORMATION.

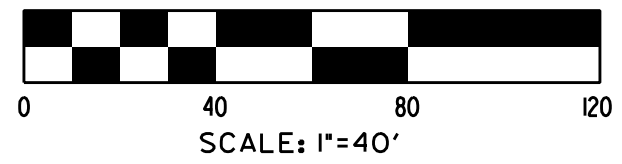
MARKING / SIGNAGE LEGEND:

- ① STOP SIGN (R1-1)
- ② 4" SINGLE SOLID LINE, YELLOW
- ③ 24" WIDE STOP LINE, WHITE
- ④ ACCESSIBLE SIGN (R7-8)
- ⑤ ACCESSIBLE SIGN (VAN ACCESSIBLE (R7-8 & R7-8A))
- ⑥ NO PARKING - FIRE LANE
- ⑦ STOP EMERGENCY VEHICLES ONLY

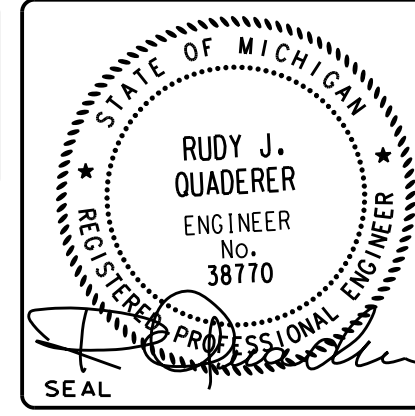
NO PARKING / NO DRIVING AREAS
 4" WIDE WHITE PAINT STRIPING
 2" ON CENTER @ 45' - REFER TO PAVEMENT MARKING NOTE #2 FOR BARRIER FREE PARKING

PAVEMENT MARKING & SIGNAGE NOTES:

- PARKING STALL WIDTH DIMENSIONS ARE TO CENTERLINE OF STRIPING.
- ALL PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINT STRIPING UNLESS OTHERWISE INDICATED. ALL BARRIER FREE STRIPING SHALL BE COLORED BLUE AND IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN.
- CONTRACTOR SHALL NOT APPLY TRAFFIC MARKING PAINT ON NEW ASPHALT UNTIL PAVEMENT HAS CURED A MINIMUM OF SEVEN (7) DAYS.
- PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE MINIMUM 10.0 TO 15.0 MILS WET THICKNESS.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH ALL REQUIREMENTS AS STIPULATED IN THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- NUMBER OF PARKING SPACES (FOR INFORMATION ONLY)



DRAWN: [Signature]
 DESIGNED: BRZEZINSKI
 CHECKED: QUADERER
 FIELD WORK



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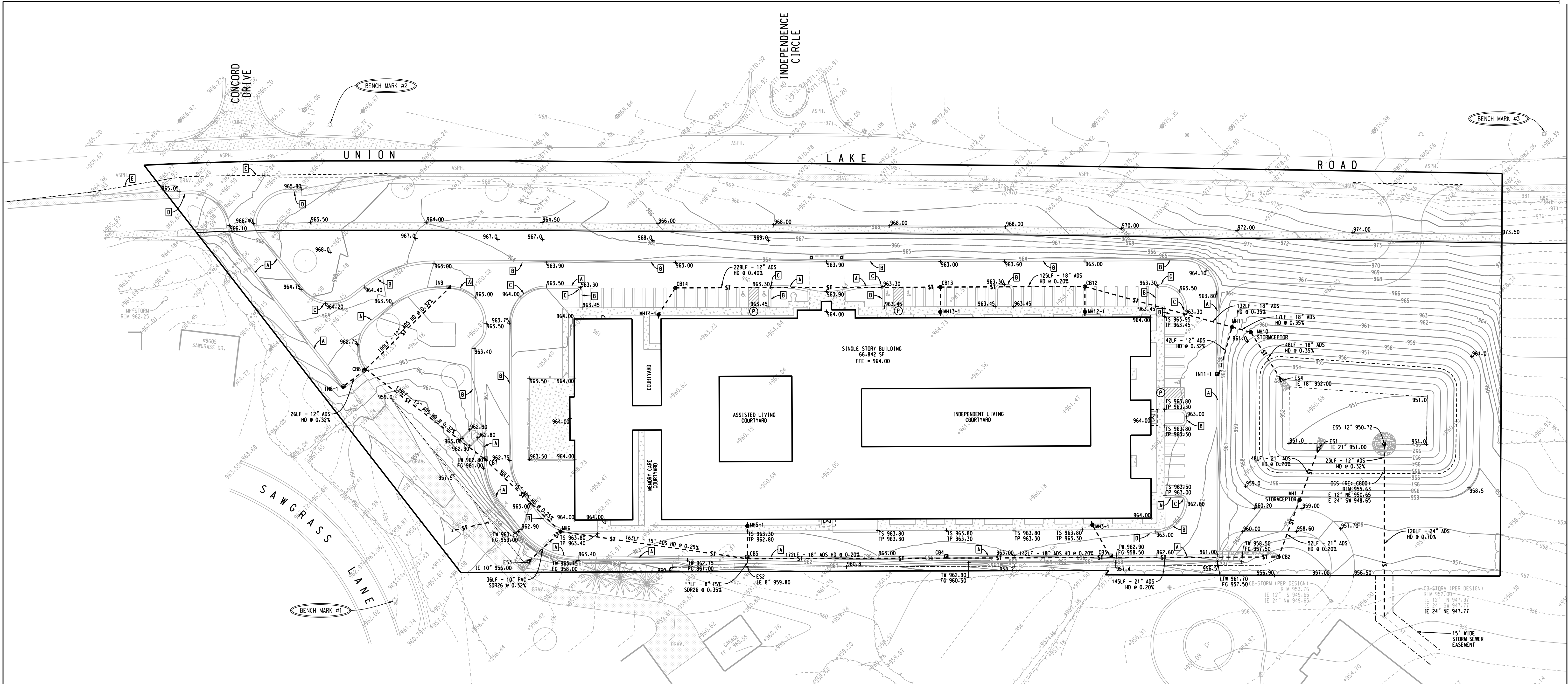
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NO.	DATE	SUBJECT
01-12-22	RE ISSUED TO WHITE LAKE TWP.	
12-13-21	RE ISSUED WHITE LAKE TWP.	
10-28-21	WHITE LAKE TWP. (SITE PLAN)	
04-13-21	TOPOGRAPHIC SURVEY	
REVISION OR ISSUE		

NORTHWEST 1/4 SECTION 36 T-3N, R-8E
COMFORT CARE
 UNION LAKE ROAD
 WHITE LAKE TWP., OAKLAND COUNTY
 STATE OF MICHIGAN

DRAWING TITLE
SITE LAYOUT PLAN

PROJECT NUMBER	210303	SHEET	C200
PROJECT PHASE	SPA		



DRAINAGE STRUCTURE SCHEDULE:

MH1 (STORMCEPTOR) RIM 959.00 IE 21° NE 951.10 IE 21° SW 951.10	MH9 (12" DIA.) RIM 962.50 IE 12° E 958.17
CB2 (14" DIA.) RIM 956.00 IE 21° NE 951.20 IE 21° NW 951.20	MH10 (STORMCEPTOR) RIM 960.00 IE 18° SW 952.17 IE 18° NW 952.17
CB3 (14" DIA.) RIM 962.30 IE 21° SE 951.49 IE 18° NW 951.69 IE 10° NE 958.00	MH11 (14" DIA.) RIM 962.00 IE 18° SE 952.23 IE 18° NW 951.63 IE 12° SW 957.63
MH3-1 (14" DIA.) RIM 963.90 IE 10° S 958.14 IE 10° N 958.14	MH11-1 (12" DIA.) RIM 962.40 IE 12° E 957.76
CB4 (14" DIA.) RIM 962.50 IE 18° SE 951.97 IE 18° NW 951.97	CB12 (14" DIA.) RIM 962.50 IE 18° SE 954.69 IE 18° NW 954.23 IE 10° SW 958.22
CB5 (14" DIA.) RIM 962.00 IE 18° SE 952.31 IE 15° NW 952.51 IE 10° NE 958.00 IE 8° SW 959.78	MH12-1 (14" DIA.) RIM 963.95 IE 10° NE 958.31
MH5-1 (14" DIA.) RIM 963.40 IE 10° SW 958.09	CB13 (14" DIA.) RIM 962.50 IE 18° SE 955.75 IE 12° NW 957.00 IE 10° SW 958.00
MH6 (14" DIA.) RIM 963.25 IE 15° SE 952.89 IE 15° NW 957.00 IE 10° NW 955.88	MH13-1 (14" DIA.) RIM 963.95 IE 10° SE 958.09
CB7 (14" DIA.) RIM 962.50 IE 15° S 957.22 IE 12° N 957.42	CB14 (14" DIA.) RIM 962.30 IE 10° SE 958.49
CB8 (14" DIA.) RIM 962.50 IE 12° S 957.83 IE 12° W 957.83 IE 12° E 957.83	MH14-1 (14" DIA.) RIM 963.95 IE 10° SE 958.64

STORM SEWER NOTES:

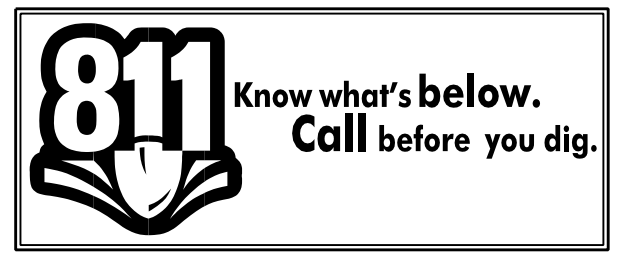
- ALL MATERIALS SHALL COMPLY WITH MOST STANDARD SPECIFICATIONS AND/OR LOCAL GOVERNING AGENCIES.
- STORM SEWER CONVEYANCE: STORM SEWER PIPE 12" AND LARGER SHALL BE ADS HD STORM PIPE AND SHALL MEET OR EXCEED ASTM F2001. ALL JOINTS SHALL BE BELL & SPIGOT AND SHALL CONFORM TO ASTM D3212. STORM SEWER PIPE 10" AND SMALLER SHALL BE PVC SDR 26 OR AS REQUIRED BY LOCAL GOVERNING AGENCY.
- STORM SEWER STRUCTURES: REINFORCED CONCRETE IN CONFORMANCE WITH ASTM C478. DEPTH AS INDICATED ON DOCUMENTS. IF MASONRY STRUCTURES ARE ALLOWED, CONCRETE BLOCKS SHALL BE STANDARD 6" x 8" x 12" CURVED UNITS FOLLOWING ASTM C139, CONCRETE BRICK UNITS SHALL BE 2" x 4" x 8" AND FOLLOW ANSI/ASTM C55. GRADE N- TYPE 1.
- FRAME & COVERS: ALL CATCH BASINS & MANHOLES SHALL BE MANUFACTURED BY EAST JORDAN IRON WORKS (UNLESS ALTERNATE IS APPROVED BY ENGINEER).
 -CATCH BASIN - CURB LINE - EJIW #7045 TYPE M2 GRATE W/ T1 BACK
 -CATCH BASIN - PAVEMENT AREA - EJIW #1130 TYPE O2 BEEHIVE GRATE
 -INLET - GRASS AREA - EJIW #1040 TYPE O2 BEEHIVE GRATE
 -MANHOLE - ALL AREAS - EJIW #1040 TYPE A SOLID COVER
- UNDERDRAIN: 4" PERFORATED, FLEXIBLE HOPE TUBING, COUPLING BAND. PIPE SHALL BE FILTER SOCK WRAPPED AND FITTED WITH END CAPS. PERFORATIONS SHALL BE UNIFORMLY DISTRIBUTED ALONG THE TOP OF THE BOTTOM SECTION IN ACCORDANCE WITH AASHTO M252 PERFORATION REQUIREMENTS.

CURB, GRADING & SIDEWALK RAMP NOTATIONS:

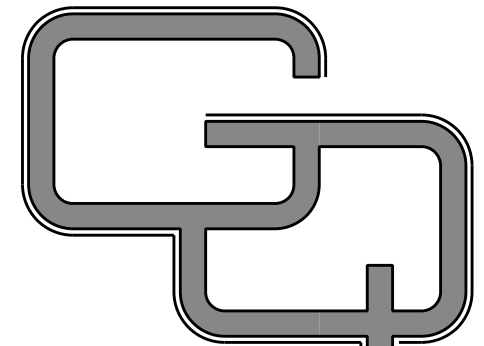
- A STANDARD CURB AND CUTTER
- B STANDARD CURB AND GUTTER WITH REVERSE SLOPE
- C 10 FOOT TRANSITION BETWEEN TYPE A AND TYPE B
- D 5 FOOT CURB END TRANSITION.
- E MATCH EXISTING PAVEMENT OR CURB ELEVATION.
- F TYPE F RAMP; PER MDT DETAIL R-28-J

GRADING NOTES:

- ALL PROPOSED SPOT ELEVATIONS IN PAVED AREAS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
 TS - TOP OF SIDEWALK
 TP - TOP OF PAVEMENT
 TW - TOP OF WALL
 FG - FINISHED GRADE
- CONTOURS SHOWN ARE FOR REFERENCE ONLY. BASE CONSTRUCTION EFFORTS ON PROPOSED SPOT ELEVATIONS ONLY.
- "BARRIER FREE" PARKING AND SIDEWALK RAMPS SHALL CONFORM IN ALL RESPECTS TO THE MICHIGAN ADA (AMERICANS WITH DISABILITIES ACT) REQUIREMENTS.
- CONTRACTOR SHALL ADJUST ANY UTILITY ELEMENT/STRUCTURE MEANT TO BE FLUSH WITH GRADE (CLEAN OUT, VALVE BODIES, MANHOLES, CATCH BASINS, INLETS, ETC.) WHICH ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. NO ADDITIONAL COSTS FOR THIS WORK WILL BE ACCEPTED. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FOR ADJUSTMENT AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR CUT AND FILL QUANTITIES. ADDITIONAL COMPENSATION WILL NOT BE ACCEPTED FOR HAULING OF EXCESS AND BORROW MATERIAL TO AND FROM SITE AS WELL AS LABOR COSTS FOR PLACEMENT AND/OR REMOVAL. OFF-SITE BORROW MATERIAL MUST BE CLEAN COMPACTIBLE STRUCTURAL FILL MATERIAL (NO ORGANIC MATERIAL) WHICH WILL BE INSPECTED PRIOR TO USE FOR ON-SITE FILL MATERIAL.
- SITE CONTRACTOR IS RESPONSIBLE TO PROVIDE A STABLE SUBGRADE AT DESIGN ELEVATIONS. ALL PAVED AREAS INCLUDING BUILDING PAD SHALL BE PRODFORULATED & COMPACTED TO MEET 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ANSI/ASTM D1557.
- CONTRACTOR SHALL STORE SUFFICIENT TOPSOIL MATERIAL ON-SITE FOR RE-USE IN ALL DISTURBED GREEN AREAS AND NEW LANDSCAPE AREAS.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER. MAINTAIN A MINIMUM SLOPE OF 1.00% IN ALL NEW BITUMINOUS AREAS.



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DESIGNED	BRZEZINSKI
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12-13-21		REISSUED WHITE LAKE TWP.
10-28-21		WHITE LAKE TWP. (SITE PLAN)
04-13-21		TOPOGRAPHIC SURVEY

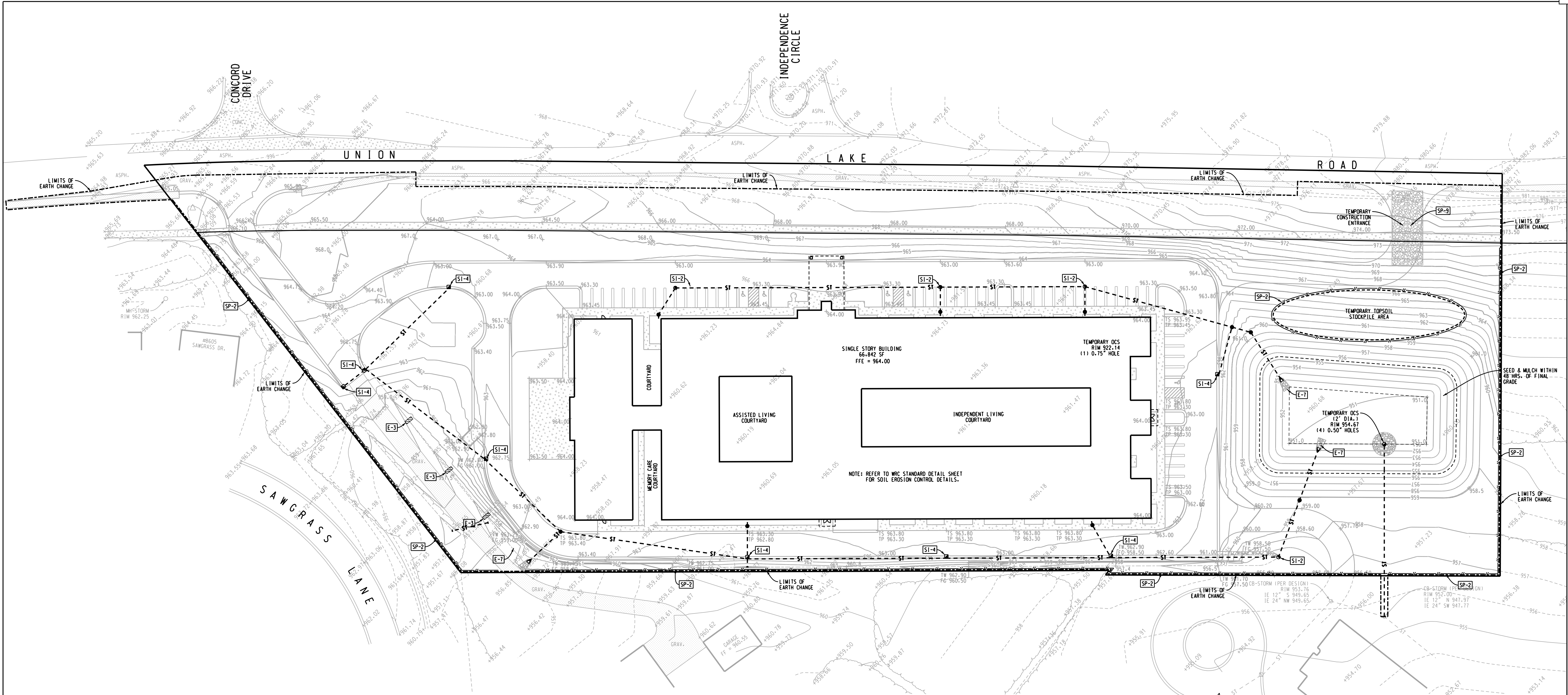
NORTHWEST 1/4 SECTION 36 T-3N, R-8E

COMFORT CARE

UNION LAKE ROAD
 WHITE LAKE TWP.,
 OAKLAND COUNTY
 STATE OF MICHIGAN

DRAWING TITLE
SITE GRADING PLAN

PROJECT NUMBER	210303	SHEET	C300
PROJECT PHASE	SPA		



CONSTRUCTION SEQUENCE:

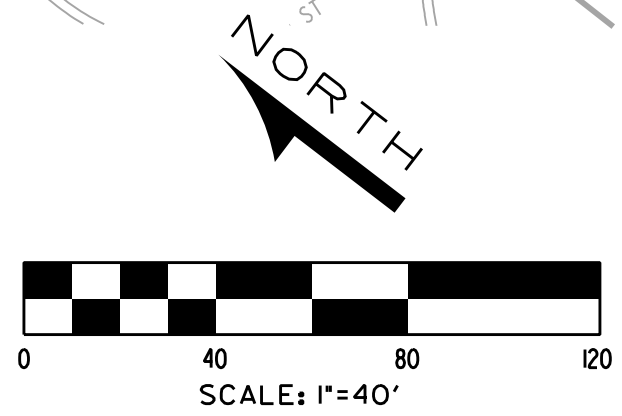
1. PROVIDE EROSION CONTROL MEASURES THAT WILL BE USED AS PART OF THIS WORK. INSTALL ADDITIONAL MEASURES AS REQUIRED BY THESE DRAWINGS AND AS FIELD CONDITIONS DICTATE IN ACCORDANCE WITH OAKLAND COUNTY DRAIN COMMISSION STANDARDS AND SPECIFICATIONS.
2. STRIP TOPSOIL AND STOCKPILE AS DIRECTED BY OWNER.
3. PERFORM DEMOLITION WORK AND MASS GRADING.
4. BEGIN CONSTRUCTION OF BUILDING PAD AND FOUNDATION.
5. CONSTRUCT STORM SEWER SYSTEM COMPLETE. IMMEDIATELY INSTALL STONE FILTERS ON ALL CATCH BASINS AND INLETS.
6. INSTALL ALL UTILITIES.
7. INSTALL ALL PAVEMENT AND CURBING.
8. DAILY, OR AS REQUIRED, CONSTRUCT AND MAINTAIN TEMPORARY BERMS, DRAINS, SILT FENCE, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
9. FINISH GRADE, REDISTRIBUTE AND/OR PROVIDE TOPSOIL AND ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS.
10. COMPLETE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES, INCLUDING SEEDING OPERATIONS AND PAVEMENT INSTALLATION.
11. CLEAN PAVEMENT AND STORM SEWERS OF ALL SEDIMENT.
12. REMOVE SOIL EROSION CONTROL MEASURES AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED AS DIRECTED.
13. INSTALL LANDSCAPING.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL SOIL EROSION CONTROL MEASURES, ADDITIONAL MEASURES SHALL BE CONSTRUCTED AND MAINTENANCE WORK SHALL BE PERFORMED IF REQUESTED BY OAKLAND COUNTY DRAIN COMMISSION.

SESC MAINTENANCE SCHEDULE NOTES:

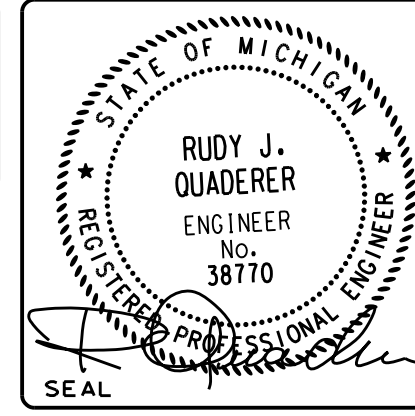
1. THE CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL DEVICES ONCE EACH WEEK AND WITHIN TWENTY-FOUR (24) HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. A LOG OF INSPECTION REPORTS SHALL BE MAINTAINED AND ACCESSIBLE IN ACCORDANCE WITH ADEQ REQUIREMENTS. IMPLEMENT THE FOLLOWING STEPS IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR WEAR.
 2. CONSTRUCTION ACCESS ROADS (CLEAN STONE EXITS) MUST BE MAINTAINED AS NECESSARY. ADD ADDITIONAL STONE WHEN ACCESS ROAD BECOMES INEFFECTIVE DUE TO LOSS OF STONE OR COVERED WITH MUD.
 3. SILTATION CONTROL FENCE SHOULD BE TRENCHED IN, BACKFILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. MAINTENANCE INCLUDES THE REMOVAL OF BUILD-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
 4. INSPECT INLET FILTERS FOR BUILD-UP OF SILT AND OTHER DEBRIS. EXCESSIVE BUILD-UP IS EVIDENT IF GEOTEXTILE / STONE STRUCTURE IS CAUSING FLOODING. MAINTENANCE CONSISTS OF REMOVING ALL SEDIMENT WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE STONE AND GEOTEXTILE FILTER FABRIC.
 5. PREPARE EROSION CONTROL SEEDING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR / INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. REPAIR AREAS THAT ARE BARE OR NOT MULCHED PROPERLY BY SPOT SEEDING AND / OR RE-MULCHING.
 6. MAINTAIN DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES AND USED ON HALL ROADS, ON-SITE DISTURBED AREAS, OR OTHER PLACES WHERE DUST BECOMES A PROBLEM AS A RESULT OF CONSTRUCTION EFFORTS.
 7. PROMPTLY REMOVE ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE.
 8. REMOVE SILT DEPOSITS FROM TEMPORARY SEDIMENT TRAPS WHEN TRAP IS HALF FULL.
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM BY THE SITE SUPERINTENDENT.

SOIL EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE OAKLAND COUNTY DRAIN COMMISSION REQUIREMENTS AND SPECIFICATIONS.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ESTABLISHED.
5. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES TO BE USED ON HALL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.
6. ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR NO LESS THAN ON A DAILY BASIS. ALL MUD, DIRT AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. SP-2 & SI-4 REFER TO OAKLAND COUNTY STANDARD DETAIL SHEET FOR EROSION CONTROL AND SEDIMENTATION DETAILS.
8. PROVIDE EROSION CONTROL BLANKET FOR SIDE SLOPES 1:3 AND GREATER TO ESTABLISH VEGETATION. USE NORTH AMERICAN GREEN 1550 OR APPROVED EQUAL. (IF APPLICABLE)
9. THIS PROJECT WILL CONTINUOUSLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR WITH 24 HOURS.
10. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH SWALES OR OVERLAND SHEET FLOW FOR THE ENTIRE SITE. SEDIMENT SHALL BE REMOVED PRIOR TO DISCHARGE FROM LIMITS OF CONSTRUCTION. NO STANDING WATER SHALL BE PERMITTED ON SITE.
11. ALL GREEN AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED PER MICHIGAN UNIFIED KEY #6 IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
12. DISTANCE TO NEAREST LAKE, STREAM POND, OPEN DRAIN, OR WETLAND: REGULATED WETLAND APPROXIMATELY 150 FT NORTHEAST FROM NORTHEAST CORNER OF SITE.



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DESIGNED	BRZEZINSKI
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FIELD WORK	



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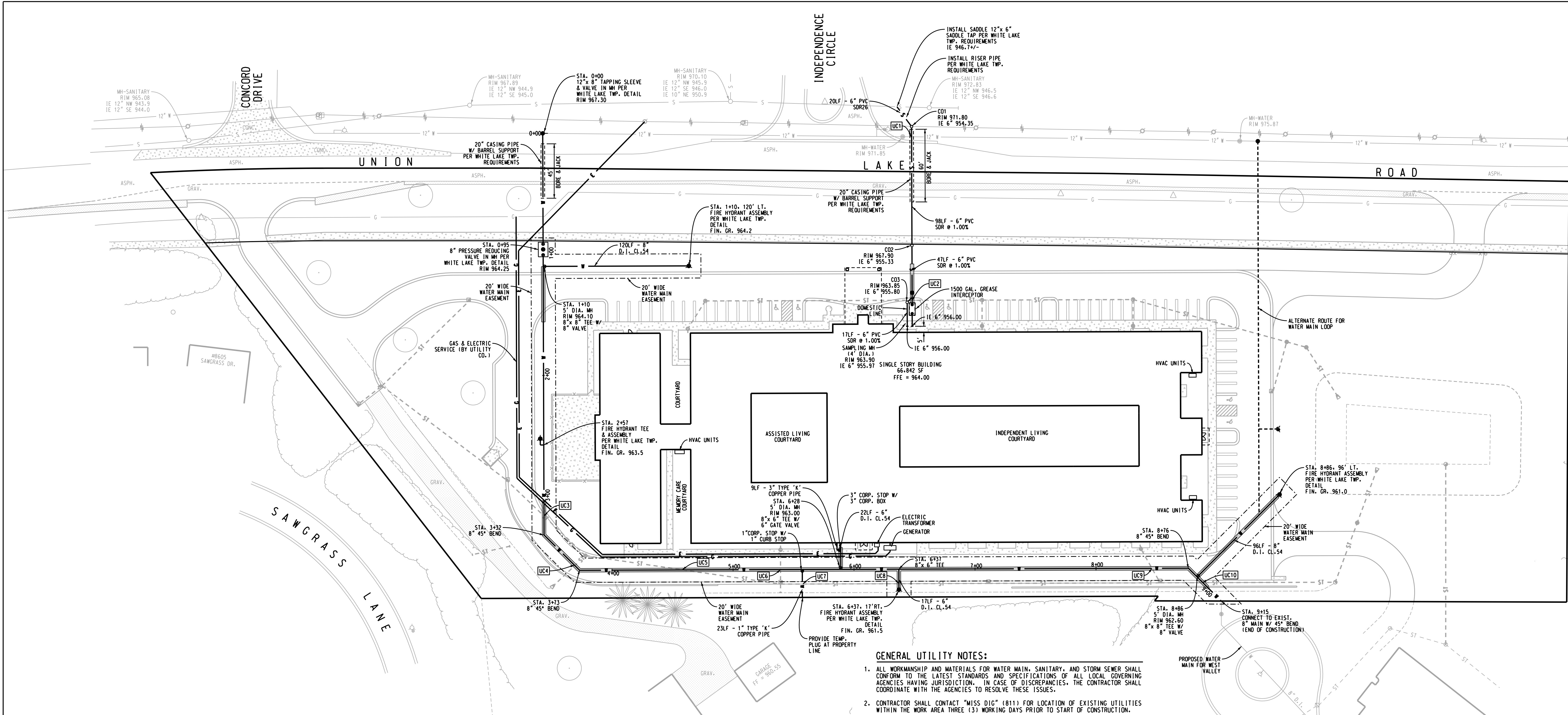
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NORTHWEST 1/4
SECTION 36
T-3N, R-8E

COMFORT CARE

UNION LAKE ROAD
WHITE LAKE TWP.,
OAKLAND COUNTY
STATE OF MICHIGAN

DRAWING TITLE		SHEET
SOIL EROSION CONTROL PLAN		
PROJECT NUMBER	210303	C301
PROJECT PHASE	SPA	



GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS FOR WATER MAIN, SANITARY, AND STORM SEWER SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF ALL LOCAL GOVERNING AGENCIES HAVING JURISDICTION. IN CASE OF DISCREPANCIES, THE CONTRACTOR SHALL COORDINATE WITH THE AGENCIES TO RESOLVE THESE ISSUES.
2. CONTRACTOR SHALL CONTACT "MISS DIG" (811) FOR LOCATION OF EXISTING UTILITIES WITHIN THE WORK AREA THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND STABILIZING (IF REQUIRED) ALL TRENCH EXCAVATIONS TO ACCOMPLISH WORK INDICATED ON PLANS AND TO ACHIEVE REQUIRED COMPACTION OPERATIONS AS INDICATED IN THE PROJECT SPECIFICATIONS OR ON THESE DOCUMENTS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE CONSIDERED INCIDENTAL TO THE INSTALLATION COST OF UTILITIES OR STRUCTURES.
4. UTILITY SERVICE LEADS SHALL END 5 FEET FROM THE BUILDING UNLESS NOTED OTHERWISE. COORDINATE WITH BUILDING CONTRACTOR (IF NECESSARY).
5. PROTECT AND MAINTAIN 18 INCH CLEARANCE AT ALL UTILITY CROSSINGS.
6. REFER TO TRENCH DETAIL(S) SHOWN ON THESE DOCUMENTS FOR BEDDING AND BACKFILL MATERIAL REQUIREMENTS.
7. TRENCH EXCAVATIONS SHALL BE COMPACTED IN CONTINUOUS LAYERS NOT EXCEEDING 8 INCH LOOSE LIFTS, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ANSI/ASTM D 1557 MODIFIED PROCTOR.
8. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS, ELECTRIC, AND TELEPHONE WITH THE APPROPRIATE UTILITY COMPANIES.
10. TESTING PROCEDURES FOR SANITARY AND WATER MAIN SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH ALL GOVERNING AGENCIES AND HAVE INSPECTORS PRESENT DURING THE TESTING PROCEDURES. ALL TESTING MUST BE APPROVED BY ALL GOVERNING AGENCIES PRIOR TO CONNECTION INTO EXISTING UTILITIES.
11. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
12. CONTRACTOR SHALL ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH NEW GRADE (CLEAN OUT, VALVE BOXES, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FOR ADJUSTMENT AT THE CONTRACTOR'S EXPENSE (IF APPLICABLE).
13. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, LOCAL, OR PRIVATE AGENCIES AND PAY ALL CHARGES FOR INSPECTION AND TESTING.
14. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL CONSTRUCTION LAYOUT AND GRADE ELEVATIONS FOR THEIR WORK IN ACCORDANCE WITH DATA SHOWN ON THESE DOCUMENTS.
15. THE CONTRACTOR SHALL CONTROL NOISE AND LIMIT WORKING HOURS TO TIMES AS ESTABLISHED BY THE LOCAL MUNICIPALITY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF WORK AREA AT COMPLETION OF THE PROJECT AND LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE ENGINEER/INSPECTOR AND/OR OWNER.

SANITARY SEWER NOTES:

1. MATERIAL AND CONSTRUCTION METHODS FOR THE INSTALLATION OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH LOCAL AND COUNTY AGENCY REQUIREMENTS.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SDR 26 AND MEET OR EXCEED ASTM D-3034 FOR HEAVY WALL PIPE UNLESS OTHERWISE NOTED.
3. TESTING PROCEDURE OF NEW SANITARY LINE SHALL BE IN ACCORDANCE WITH LOCAL AND COUNTY REQUIREMENTS. CONTRACTOR TO COORDINATE INSPECTIONS WITH AGENCIES.
4. REFER TO MUNICIPALITY'S STANDARD DETAIL SHEET FOR SANITARY DETAILS AND STANDARD NOTES.

WATER MAIN NOTES:

1. INSTALL WATER MAIN WITH A MINIMUM OF 6' OF COVER.
2. PROVIDE A MINIMUM OF 18" OF VERTICAL SEPARATION AND 10' OF HORIZONTAL SEPARATION BETWEEN WATERMAIN AND ALL SANITARY AND STORM SEWERS.
3. PROVIDE THRUST BLOCKS AT ALL WATER MAIN BENDS, PLUGS, AND TEES PER GENESSEE COUNTY WWS STANDARDS.
4. ALL WATER MAIN MATERIALS SHALL CONFORM TO GENESSEE COUNTY WWS STANDARD SPECIFICATIONS. NO SECOND HAND OR SALVAGED MATERIALS SHALL BE PERMITTED.
 - 12" AND LARGER WATER MAIN PIPE SHALL BE DUCTILE IRON CLASS 54 CONFORMING TO ANSI/AWWA A21.51 / C151
 - 4" TO 10" WATER MAIN PIPE SHALL BE DUCTILE IRON CLASS 53 CONFORMING TO ANSI/AWWA A21.51 / C151
 - 2" AND SMALLER WATER LEAD PIPE SHALL BE TYPE "K" COPPER.
5. THE WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH LOCAL AND/OR COUNTY REQUIREMENTS. THE INSPECTOR OF THE MUNICIPALITY SHALL BE PRESENT DURING THE TESTING PROCEDURE. CONTRACTOR SHALL COORDINATE INSPECTIONS WITH AGENCIES.

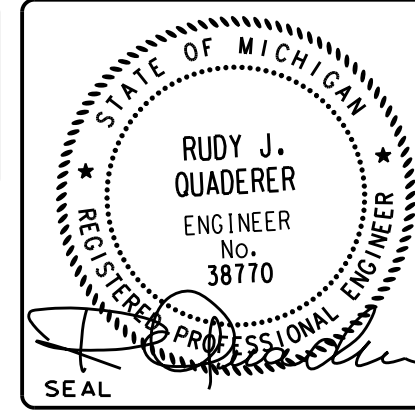
UTILITY CROSSING SCHEDULE:

UC1	TOP SAN 955.00	UC6	TOP WATER 956.40
	BOT WATER 965.00	UC7	TOP STORM 954.00
UC2	TOP SAN 956.30	UC7	TOP STORM 956.20
	BOT STORM 957.00	UC8	TOP STORM 953.90
UC3	TOP WATER 955.50	UC8	TOP STORM 957.00
	BOT STORM 957.00	UC9	TOP WATER 956.50
UC4	TOP WATER 955.30	UC9	TOP WATER 958.10
	BOT STORM 956.80	UC10	TOP STORM 953.50
UC5	TOP STORM 954.20	UC10	BOT WATER 956.00
	BOT WATER 956.50		



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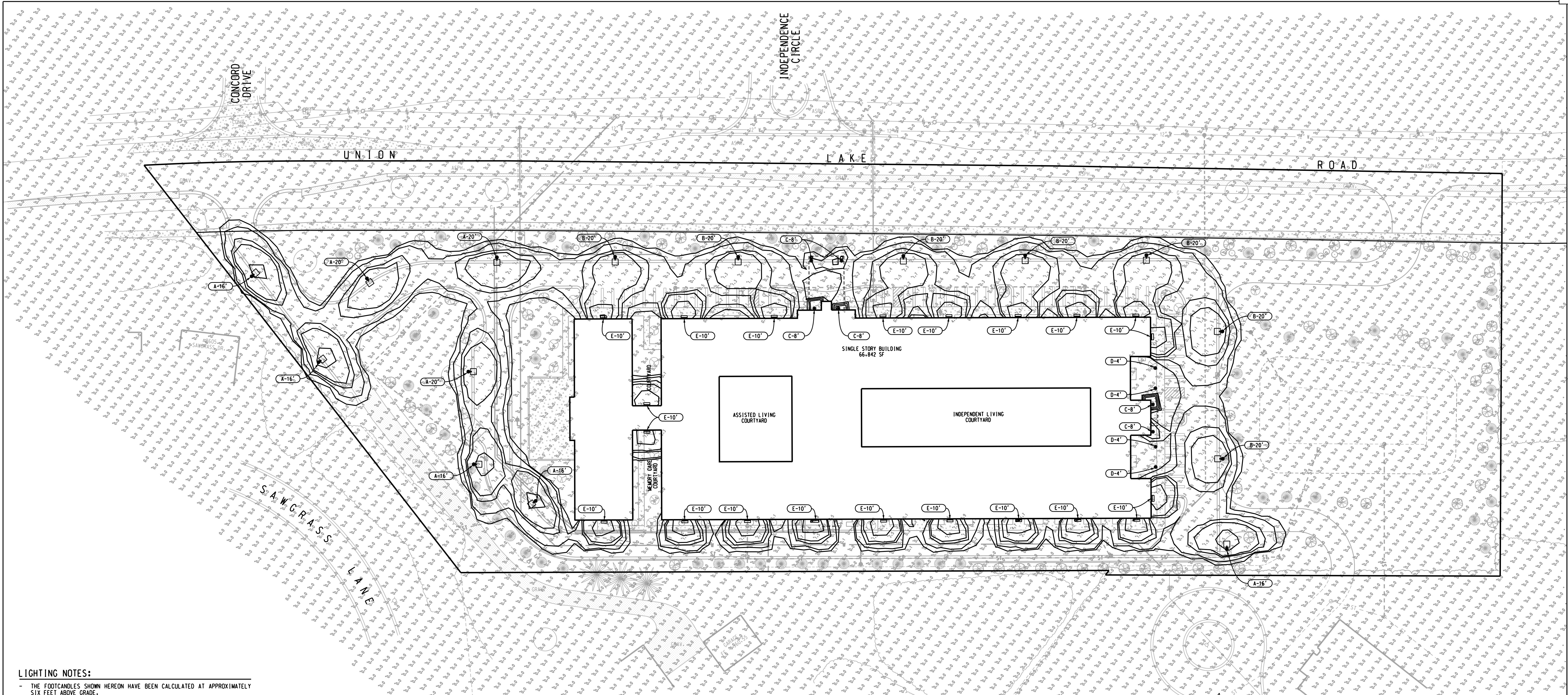
NO.	DATE	SUBJECT

NORTHWEST 1/4 SECTION 36 T-3N, R-8E

COMFORT CARE

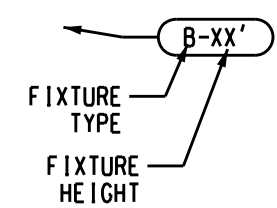
UNION LAKE ROAD
WHITE LAKE TWP.,
OAKLAND COUNTY
STATE OF MICHIGAN

DRAWING TITLE		SHEET
SITE UTILITY PLAN		
PROJECT NUMBER	210303	C400
PROJECT PHASE	SPA	

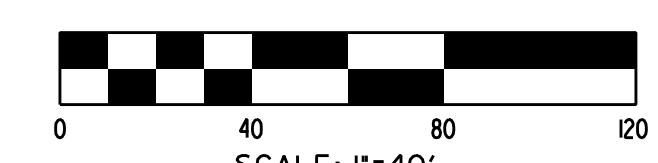
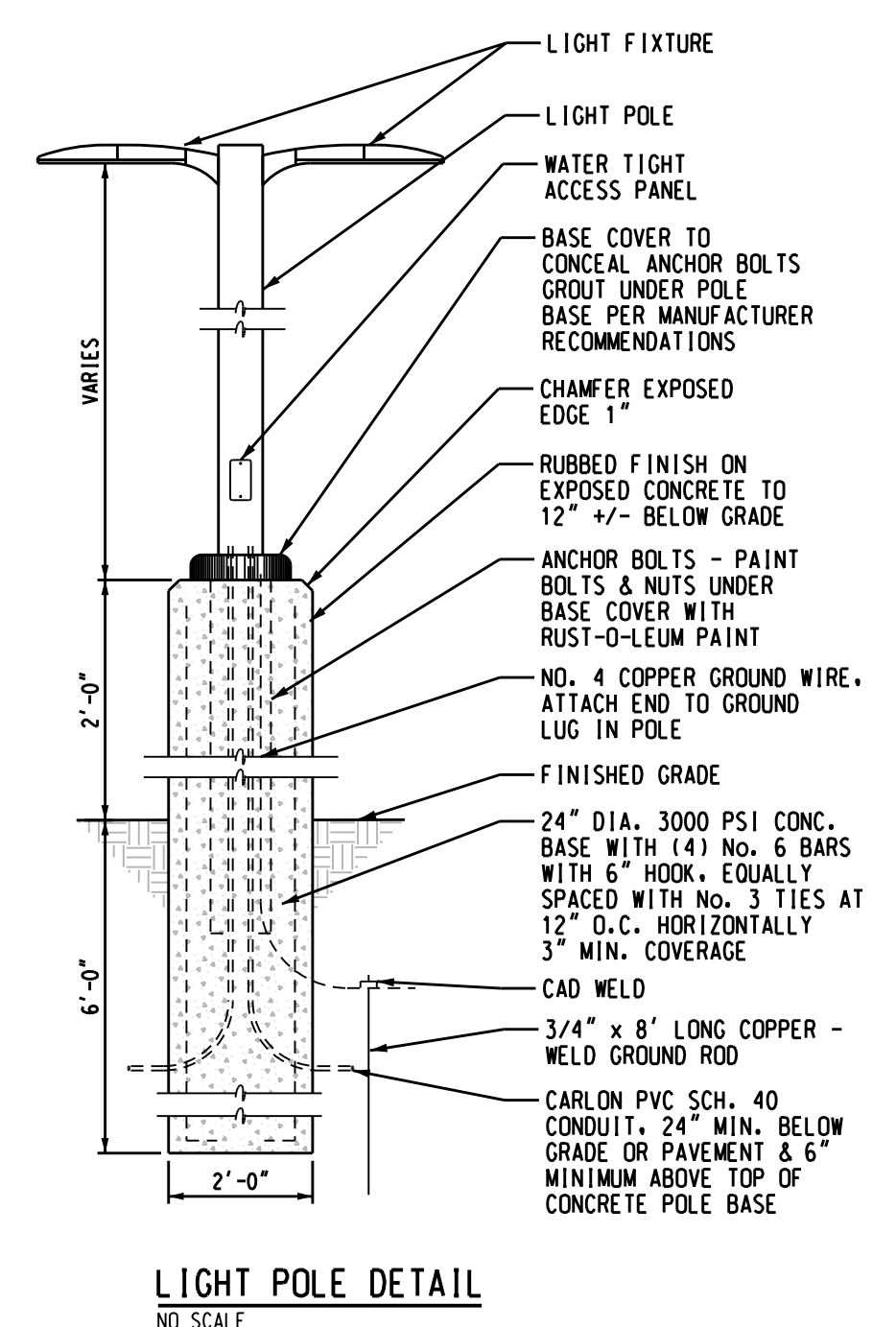
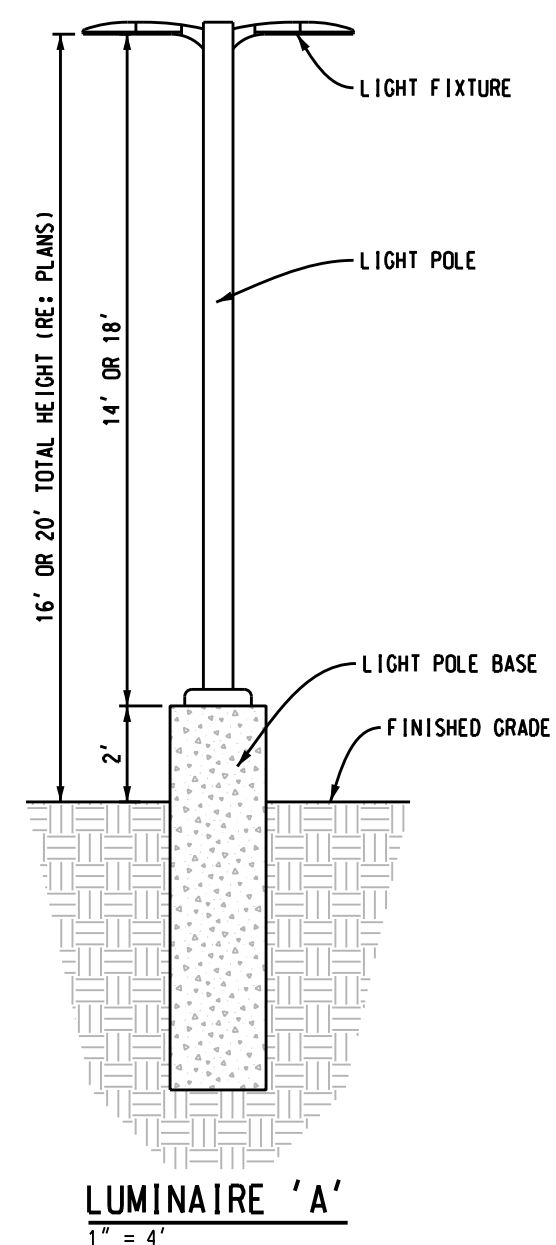
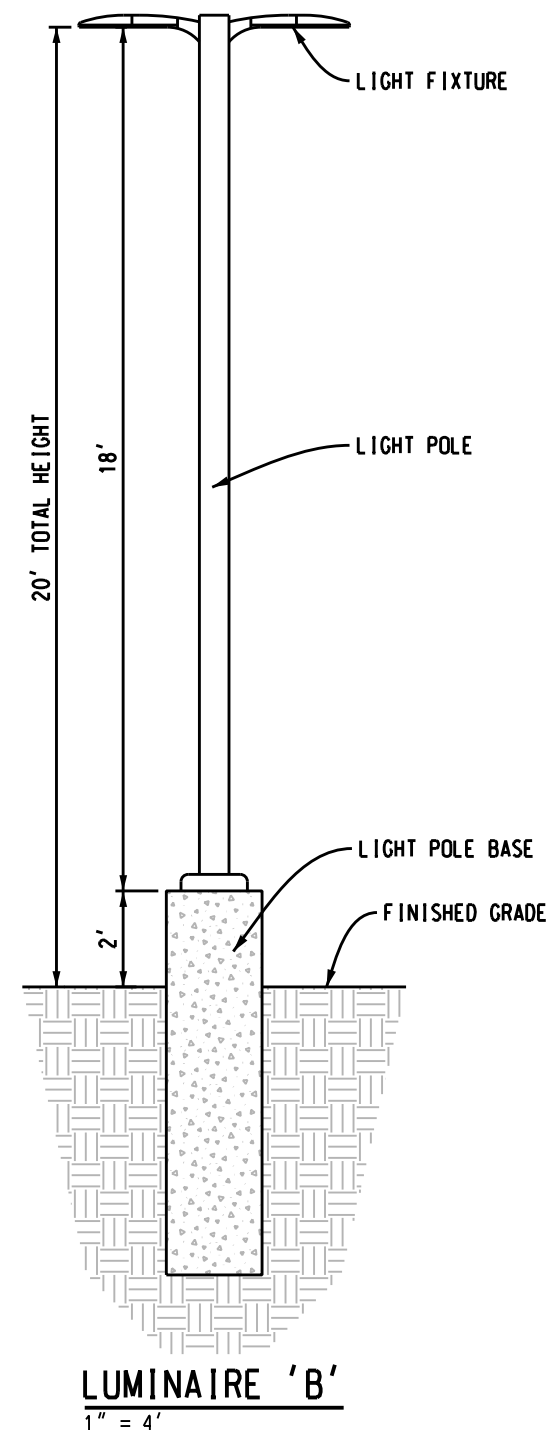


LIGHTING NOTES:
 - THE FOOTCANDLES SHOWN HEREON HAVE BEEN CALCULATED AT APPROXIMATELY SIX FEET ABOVE GRADE.
 - THE CATALOG DETAILS OF THE LIGHTING FIXTURE HAVE BEEN PROVIDED IN FULL BUT SEPARATELY FROM THESE SITE PLAN DOCUMENTS.

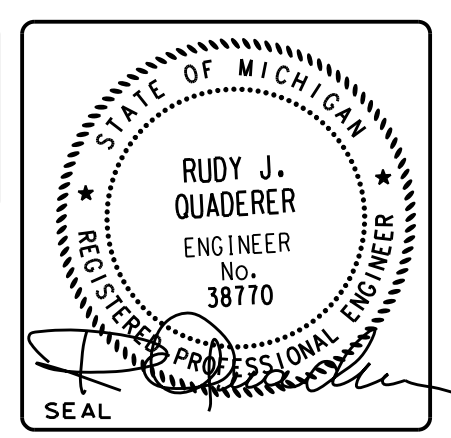
STATISTICAL AREA SUMMARY				
AVG	MAX	MIN	AVG/MIN	MAX/MIN
0.7	11.7	0.1	7.0 / 1	117 / 1



LUMINAIRE SCHEDULE							
QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NO.	DESCRIPTION	LAMP	WATTAGE
8	A	SINGLE	LITHONIA	DSXO LED P1 30K T2M MVOLT HS	D-SERIES AREA SIZE 0, POLE MOUNTED, SINGLE (ONE) LIGHT FIXTURE W/ HOUSE SIDE SHIELD	LED	38
7	B	SINGLE	LITHONIA	DSXO LED P1 30K T4M MVOLT HS	D-SERIES AREA SIZE 0, POLE MOUNTED, SINGLE (ONE) LIGHT FIXTURE W/ HOUSE SIDE SHIELD	LED	38
6	C	SINGLE	LITHONIA	OLLWD LED P1 40K MVOLT	WALL MOUNTED, DOWN LIGHT ONLY, CYLINDRICAL	LED	9
4	D	SINGLE	LITHONIA	KBRB LED 12C 350 30K ASY MVOLT	BOLLARD MOUNTED, KBRB WITH 3 LIGHT BOARDS (12 LEDS), 350MA DRIVER, 3000K COLOR TEMP, AND ASYMMETRIC OPTIC	LED	16
22	E	SINGLE	LITHONIA	DSXW1 LED 10C 700 30K TFTM MVOLT	DSXW1 WITH (1) 10 LED LIGHT ENGINES, WALL MOUNTED, SINGLE (ONE) LIGHT FIXTURE	LED	26.2



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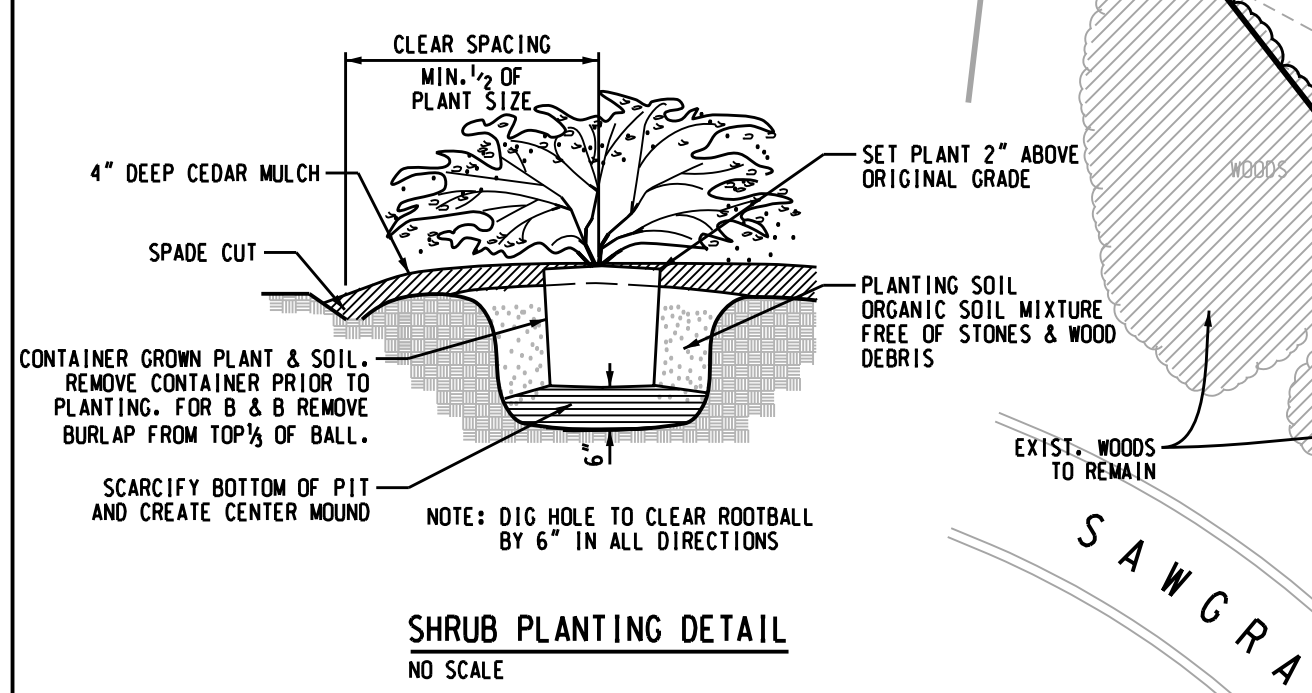
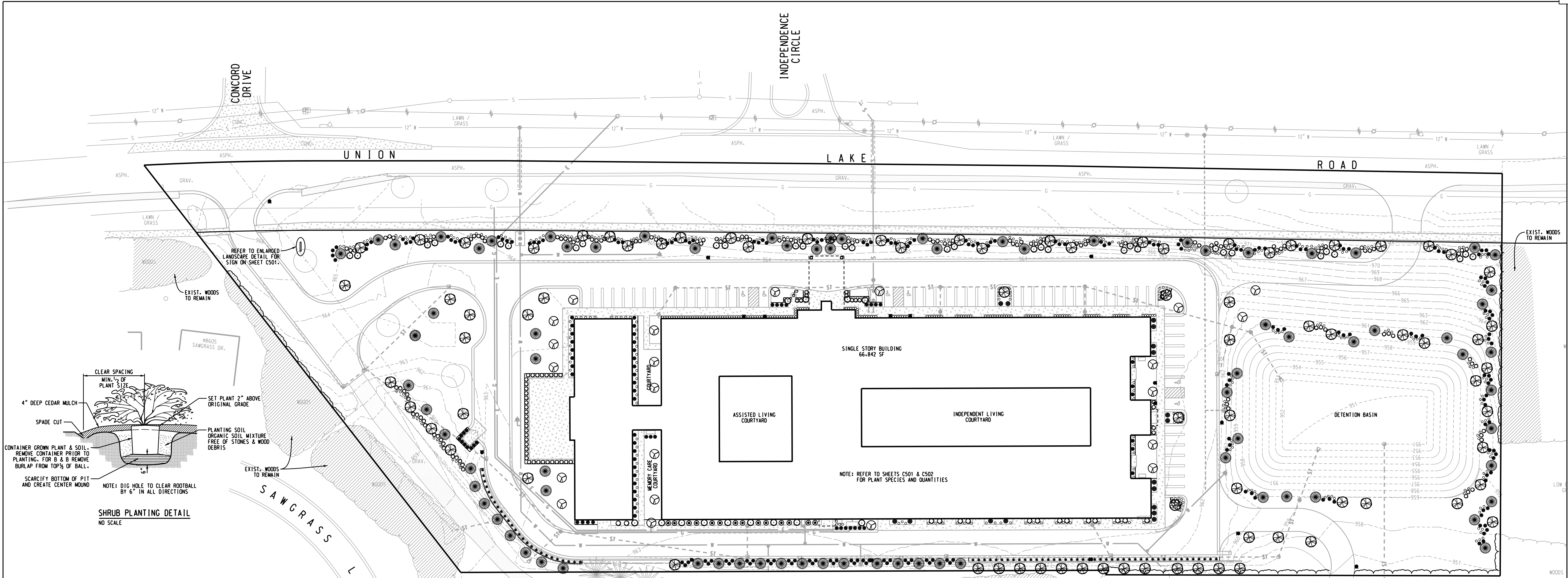
NO.	DATE	SUBJECT
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12-13-21		REISSUED WHITE LAKE TWP.
10-28-21		WHITE LAKE TWP. (SITE PLAN)
04-13-21		TOPOGRAPHIC SURVEY

NORTHWEST 1/4 SECTION 36 T-3N, R-8E
COMFORT CARE
 UNION LAKE ROAD
 WHITE LAKE TWP.,
 OAKLAND COUNTY
 STATE OF MICHIGAN

DRAWING TITLE
SITE PHOTOMETRIC PLAN

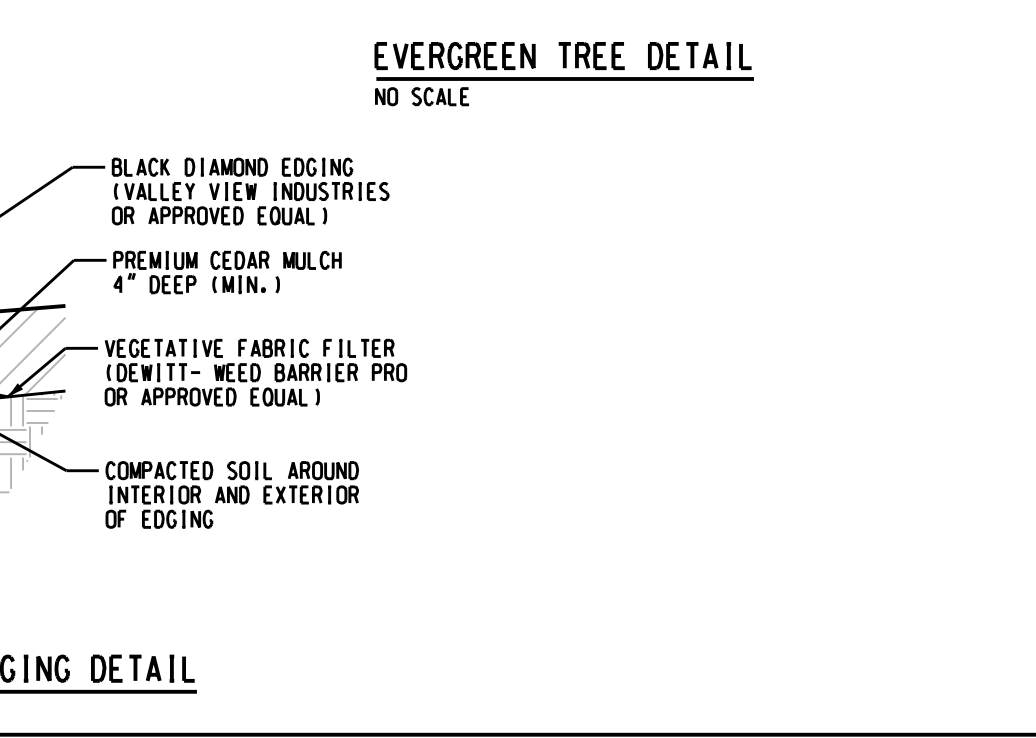
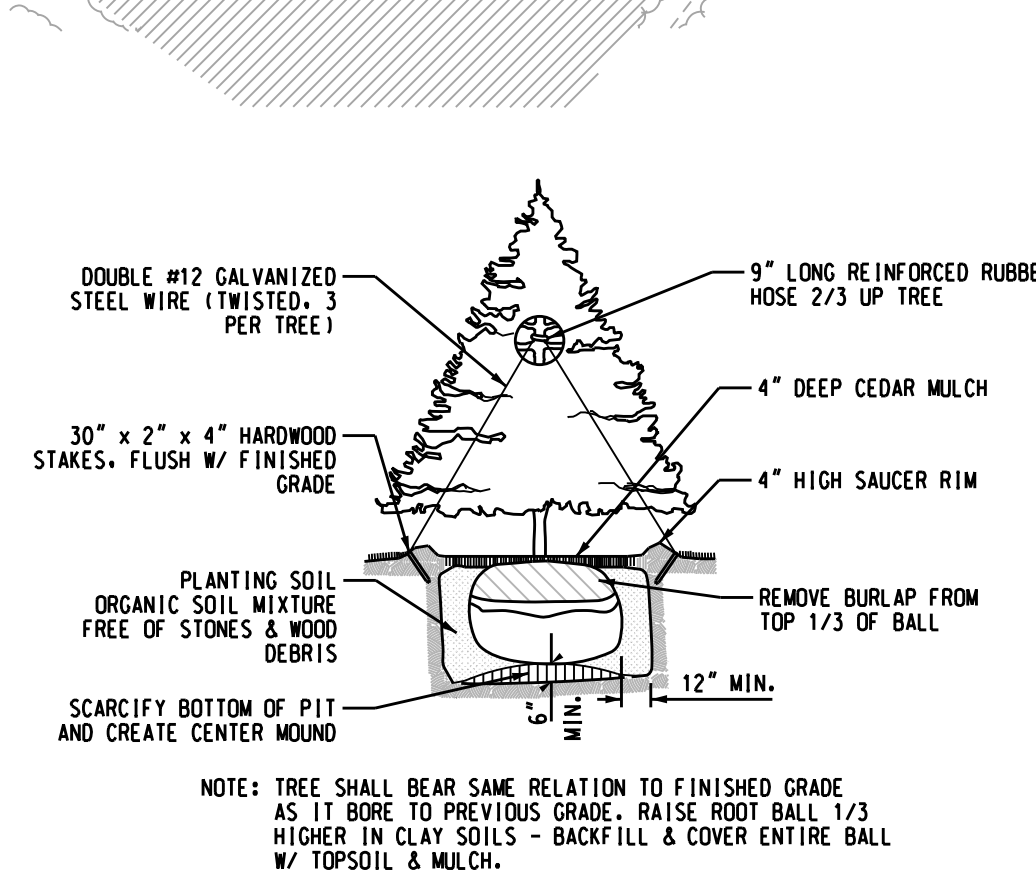
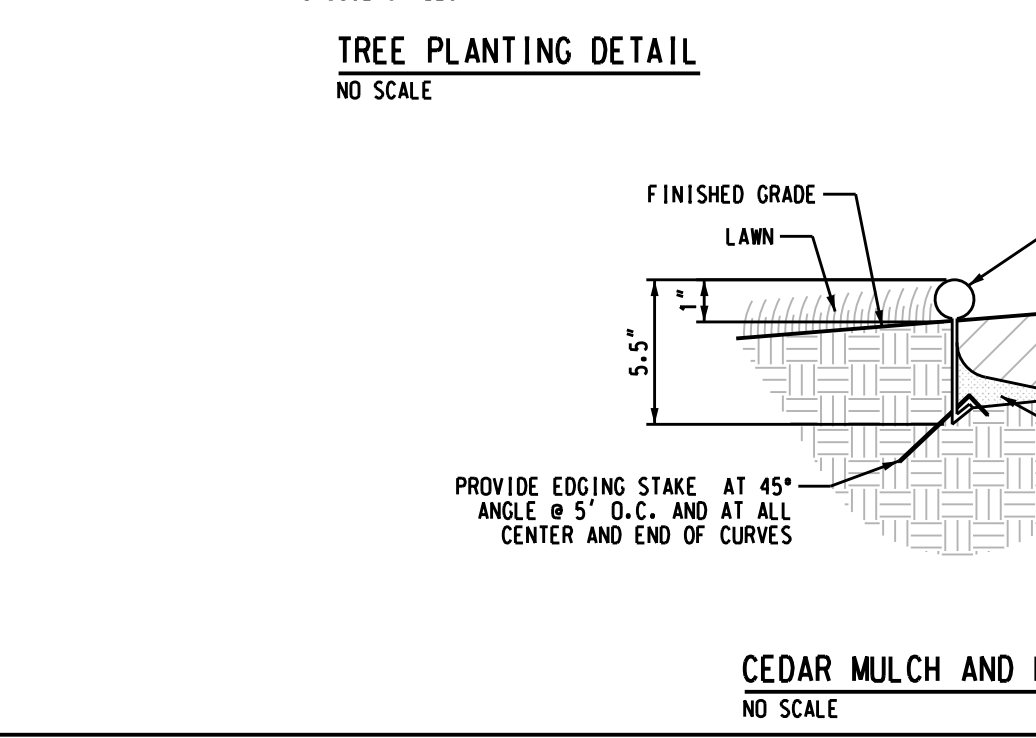
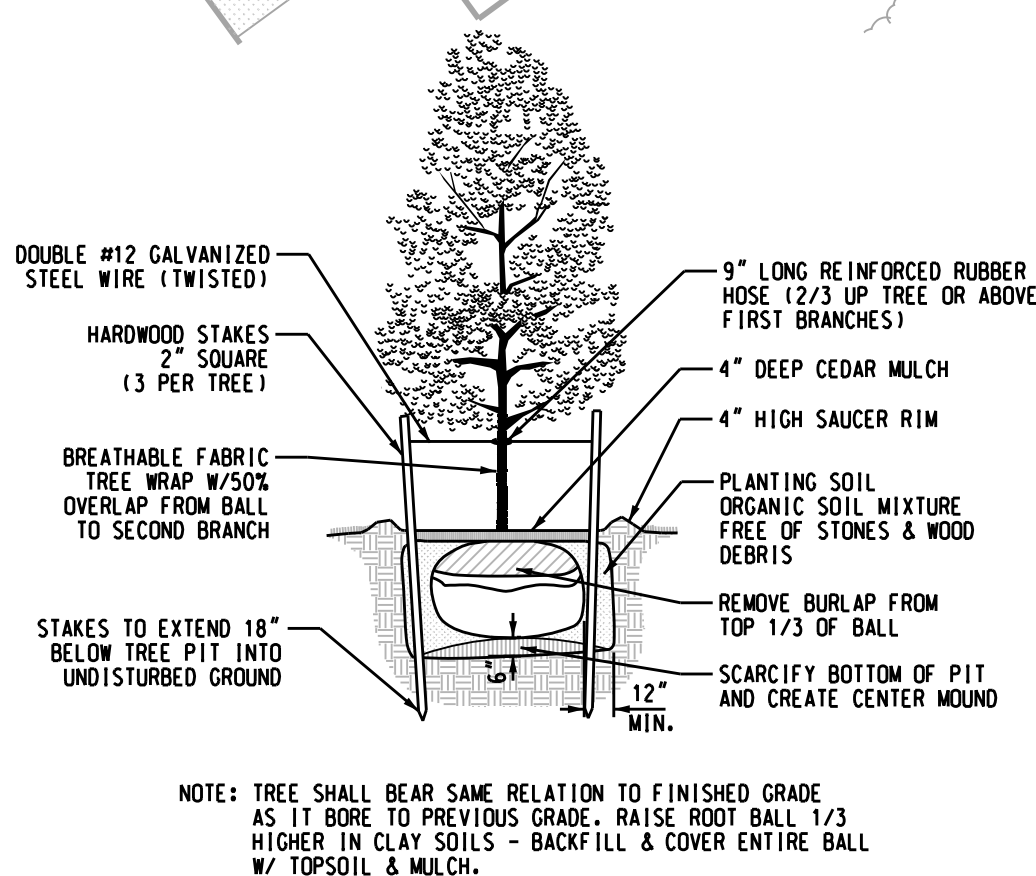
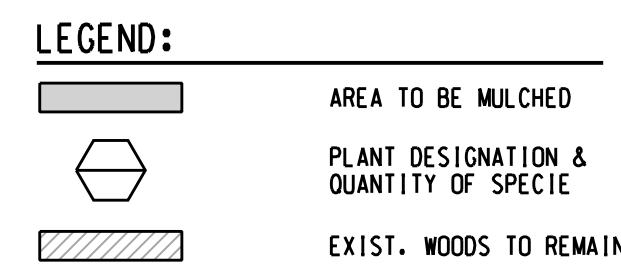
PROJECT NUMBER 210303
 PROJECT PHASE SPA

SHEET
C401



- LANDSCAPING NOTES:**
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS LATEST EDITION.
 - PRIOR TO BEGIN OF LANDSCAPE WORK, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES, CONTRACTOR SHALL CONTACT MISS DIG (811) FOR LOCATIONS OF ALL PRIVATE UTILITIES. ANY DAMAGE OR INTERRUPTIONS OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE WORK CONDITIONS TO OWNER PRIOR TO COMMENCING WORK.
 - NUMERICAL VALUE OF PLANT MATERIAL SHOWN SHALL TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY AND REPORT ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT.
 - SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND/OR GOVERNING AGENCY PRIOR TO COMMENCING.
 - NEW LANDSCAPE BEDS WITHIN PREVIOUS BUILDING AND PAVEMENT AREAS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A MINIMUM DEPTH OF 24" AND BACKFILLED WITH GOOD MEDIUM TEXTURED ORGANIC PLANTING SOIL FREE OF ROCKS LARGER THAN 1".
 - PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS.
 - COORDINATE PLACEMENT OF PLANTS WITH UNDERGROUND UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES. DO NOT PLANT SHADE OR EVERGREEN TREES BELOW OVERHEAD WIRES. IF CONFLICT OCCURS, CONTACT LANDSCAPE ARCHITECT TO ADJUST LOCATION OF TREES.
 - BACKFILL ISLANDS FROM SUBGRADE TO THE TOP OF CURB WITH ON-SITE TOPSOIL UNLESS OTHERWISE NOTED ON PLAN. FINISHED GRADE IN CENTER OF ISLAND SHALL BE 4" TO 6" HIGHER THAN TOP OF CURB TO PROVIDE POSITIVE DRAINAGE TO PERIMETER OF CURB ISLAND.
 - PLACE 4" THICK BY 4" DIAMETER SHREDDED CEDAR OR CYPRESS BARK MULCH RING AT THE BASE OF ALL NEW TREES IN LAWN AREA. CUT LAWN AREA IN A SMOOTH UNIFORM CIRCULAR LINE.
 - ALL GREEN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH SIDE SLOPES LESS THAN 3:1, SHALL BE GRADED AND TOPPED WITH MINIMUM 4" DEEP TOPSOIL AND SEEDED & MULCHED. REFER TO PLAN FOR SEED MIXTURE AND APPLICATION RATE.
 - ALL EXISTING TREES AND SHRUBS NOTED TO REMAIN SHALL BE PROPERLY PRUNED, TRIMMED, THINNED AND SHAPED BY A QUALIFIED NURSERYMAN OF ARBORIST. ALL DEAD LIMBS AND BRANCHES SHALL BE REMOVED FROM SITE.
 - UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN AREAS SHALL RECEIVE LANDSCAPE EDGING AS DETAILED ON PLAN.
 - ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF COMPLETION OF BUILDING.
 - ALL STAKING MATERIALS AND WRAPPING SHALL BE REMOVED OFF SITE WITHIN ONE YEAR AFTER INSTALLATION.
 - LANDSCAPING ITEMS SHALL NOT INTERFERE WITH THE CLEAR VISION AREAS. TREES WITHIN PARKING LOT ISLANDS SHALL HAVE A CLEAR VIEW OF 4'-6" MINIMUM TO THE FIRST BRANCH AT MATURITY.
 - ALL PLANT MATERIALS INCLUDING LAWN AREAS SHALL BE WATERED, FERTILIZED, TRIMMED, MOVED AND GENERALLY MAINTAINED BY THE CONTRACTOR IN A HEALTHY GROWING CONDITION FOR A PERIOD OF 30 DAYS AFTER FINAL COMPLETION AND AFTER LAWN IS CUT FOR FIRST TIME. CONTRACTOR SHALL SUBMIT A ONE (1) YEAR WARRANTY FROM COMPLETION DATE AND BE RESPONSIBLE TO REPLACE ANY DISEASED OR DEAD PLANT MATERIAL WITHIN THAT PERIOD OF TIME WITHOUT ANY COST TO THE OWNER.

PLANTING REQUIREMENTS		
LOCATION	MINIMUM REQUIREMENT	PROVIDED
ROAD R/W GREENBELT	20' WIDE GREENBELT: 1 DECIDUOUS OR EVERGREEN TREE + 8 SHRUBS / 30LF = 1,127/30 = 38 TREES + 304 SHRUBS	59 TREES, 393 SHRUBS
PARKING LOT AREA	15SF PER PARKING SPACE = 53 SPAC.(15) = 795 SF	855 SF OF LANDSCAPE AREA
RESIDENTIAL BUFFER (SOUTH SIDE)	LAND FORM BUFFER A-2 = 1 TREE + 8 SHRUBS PER 30LF = 288/30 = 10 TREES + 80 SHRUBS	15 TREES, 65 SHRUBS, EXIST. WOODS
RESIDENTIAL BUFFER (WEST SIDE)	LAND FORM BUFFER A-2 = 1 TREE + 8 SHRUBS PER 30LF	18 TREES, EXIST. TREES & WOODS, NEW WALL
INTERIOR LANDSCAPING	15% OF THE TOTAL LOT AREA 1 TREE / 300 SF + 5 SHRUBS TOTAL AREA = 364,991 SF -PAVED AREA = 58,100 SF NET AREA = 306,891 SF 15% NET AREA = 45,975 SF 45975/300 = 153 TREES + 766 SHRUBS	87 TREES, 584 SHRUBS, EXIST. TREES



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SCALE: 1"=40'

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RUDY J. QUADERER
ENGINEER
No. 38770

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NO.	DATE	SUBJECT
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12-13-21		RE ISSUED WHITE LAKE TWP.
10-28-21		WHITE LAKE TWP. (SITE PLAN)
04-13-21		TOPOGRAPHIC SURVEY

COMFORT CARE

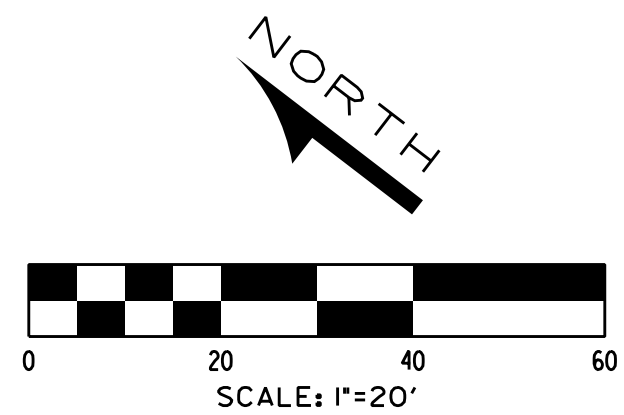
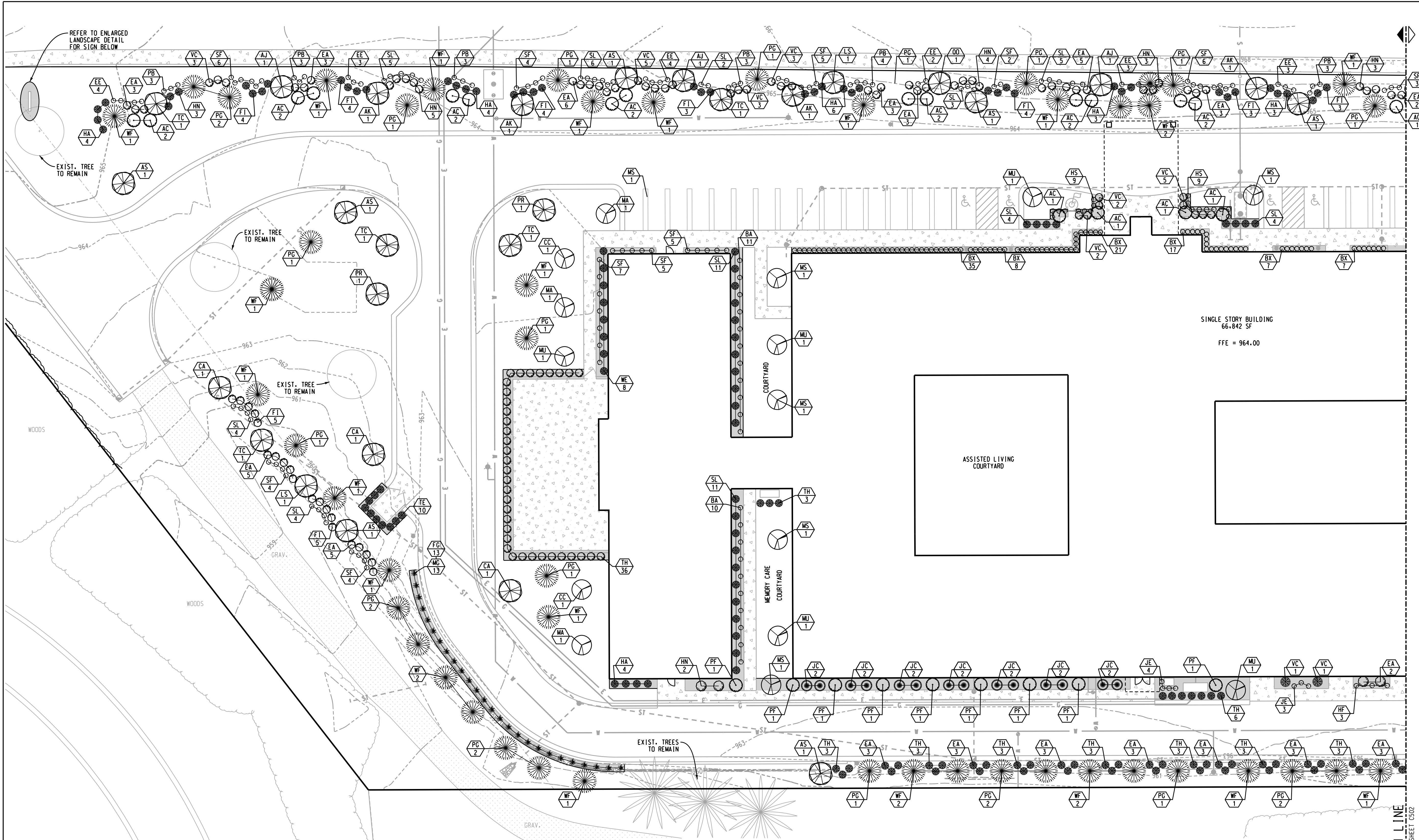
NORTHWEST 1/4 SECTION 36 T-3N, R-8E

UNION LAKE ROAD
WHITE LAKE TWP.,
OAKLAND COUNTY
STATE OF MICHIGAN

DRAWING TITLE
SITE LANDSCAPE PLAN

PROJECT NUMBER 210303
PROJECT PHASE SPA

SHEET
C500

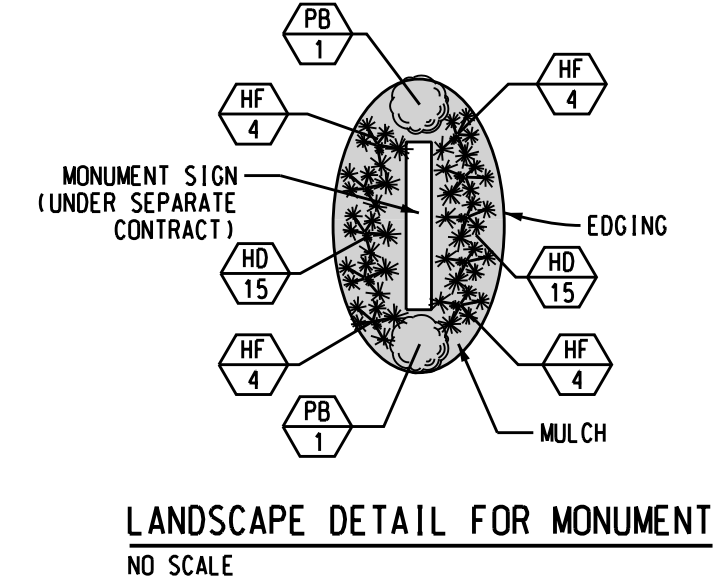
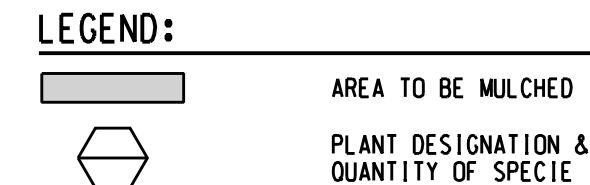


MATCH LINE
REFER TO SHEET C502

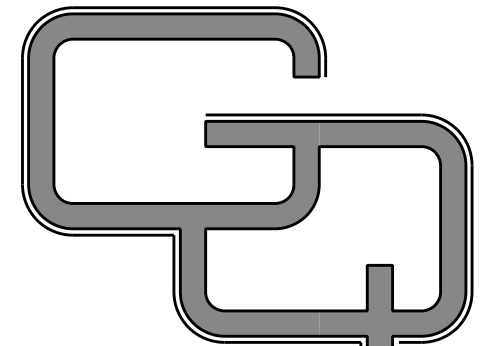
TREE SCHEDULE			
KEY	BOTANICAL NAME	COMMON NAME	SIZE QUANTITY
AF	ACER PALMATUM 'FIREGLOW'	FIREGLOW JAPANESE MAPLE	4' HT -
AK	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	2.5" CAL 4
AJ	ACER X FREEMANTII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2.5" CAL 3
AS	ACER SACCHARUM 'COMMEMORATION'	COMMEMORATION SUGAR MAPLE	2.5" CAL 6
BC	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	8" HT -
CA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL 2
CC	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL 2
LS	LIOUIDAMBAR STYRACIFLUA 'GODUZAM'	GOLD DUST AMERICAN SWEETGUM	2.5" CAL 2
MA	MAGNOLIA ACUMINATA 'GOLDSTAR'	GOLD STAR MAGNOLIA	2" CAL 3
MS	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" CAL 6
MU	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL 5
PG	PICEA GLAUCA	WHITE SPRUCE	8' HT 23
PR	PYRUS CALLARYANA 'REDSPIRE'	REDSPIRE PEAR	2.5" CAL 2
OD	QUERCUS RUBRA	NORTHERN RED OAK	2.5" CAL 1
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5" CAL 4
WF	ABIES CONCOLOR	CONCOLOR WHITE FIR	8' HT 24

SHRUB SCHEDULE			
KEY	BOTANICAL NAME	COMMON NAME	SIZE QUANTITY
AC	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVICEBERRY	4' HT 19
BA	BERBERIS ATROPURPUREA 'CRIRUZAM'	CRIMSON RUBY BARBERRY	18" HT 21
BX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	NO. 3 CONT 74
CB	CORNUS ALBA 'BAILHALD'	IVORY HALD RED TWIG DOGWOOD	18" HT -
EA	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	24" HT 59
EE	EUONYMUS FORTUNEI 'EMERALD CAIETY'	EMERALD CAIETY EUONYMUS	NO. 3 CONT 19
FI	FORSYTHIA INTERMEDIA	NORTHERN GOLD FORSYTHIA	24" HT 35
HA	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	24" HT 24
HN	HIBISCUS SYRIACUS 'NOTWOODONE'	LAV. CHIFFON ROSE OF SHARON	24" HT 20
HS	HYDRANGEA MAC. H. SERRATA 'PREZIOSA'	PINK BEAUTY HYDRANGEA	24" HT 18
JC	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER	24" SPR. 14
JE	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" SPR. 7
PF	PICEA ABIES 'MIDIFORMIS'	BIRD'S NEST SPRUCE	18" HT 9
PB	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	NO. 3 CONT 12
SF	SPIREA JAPONICA 'GOLDMOUND'	GOLD MOUND SPIREA	NO. 3 CONT 41
SL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	NO. 3 CONT 57
TE	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	5' HT 10
TH	TAXUS X MEDIA 'HICKSII'	HICKS COLUMNAR YEW	24" HT 67
VC	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	NO. 5 CONT 23
WE	WEIGELA FLORIDA 'ELVERA'	MIDNIGHT WINE WEIGELA	NO. 3 CONT 8

PERENNIALS & GRASSES SCHEDULE			
KEY	BOTANICAL NAME	COMMON NAME	SIZE QUANTITY
FG	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	NO. 2 CONT 13
HD	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILLY	NO. 2 CONT 30
HF	HOSTA 'FRANCEE'	FRANCEE HOSTA	NO. 2 CONT 15
MG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	NO. 2 CONT 13



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		REVISION OR ISSUE

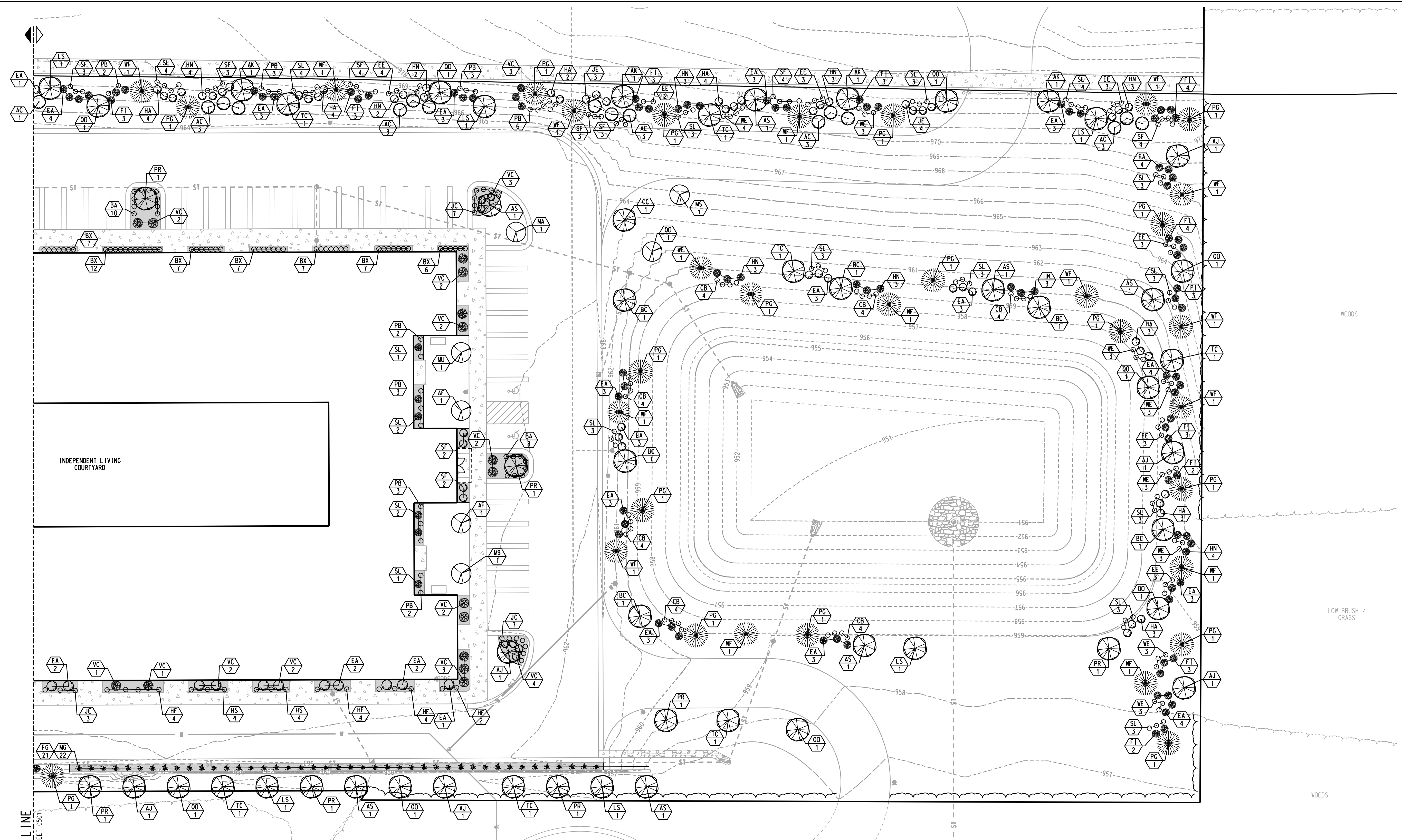
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COMFORT CARE

UNION LAKE ROAD
WHITE LAKE TWP.,
OAKLAND COUNTY
STATE OF MICHIGAN

DRAWING TITLE
SITE LANDSCAPE PLAN (NORTH DETAIL)

PROJECT NUMBER	210303	SHEET	C501
PROJECT PHASE	SPA		



INDEPENDENT LIVING COURTYARD

WOODS

LOW BRUSH / GRASS

WOODS

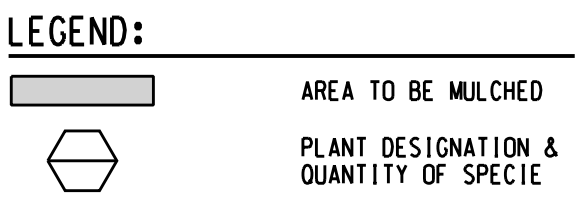


MATCH LINE REFER TO SHEET C501

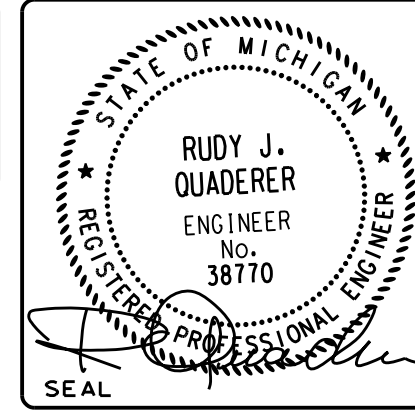
TREE SCHEDULE			
KEY BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AF	ACER PALMATUM 'FIREGLOW'	FIREGLOW JAPANESE MAPLE 4' HT	2
AK	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE 2.5" CAL	4
AJ	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE 2.5" CAL	6
AS	ACER SACCHARUM 'COMMEMORATION'	COMMEMORATION SUGAR MAPLE 2.5" CAL	7
BC	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH 8' HT	6
CA	CARPINUS CAROLINIANA	AMERICAN HORNBEEAM 2.5" CAL	-
CC	CERCIS CANADENSIS	EASTERN REDBUD 2" CAL	1
LS	LIQUIDAMBAR STYRACIFLUA 'GODUZAM'	GOLD DUST AMERICAN SWEETGUM 2.5" CAL	6
MA	MAGNOLIA ACUMINATA 'GOLDSTAR'	GOLD STAR MAGNOLIA 2" CAL	1
MS	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE 2" CAL	2
MU	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE 2" CAL	1
PG	PICEA GLAUCA	WHITE SPRUCE 8' HT	17
PR	PYRUS CALLARYANA 'REDSPIRE'	REDSPIRE PEAR 2.5" CAL	7
OO	QUERCUS RUBRA	NORTHERN RED OAK 2.5" CAL	10
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN 2.5" CAL	7
WF	ABIES CONCOLOR	CONCOLOR WHITE FIR 8' HT	17

SHRUB SCHEDULE			
KEY BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AC	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVICEBERRY 4' HT	16
BA	BERBERIS ATROPURPUREA 'CRIRUZAM'	CRIMSON RUBY BARBERRY 18" HT	18
BX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD NO. 3 CONT	53
CB	CORNUS ALBA 'BAILHALO'	IVORY HALO RED TWIG DOGWOOD 18" HT	28
EA	EUDONYMUS ALATAS 'COMPACTUS'	COMPACT BURNING BUSH 24" HT	59
EE	EUDONYMUS FORTUNEI 'EMERALD GALETY'	EMERALD GALETY EUDONYMUS NO. 3 CONT	20
FI	FORSYTHIA INTERMEDIA	NORTHERN GOLD FORSYTHIA 24" HT	33
HA	HAMMELIS VERNALIS	VERNAL WITCHHAZEL 24" HT	21
HN	HIBISCUS SYRIACUS 'NOTWOODONE'	LAV. CHIFFON ROSE OF SHARON 24" HT	30
HS	HYDRANGEA MAC. H. SERRATA	PINK BEAUTY HYDRANGEA 24" HT	8
JC	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER 24" SPR.	14
JE	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER 24" SPR.	10
PF	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE 18" HT	-
PB	POTENTILLA FRUITICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA NO. 3 CONT	24
SF	SPIREA JAPONICA 'GOLDMOUND'	GOLD MOUND SPIREA NO. 3 CONT	28
SL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC NO. 3 CONT	50
TE	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE 5' HT	-
TH	TAXUS X MEDIA 'HICKSII'	HICKS COLUMNAR YEW 24" HT	-
VC	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM 24" HT	20
WE	WEIGELA FLORIDA 'ELVERA'	MIDNIGHT WINE WEIGELA NO. 3 CONT	25

PERENNIALS & GRASSES SCHEDULE			
KEY BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
FG	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS NO. 2 CONT	21
HD	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILLY NO. 2 CONT	-
HF	HOSTA 'FRANCEE'	FRANCEE HOSTA NO. 2 CONT	14
MG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS NO. 2 CONT	22



DRAWN
DESIGNED BRZEZINSKI
CHECKED QUADERER
FIELD WORK



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GRAND BLANC, MI 48439
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NO.	DATE	SUBJECT
01-12-22		REISSUED TO WHITE LAKE TWP.
12-13-21		REISSUED WHITE LAKE TWP.
10-28-21		WHITE LAKE TWP. (SITE PLAN)
04-13-21		TOPOGRAPHIC SURVEY
REVISION OR ISSUE		

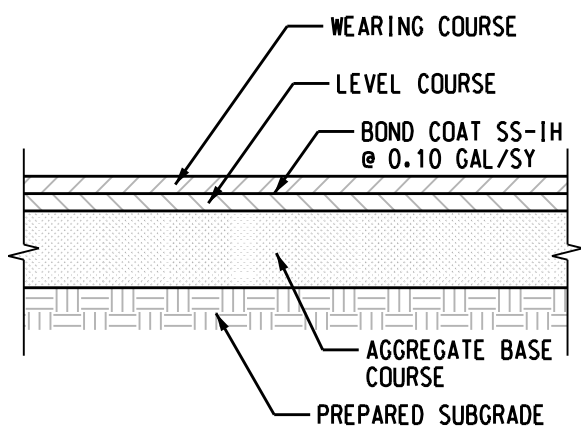
NORTHWEST 1/4 SECTION 36 T-3N, R-8E

COMFORT CARE

UNION LAKE ROAD
WHITE LAKE TWP.,
OAKLAND COUNTY
STATE OF MICHIGAN

DRAWING TITLE
SITE LANDSCAPE PLAN (SOUTH DETAIL)

PROJECT NUMBER 210303	SHEET C502
PROJECT PHASE SPA	



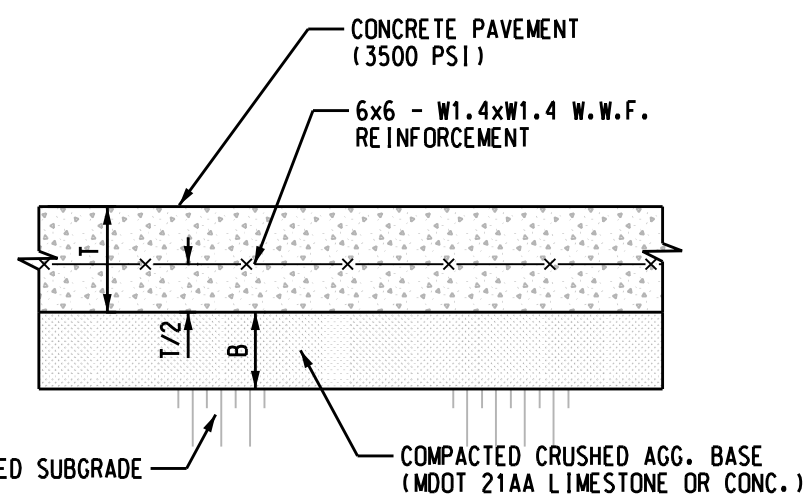
ON-SITE PAVEMENT SECTION
NO SCALE

WEARING COURSE - 1.5" MDOT 13A
LEVEL COURSE - 3" MDOT 3C
AGGREGATE BASE - 8" MDOT 21AA CRUSHED LIMESTONE

ROAD R/W PAVEMENT SECTION
NO SCALE

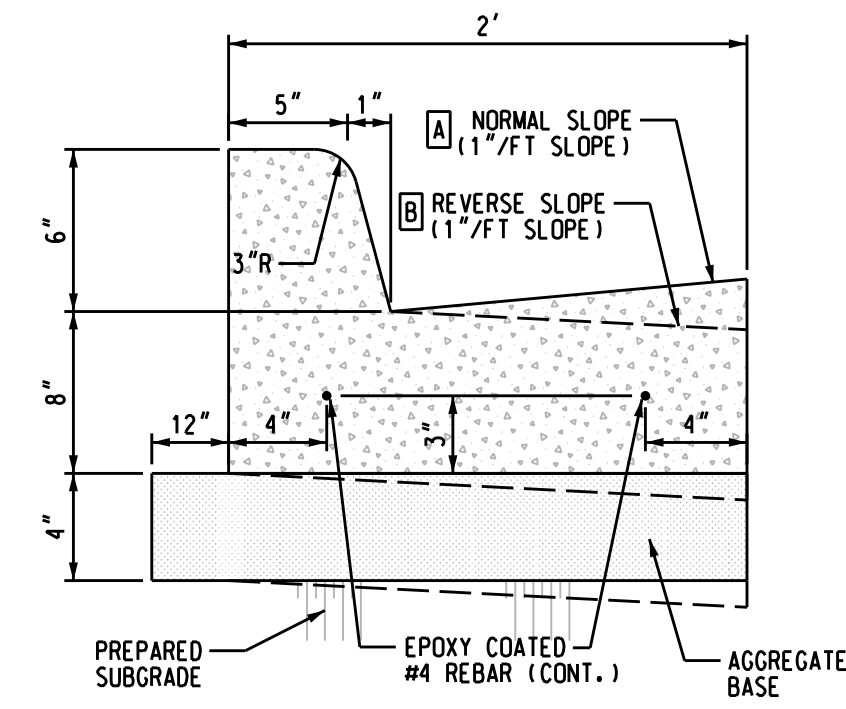
19" OF DEEP STRENGTH ASPHALT SECTION
WEARING COURSE - 2" MDOT 4C
LEVEL COURSE - 3" MDOT 3C
LEVEL COURSE - 4" MDOT 2C (FIRST LIFT)

NOTE: AS AN ALTERNATE, CONTRACTOR IS ALLOWED TO SUBSTITUTE MDOT 21AA CRUSHED CONCRETE FOR ON-SITE AGGREGATE BASE.



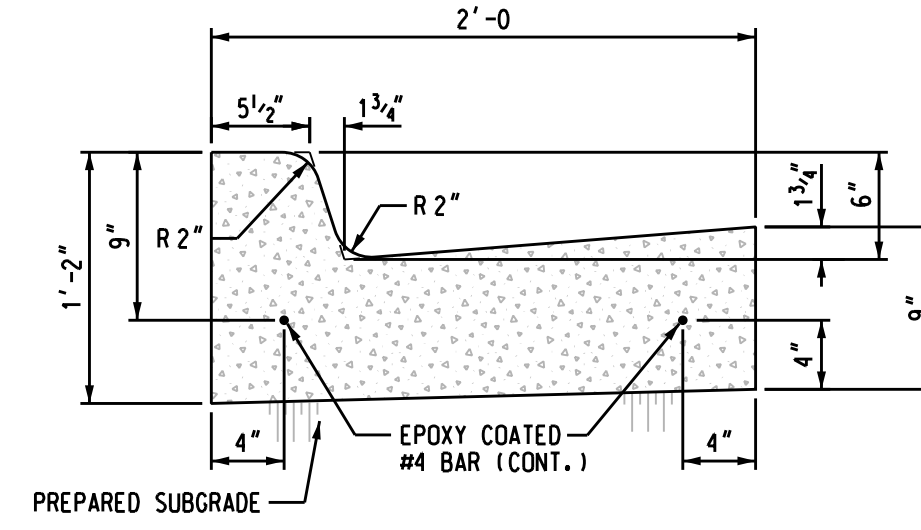
CONCRETE PAVEMENT SECTION
NO SCALE

DESIGN:
PAD UNDER CANOPY 8" 8" YES
DUMPSTER ENCLOSURE 8" 8" YES
SIDEWALK 4" 6" YES



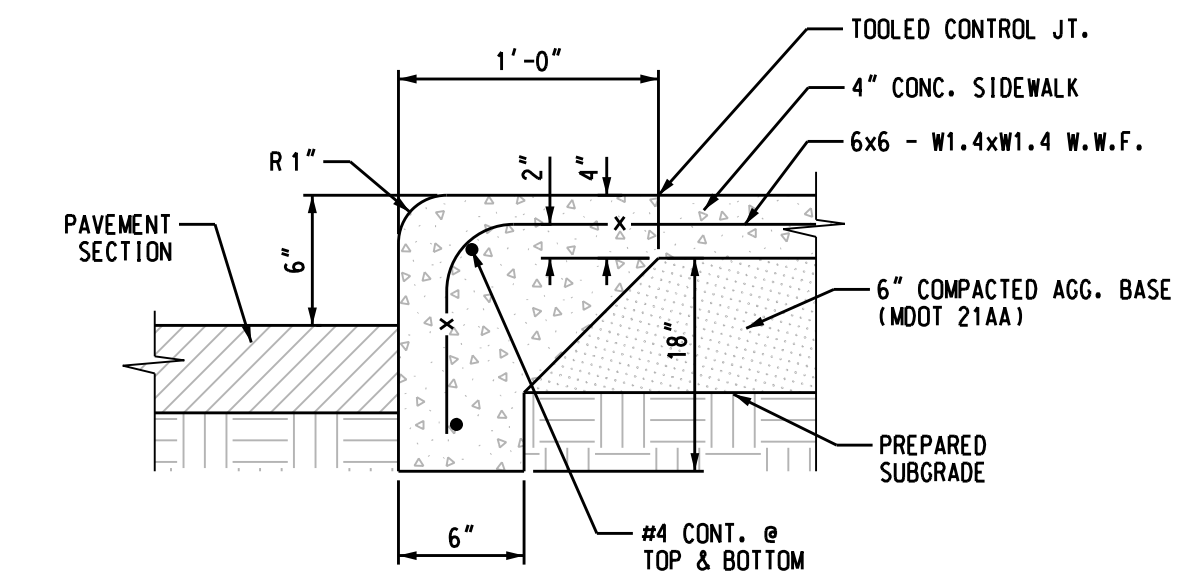
CURB & GUTTER DETAIL
NO SCALE

PROVIDE CONTROL JOINTS AT 10 FEET MAXIMUM SPACING AND DOWELED EXPANSION JOINTS AT 100 FEET MAXIMUM INTERVALS AND AT RADIUS POINTS

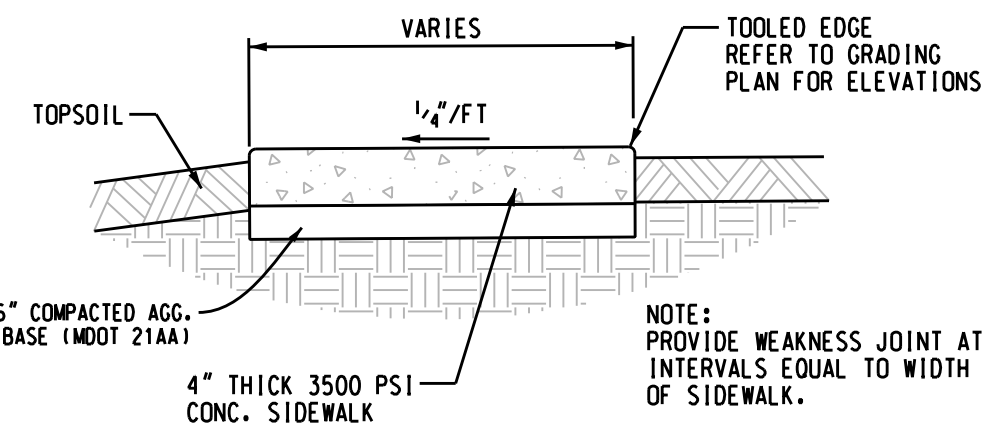


CURB & GUTTER DETAIL
NO SCALE

PROVIDE CONTROL JOINTS AT 10 FEET MAXIMUM SPACING AND DOWELED EXPANSION JOINTS AT 100 FEET MAXIMUM INTERVALS AND AT RADIUS POINTS

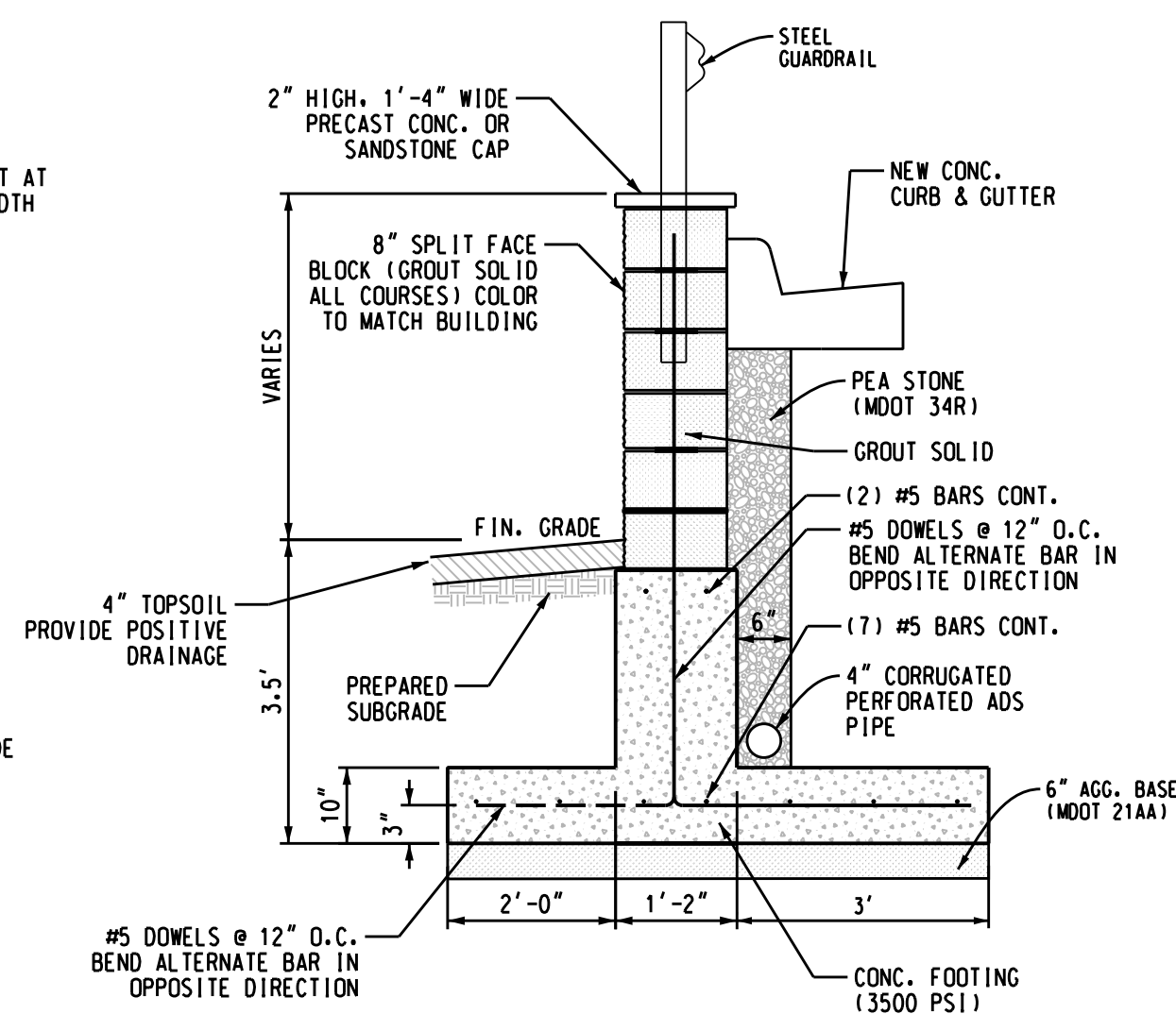


INTEGRAL CURB & SIDEWALK DETAIL
NO SCALE

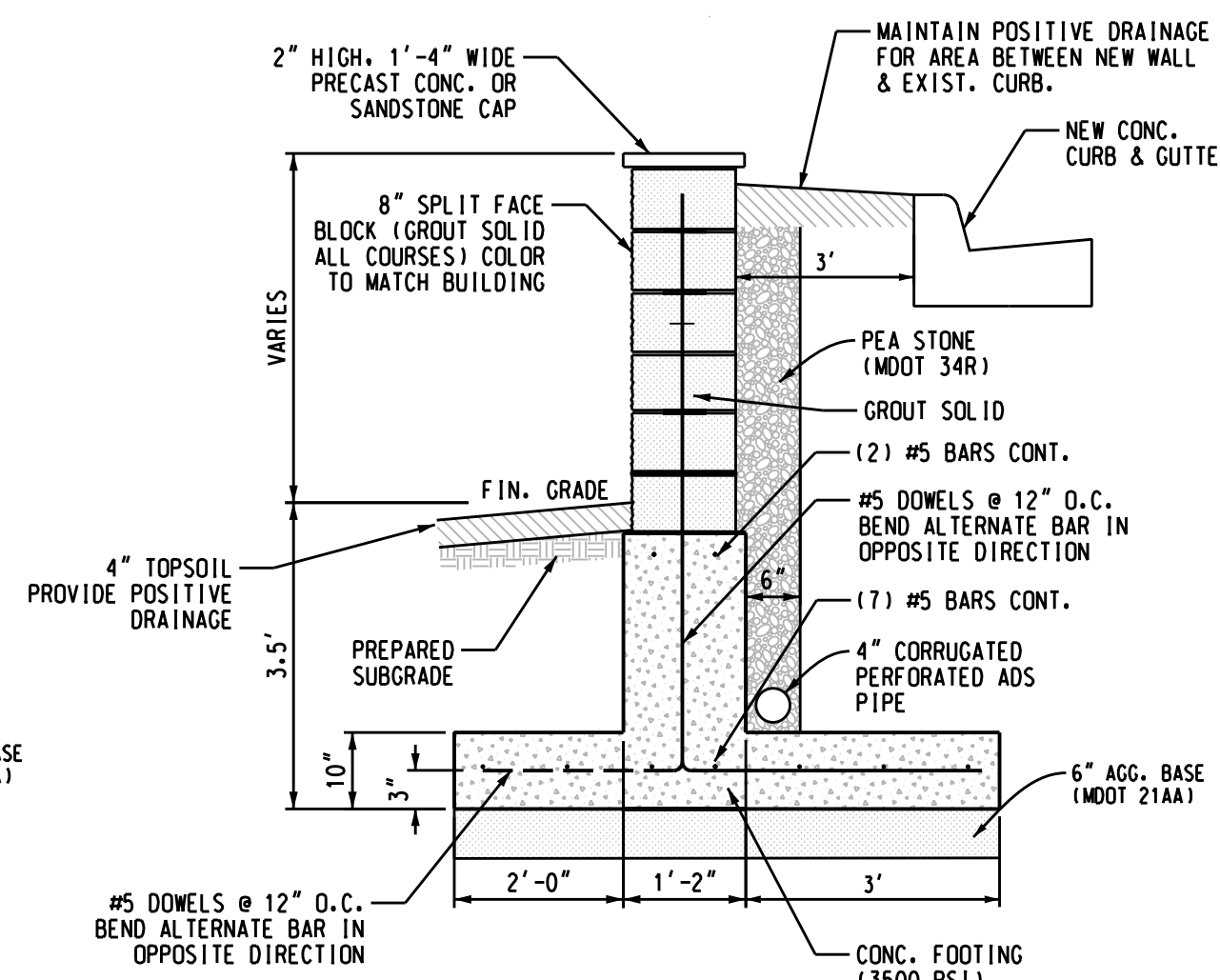


TYP. SIDEWALK DETAIL
NO SCALE

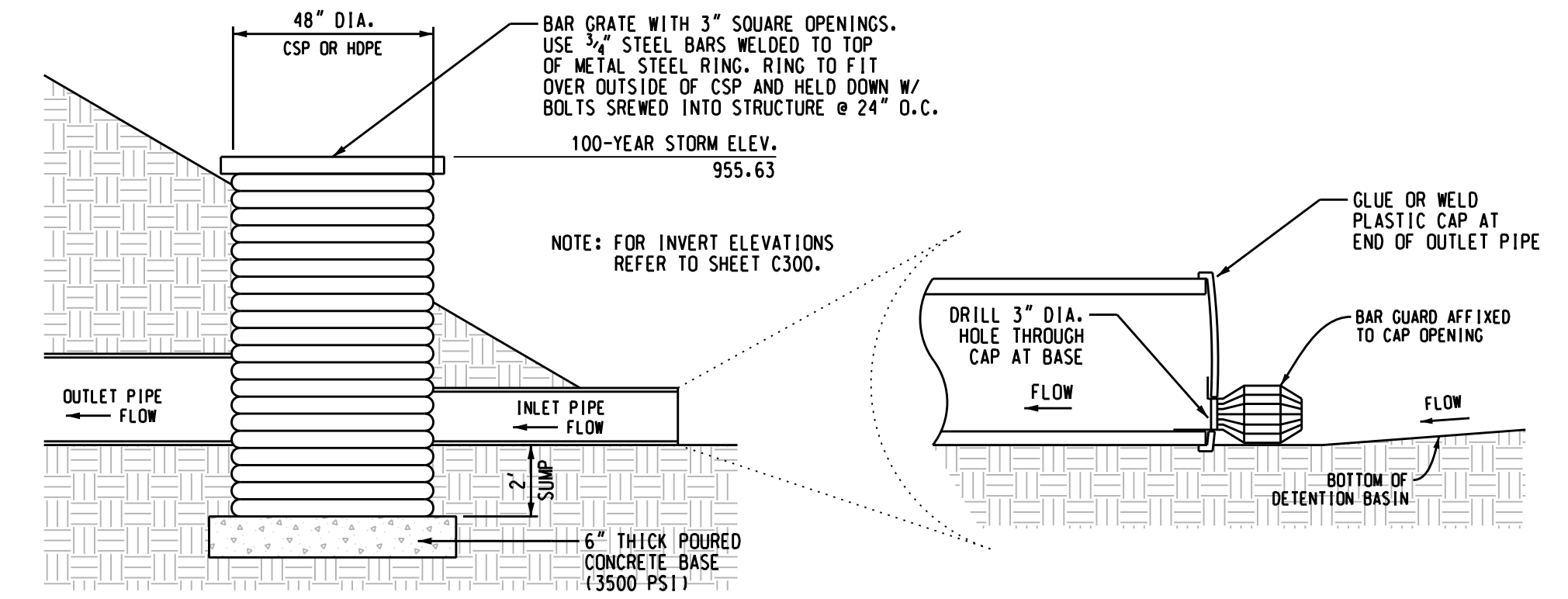
NOTE: PROVIDE WEAKNESS JOINT AT INTERVALS EQUAL TO WIDTH OF SIDEWALK.



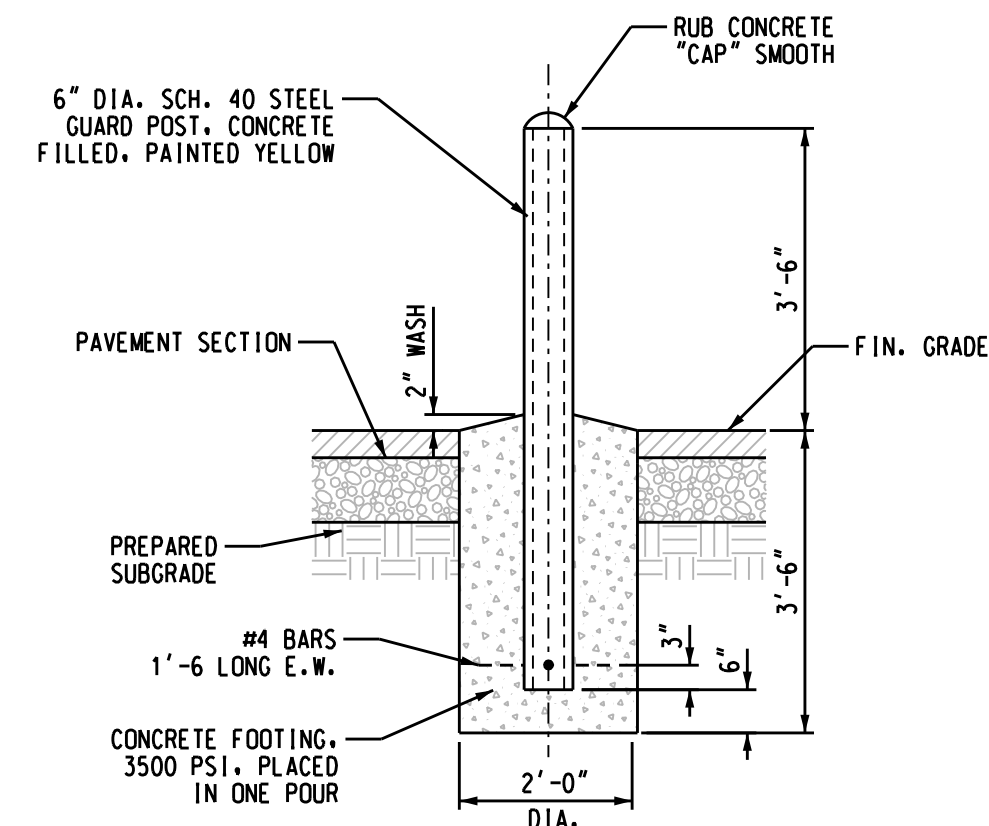
CROSS SECTION MASONRY WALL SW CORNER
NO SCALE



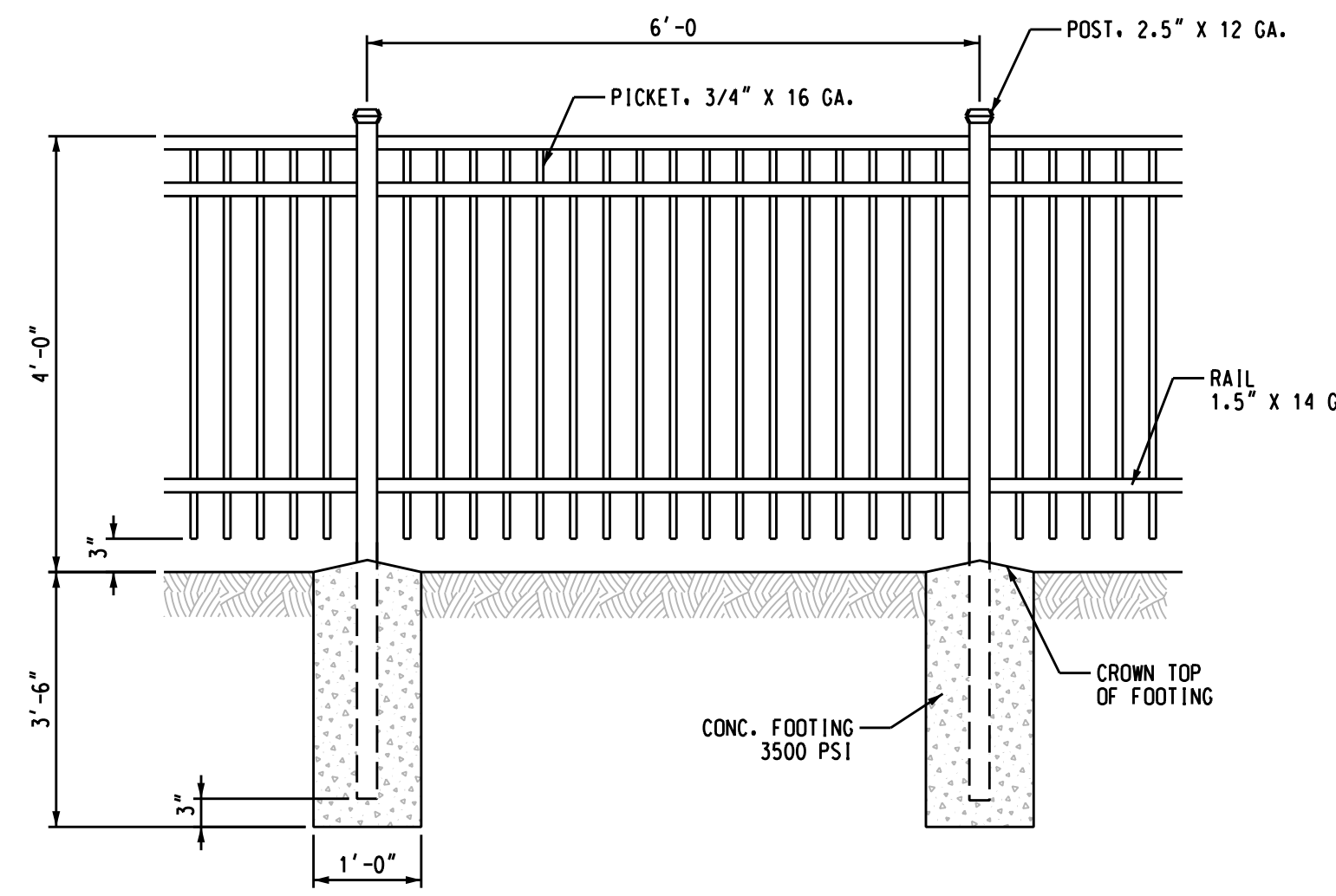
CROSS SECTION MASONRY WALL SE CORNER
NO SCALE



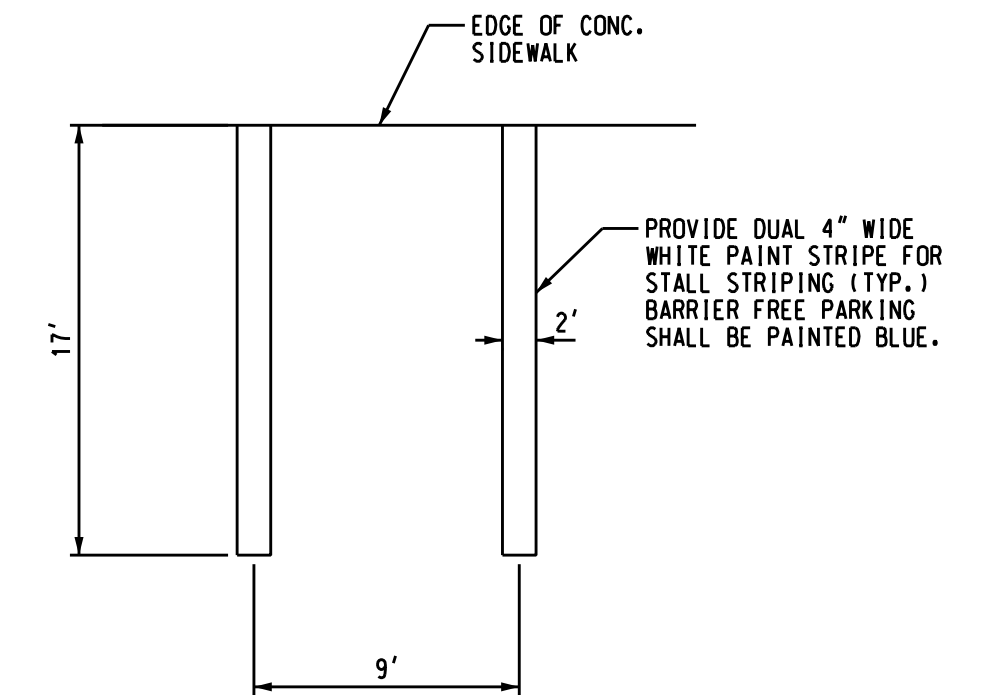
OUTLET CONTROL STRUCTURE #2 (SOUTH POND)
NO SCALE



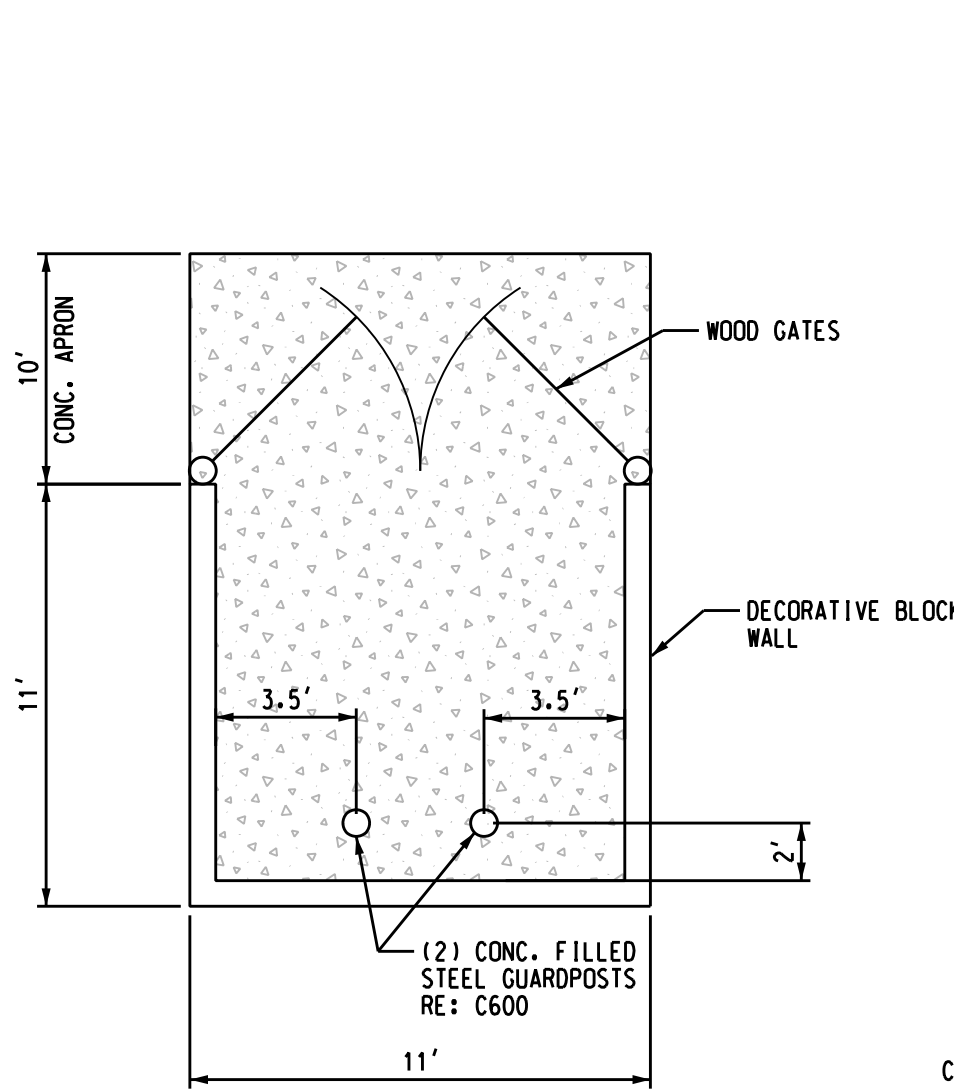
GUARD POST DETAIL
NO SCALE



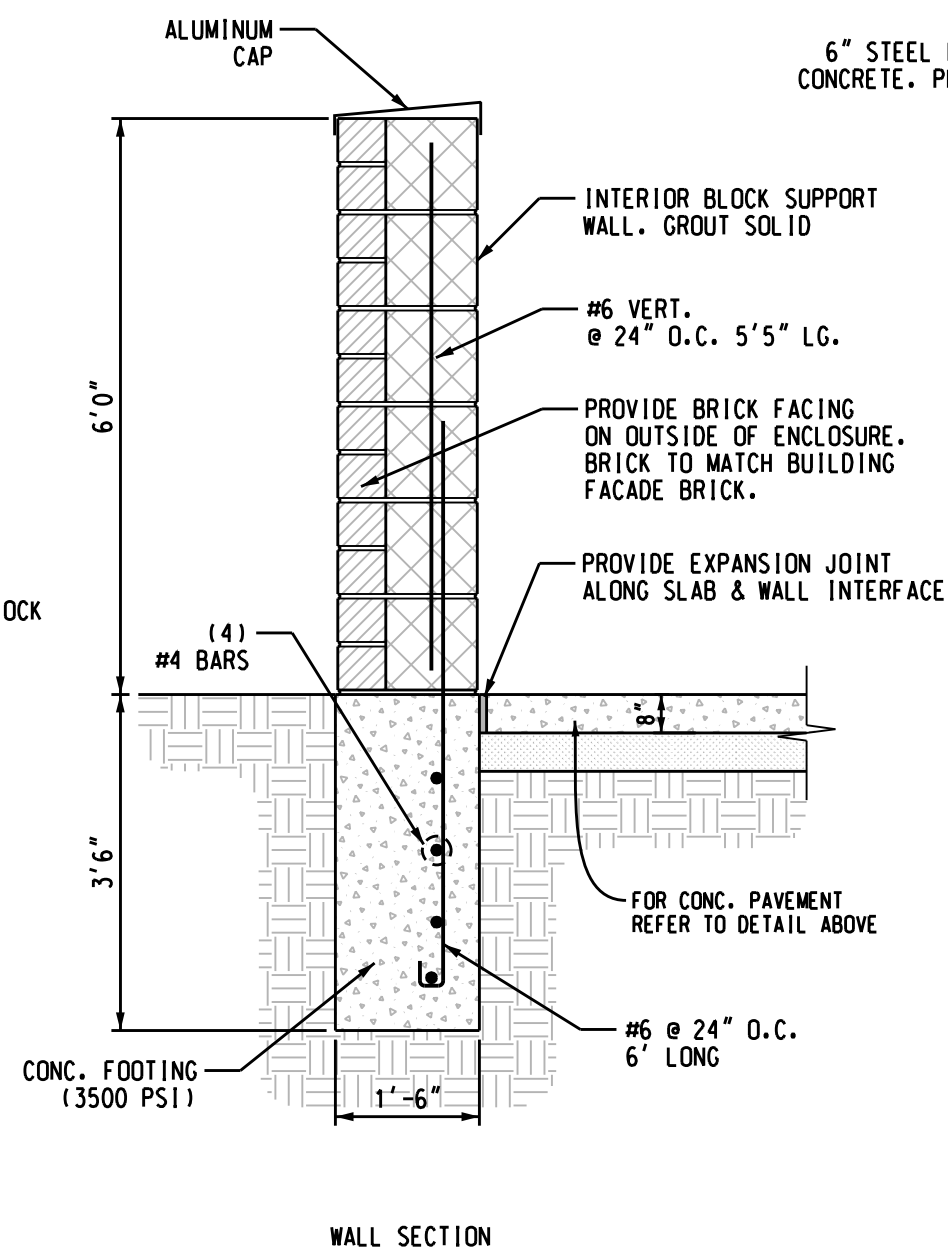
DECORATIVE ALUMINUM FENCE DETAIL
NO SCALE



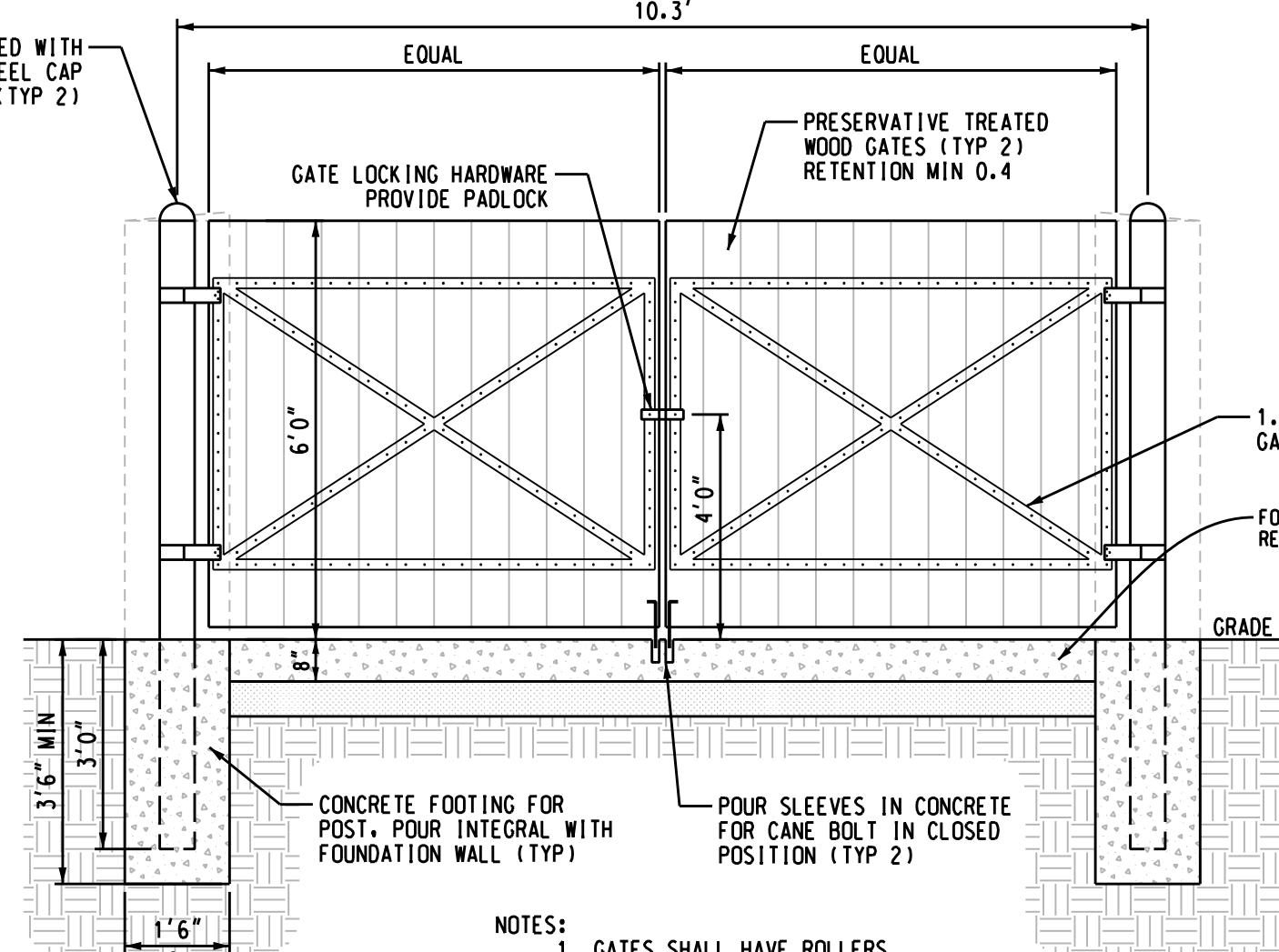
PARKING STALL PAINT STRIPING DETAIL
NO SCALE



PLAN VIEW

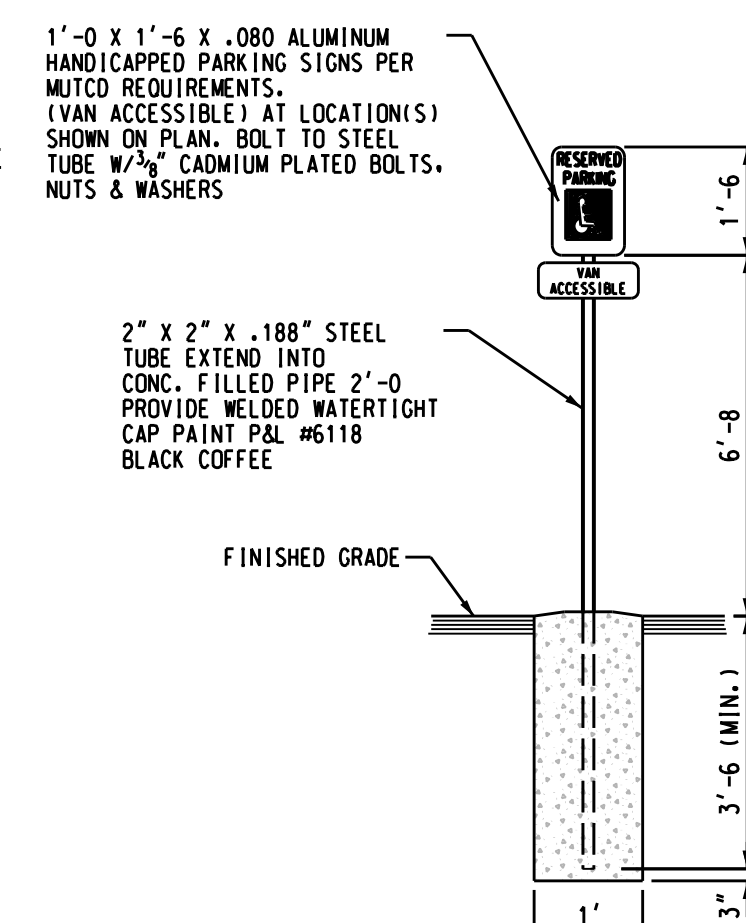


TRASH ENCLOSURE DETAIL
NO SCALE



FRONT ELEVATION

NOTES:
1. GATES SHALL HAVE ROLLERS.
2. COLOR OF GATES SHALL COMPLEMENT COLOR OF BRICK.



BARRIER FREE PARKING SIGN
NO SCALE

NO.	DATE	SUBJECT
01-12-22	REISSUED TO WHITE LAKE TWP.	
12-13-21	REISSUED WHITE LAKE TWP.	
10-28-21	WHITE LAKE TWP. (SITE PLAN)	
04-13-21	TOPOGRAPHIC SURVEY	
REVISION OR ISSUE		

NORTHWEST 1/4 SECTION 36 T-3N, R-8E

COMFORT CARE

UNION LAKE ROAD
WHITE LAKE TWP.,
OAKLAND COUNTY
STATE OF MICHIGAN

DRAWING TITLE
SITE DETAILS

DRAWN
DESIGNED BRZEZINSKI
CHECKED QUADERER
FIELD WORK

STATE OF MICHIGAN
REGISTERED PROFESSIONAL ENGINEER
RUDY J. QUADERER
No. 38770

Griggs Quaderer Inc.
CIVIL ENGINEERING · LAND SURVEYING · SITE PLANNING

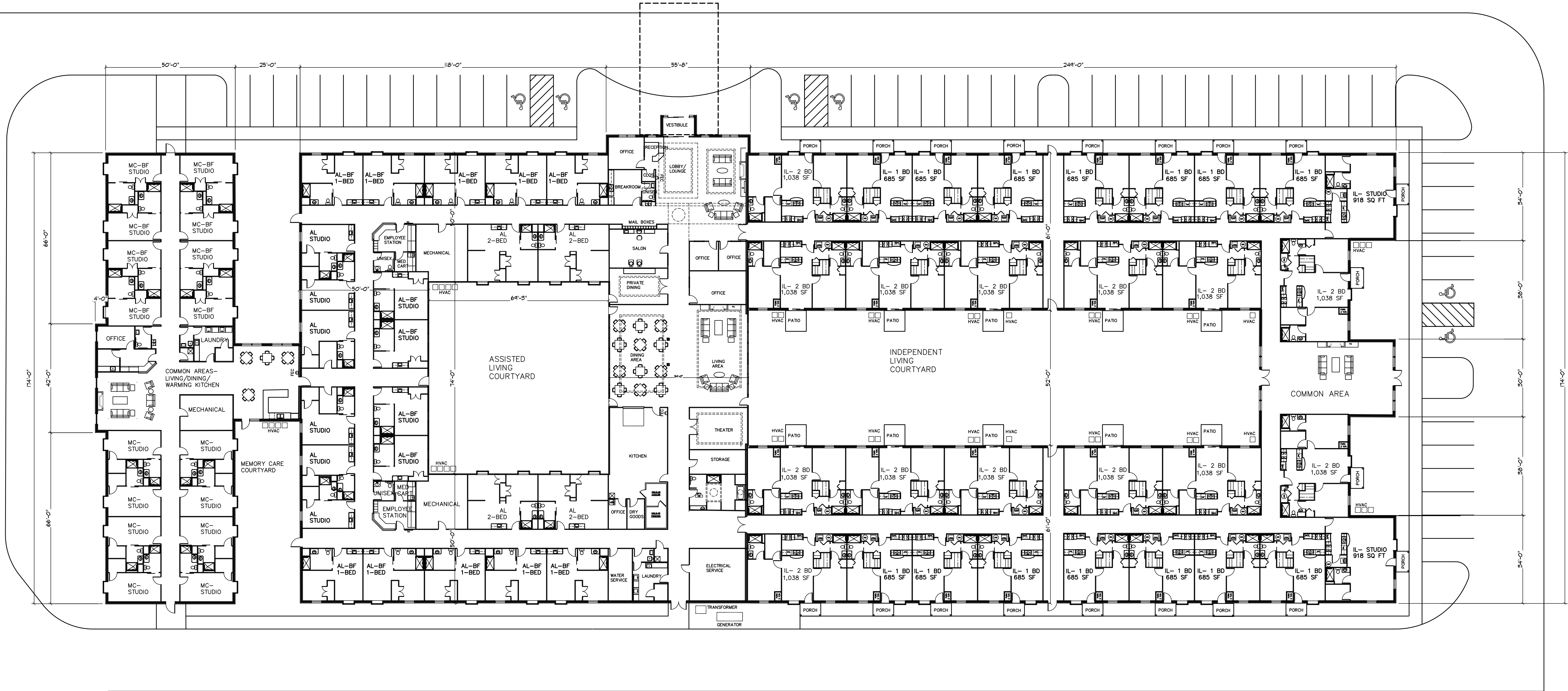
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PH: (810) 695-0154
FX: (810) 695-0158
WWW.GQINCORP.COM

PROJECT NUMBER 210303
PROJECT PHASE SPA

SHEET C600

PROPOSED NEW SENIOR HOUSING
COMFORT CARE SENIOR LIVING
 UNION LAKE ROAD, WHITE LAKE TOWNSHIP

CONCEPTUAL FLOOR PLAN



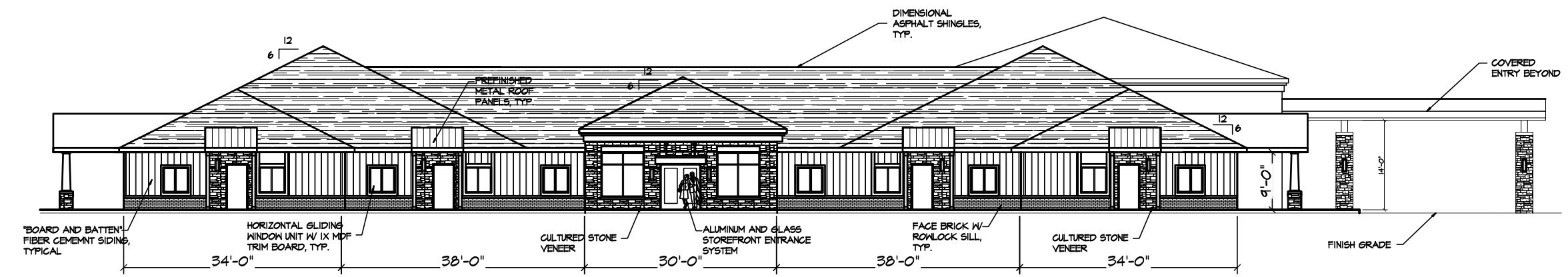
CONCEPTUAL OVERALL FLOOR PLAN
 1" = 20'-0"

UNIT SUMMARY	
ASSISTED LIVING	INDEPENDENT LIVING
10-AL STUDIO UNITS	2-IL STUDIO UNITS
10-AL ONE BED UNITS	14-IL ONE BED UNITS
4-AL TWO BED UNITS	14-IL TWO BED UNITS
16-MC STUDIO UNITS	
TOTAL AL UNITS = 40	TOTAL IL UNITS = 30
34,970 SQ FT	31,872 SQ FT

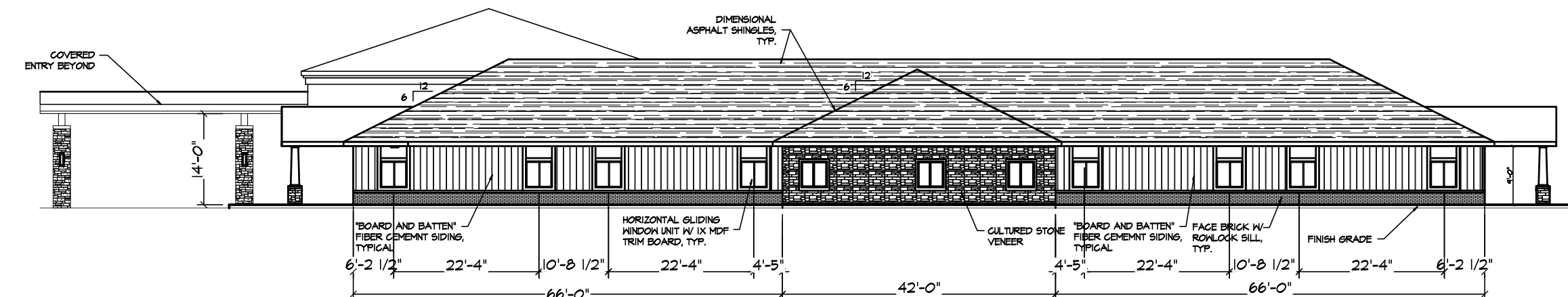
REVISIONS	
2-8-2021	
1-7-2022	

JOB NO: 021-024
 DATE: 6-1-2021
 DRAWN BY: JKC
 SCALE: AS NOTED
 SHEET NO:

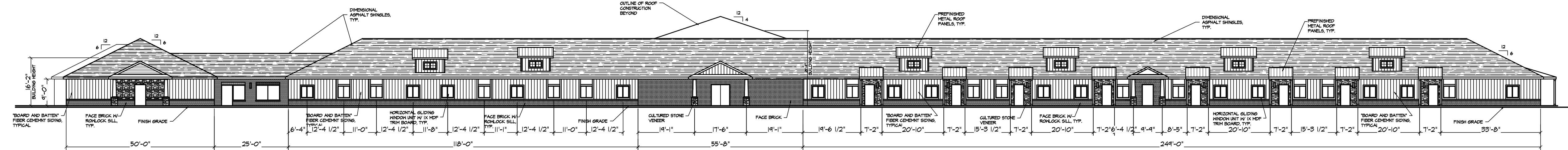
A1



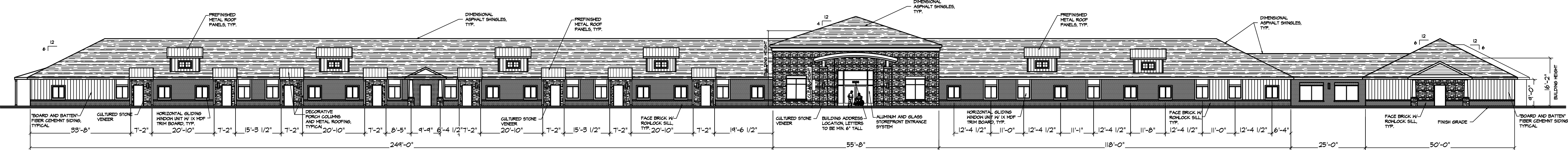
CONCEPTUAL EAST ELEVATION
 1" = 20'-0"



CONCEPTUAL WEST ELEVATION
 1" = 20'-0"



CONCEPTUAL SOUTH ELEVATION
 1" = 20'-0"



CONCEPTUAL NORTH ELEVATION
 1" = 20'-0"

REVISIONS	
▲	2-8-2021
▲	1-7-2022
▲	
▲	

JOB NO: 021-024
 DATE: 6-1-2021
 DRAWN BY: JKC
 SCALE: AS NOTED
 SHEET NO:



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

February 3, 2022

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

**Re: Comfort Care Development
Rezoning Traffic Study Review**

Ref: DLZ File No. 2145-7233-19

Date of Study: 2/1/22

Design Professional: Richard Beaubien, PE, PTOE;
Beaubien Engineering &
Mohammad Lutfi, PE; Carli delaPaz PTOE; AEW Inc.

The applicant has submitted a revised Rezoning Traffic Study (RTS) for rezoning P.I. 12-36-176-002, located along the west side of Union Lake Road opposite Concord Drive, from Local Business (LB) to Planned Development (PD). The proposed development in the RTS is an assisted living center with 70 proposed dwelling units. The study evaluated the potential traffic volumes generated by a development under the existing zoning, and the potential traffic volumes generated by the proposed development under the rezoning.

We have reviewed the analysis; the methodology is in line with standard practices, and the findings are supported by the data provided. The RTS utilized traffic counts taken along Union Lake Road on January 26, 2022.

Based on data from the Continuing Care, Assisted Living section of the 11th edition of the "ITE Trip Generation Manual", the additional daily trips are 282 trips per day. Additionally, 26 AM Peak Hour trips per day and 32 PM Peak Hour trips per day are anticipated to be added to the existing traffic volumes. These volumes are significantly less than the volumes generated by a 40,000 square foot Shopping Plaza or a 4,000 square foot Fast Food Restaurant, either of which would fall under the existing Local Business zoning. For the purpose of the RTS comparison, a 40,00 square foot Shopping Plaza was used to evaluate traffic conditions under the existing LB zoning, as it generates more traffic than a 4,000 square foot Fast Food restaurant.

The revised study evaluated the existing traffic conditions along Union Lake Road, the proposed development's impact on traffic, as well as a Shopping Plaza's impact on traffic. A RTS included traffic modeling to evaluate the level of service for all vehicular movements under existing conditions, a future no-build condition, and a future build-out condition. The modeling provides the level of service information for



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Comfort Care Development
Rezoning Traffic Study Review
Page 2 of 2

all turning movements. The results of the modeling indicate that the proposed development has very little impact on the LOS of the intersection, while the Shopping Plaza would have a much larger decrease in LOS.

The study also evaluated the need for both a left turn lane or a right turn taper at the proposed site drive. The traffic volume generated by the project site does not warrant either a left turn lane or right turn taper on Union Lake Road. However, the Road Commission for Oakland County (RCOC) often requires right turn tapers on developments of this nature. An RCOC permit will be required prior to construction.

As previously stated, we are in agreement with the conclusions and recommendation for rezoning the existing parcel from "LB" to "PD".

If you have any questions, please feel free to contact to me.

Respectfully,
DLZ, Inc.

Leigh Merrill, P.E.
Project Manager

Cc: Michael Leuffgen, P.E., DLZ *via email*
Justin Quagliata, Community Development *via e-mail*
Hannah Micallef, Community Development *via e-mail*

Director's Report

Project Name: Oxbow Lake Private Launch Association
 Description: Rezoning & Preliminary Site Plan Approval
 Date on Agenda this packet pertains to: February 3rd, 2022

- | | |
|---|--|
| <input type="checkbox"/> Public Hearing
<input type="checkbox"/> Initial Submittal
<input checked="" type="checkbox"/> Revised Plans
<input checked="" type="checkbox"/> Preliminary Approval
<input type="checkbox"/> Final Approval | <input type="checkbox"/> Special Land Use
<input checked="" type="checkbox"/> Rezoning
<input type="checkbox"/> Other: _____ |
|---|--|

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Based on comments from consultants and staff
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 1/28/2022
Justin Quagliata	Staff Planner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 1/26/2022
Jason Hanifen	WLT Fire Marshal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 1/24/2022



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

January 28, 2022

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

RE: Proposed Boat Launch for Oxbow Lake Private Launch Association- Preliminary Site Plan Review – 2nd Review

Ref: DLZ No. 2145-7233-20

Design Professional: David P. Smith & Associates

Dear Mr. O' Neil,

Our office has performed the above mentioned Preliminary Site Plan review of the revised plan dated January 14, 2022. 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 southeast corner of Highland Road and Lakeside Drive. Total gross site acreage is approximately 1.918 acres.

Site Improvement Information:

- Construction of a boat launch/ramp and dock for private boat access to Oxbow Lake.
- Associated combination paved (entrance) and gravel (launch area) driveway and turn around with point of access off Lakeside Drive.
- No water or sanitary service is required to service this site.
- Storm water runoff appears to drain to Oxbow Lake based on existing topography provided.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Oxbow Lake Private Boat Launch- PSP Review.02

January 28, 2022

Page 2 of 4

Note that comments from our December 28, 2021 review 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 plan proposes a privacy fence closer than 30' to the shoreline along the southwestern portion of the property. Township Ordinance Section 5.12 D. ii. states that privacy fences shall not be located closer than 30' to a shoreline. A variance would be required for placement of the fence in this location.* **Comment outstanding.**
- b) *The drive is currently proposed as 16' wide which is a typical RCOC standard width for a residential driveway. DLZ questions if this should be widened to 24' similar to Township Zoning Ordinance 5.11Q.v. which requires a minimum width of 24' for two-way drives. If the intent for this drive is two-way traffic, the drive width will need to be widened.* **Comment partially addressed. While driveway has now been marked as a one-way drive, Township Zoning Ordinance section 5.11.Q.v requires a minimum of 20' width for one-way drives. A variance for the proposed 16' wide one-way drive would be required.**
- c) *We defer to the Fire Department as to the acceptability of Fire Truck access to the site, especially considering there is a proposed access gate.* **Comment addressed. Fire Department has requested a Knox Box be provided to ensure gate access.**
- d) *A sidewalk located 1' inside the ROW line is required along the Lakeside Drive frontage per Township Zoning Ordinance 5.21. A waiver from this requirement would be required.* **Comment outstanding.**
- e) *Note that DLZ has not reviewed the site for geometrics appropriate for maneuvering the intended vehicles and trailers. DLZ recommends the applicant provide a turning radius template on the plan sheets to demonstrate the largest intended vehicle/trailer combination can adequately navigate the site through all intended movements.* **Comment addressed. A turning radius template has been provided on sheet 2 of the plan set and indicates that the site meets minimum requirements for turning radius of a car and boat trailer combination per AASHTO standards.**
- f) *The overhead electric lines are shown within the limits of private property with no easement. Does an easement exist for these utilities? If so, please indicate the easement limits on the drawings. If an easement does exist, please provide confirmation that the proposed improvements are allowable within the easement limits. Additionally, DLZ notes that there are lower wires within the limits of the proposed ramp. The applicant shall provide detail showing there is adequate clearance from these utilities and approval from the applicable utility providers.* **Comment partially addressed. The applicant has indicated that a title search has been done on the property and that no easements**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Oxbow Lake Private Boat Launch- PSP Review.02

January 28, 2022

Page 3 of 4

were found. In addition, the applicant has met with DTE and ATT on site and has received verbal confirmation that there is no concern with the overhead wires with respect to vehicle or boat trailer heights. We recommend that the Township request written confirmation from both utilities with regard to the above item.

The following comments can be addressed on the Final Site Plan/Final Engineering Plan:

Final Site Plan/Final Engineering Plan Comments-

General

1. *Plan shall be signed in addition to seal being provided.* **Comment addressed.**
2. *Plan shall contain notes per White Lake Township Engineering Design Standards Section A. 8. a.-d.*
Comment outstanding.
3. *A location map shall be provided on the plan.* **Comment addressed.**
4. *Clarify whether the existing gas line shown to the east traverses the property in consideration. Should the line traverse the property it should be indicated whether an existing gas easement exists.*
Comment addressed. It appears that the gas line does not traverse the property; the applicant has provided a report from MISSDIG confirming this.
5. *A permit will be required from EGLE for the boat launch. Additional details will be required for EGLE submittal.* **Comment remains.**

Paving/Grading

1. *Additional details regarding drainage and proposed spot grades shall be required for the proposed drive and the proposed fill and regrade area. Provide details regarding the proposed gravel drive and paved drive cross sections. The amount of fill shall also be indicated.* **Comment remains.**
2. *Drainage at the drive entrance shall be clarified; a permit from RCOC will be required for work within the Lakeside Drive ROW.* **Comment remains.**
3. *Indicate whether the 'Lake Shoreline (High Water)' mark is the ordinary high water mark or the floodplain elevation of 944.2. The 944.00 contour as well as the floodplain line shall be shown on the plan.* **Comment partially addressed. Note that no fill shall be placed within the floodplain.**

Landscape Notes



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Oxbow Lake Private Boat Launch- PSP Review.02
January 28, 2022
Page 4 of 4

1. *Show location of proposed large Evergreen tree. The tree shall be planted such that it is located a minimum of 10' horizontal separation from all existing watermain, sanitary sewer, and storm sewer.*

Comment remains.

Recommendation

The majority of comments a)-f) above have been addressed. Items a), b), and d) shall require variances from the Township; any remaining items can be addressed at the time of Final Site Plan/ Final Engineering Plan submittal.

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*

X:\Projects\2021\2145\723320 WLT Oxbow Lk Priva\PSP Review.02\Review.02.docx

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

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

DATE: January 26, 2022

RE: Oxbow Lake Private Launch Association, Inc.
Rezoning and Preliminary Site Plan – Review #2

Staff reviewed the revised preliminary site plan prepared by David P. Smith dated October 12, 2021 (revision date January 14, 2022). The following comments from the first review letter dated December 27, 2021 are listed below. Responses to those comments are provided in **(red)**.

Oxbow Lake Private Launch Association, Inc. (OLPLA) has requested rezoning to PD (Planned Development) and preliminary site plan approval to establish a private watercraft launch at 10193 Highland Road (Parcel Number 12-22-279-004), located on the south side of Highland Road, east of Lakeside Drive. The approximate 0.757-acre (excluding road right-of-way) subject site is zoned LB (Local Business) and contains 276.16 feet of total frontage on Highland Road and 298.18 feet of total frontage along the chord on Lakeside Drive.

The applicant is proposing to construct a ramp, 12-feet-wide by 30 feet in length, to launch watercraft into Oxbow Lake. If the proposal proceeds to the point of a development agreement, restrictions on the use of the property would need to be included to prohibit keyhole access (providing access to owners or occupants of property which does not abut the lake). No commercial activity would be permitted on the launch site. Restrictions against trailer, vehicle, and watercraft parking, storage, overnight mooring, and limited months and hours of operation would also need to be included in a development agreement. In addition to memorializing use limitations in a development agreement, OLPLA would state said restrictions in its association documents.

OLPLA is not a lake board; the association is essentially a private club Oxbow Lake riparians may pay to join for use of the proposed launch. Currently there are six Board of Directors for the OLPLA, and the current owner of the property is one of the six Directors. OLPLA intends to purchase the property with funds received from participating members and utilize funds collected from members to construct the launch.

The minimum lot size requirement in the PD zoning district is 10 acres. The Township Board, after receiving a recommendation from the Planning Commission, may permit a smaller parcel than otherwise required in the PD district if the proposed project has unique characteristics and benefits, or the parcel has unique characteristics significantly impacting development. At its meeting on November 18, 2021 the Planning Commission recommended waiving (by 5-3 vote) the minimum lot size requirement, and at its meeting on December 21, 2021 the Township Board approved the waiver request.

A public benefit(s) must offset the impact(s) of development on the community. A 3,077 square foot easement (25 feet deep and approximately 120 feet wide) is proposed at the northwest corner of the parcel to provide the Township use of the area. As no building is proposed on the site, the applicant requested the required Community Impact Statement (CIS) be waived.

Rezoning

For Planned Developments, rezoning and preliminary site plan requests are processed concurrently. Review of the rezoning request should focus on whether the proposed PD zoning is appropriate for the site. The intent of the PD district is to provide for the location of various types of planned land use on large parcels held in common ownership and include preservation of open space. While primarily a residential zoning district, outdoor recreation uses, as well as local commercial business, office uses, and similar activities are permitted in the PD district.

Master Plan

The Future Land Use Map from the Master Plan designates the subject site in the Planned Commerce category, which consolidates a variety of intensive, employment generating land uses into a unified, planned business park setting. Outdoor storage and activities are discouraged in this category and would require the highest level of visual and noise buffering. If segments of the Township’s community-wide pathway system occur along arterial street boundaries of Planned Commerce park developments, they must be provided as a feature of the planned development.

FUTURE LAND USE MAP

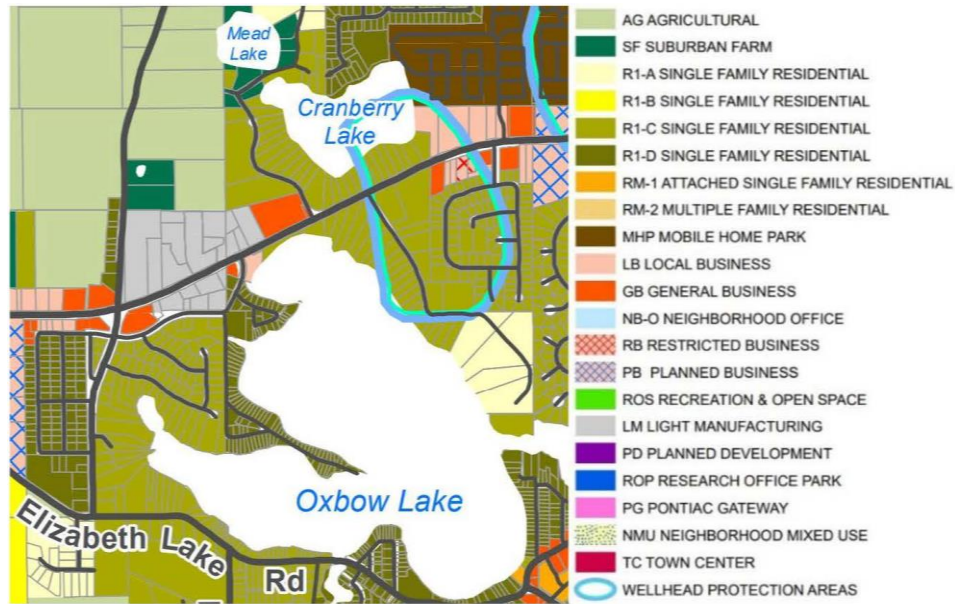


Zoning

The subject site is located in the LB (Local Business) zoning district, which requires a minimum of 120 feet of lot width and one acre of lot area. The requested PD zoning district does not have a minimum lot width requirement. The following table illustrates the lot width and lot area standards for the existing LB and proposed PD zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
LB	120 feet	1 acre
PD	No minimum; Determined by Planning Commission	10 acres (waiver granted)

ZONING MAP



Physical Features

The site is currently undeveloped, with elevations ranging from 956 feet above mean sea level near the northwest corner of the site and declining to 942.75 feet above mean sea level at the ordinary high-water mark of Oxbow Lake. Other than Oxbow Lake, 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 the site.

Access

The launch site would be accessed from a proposed 16-foot-wide driveway on Lakeside Drive, which is a paved, two-lane County road designated as a local street without curb and gutter and a variable right-of-way width of 84.62 feet at the southwest corner of the site and 87.57 feet at the northwest corner of the site. Gravel is the proposed surface for the driveway and vehicle turnaround area. **The surface material specifications are subject to approval by the Township Engineering Consultant and Township Fire Marshal.** (Comment remains as a notation. The revised plan indicates the driveway would be paved from Lakeside Drive to 20 feet beyond the gate (to the east), with the turnaround area consisting of gravel surface. The Township Engineering Consultant and Township Fire Marshal have no objection to the gravel surfacing. At final site plan, a label shall be provided on the plan to indicate if the paved surface would be asphalt or concrete. Paving specifications are subject to approval by the Township Engineering Consultant).

The zoning ordinance requires a minimum five-foot-wide sidewalk placed one-foot from the inside edge of the right-of-way along the Lakeside Drive property frontage, and a minimum eight-foot-wide sidewalk along the Highland Road property frontage. **The applicant is not proposing to install the required sidewalk as part of the project; therefore, a waiver from the public sidewalk standards is requested.** (Comment remains as a notation. The applicant proposed to add the following provisions to the development agreement:

- “When the sidewalk is added to the length of M-59 per the Township Master Plan, [OLPLA] will reimburse the Township for the sidewalk cost from the east corner of the proposed easement to the corner of M-59 and Lakeside Drive.
- When the Township executes a plan for sidewalks on Lakeside Drive, [OLPLA] will reimburse the Township for the cost of sidewalk from the corner of M-59 and Lakeside Drive to the southern end of [OLPLA] property.”

If the proposal proceeds to the point of a development agreement, the Planning Commission and Township Board would have to consider if the provisions offered are acceptable. Specific language would need to be approved by staff and consultants).

Utilities

The project would not require municipal water or sewer connections. The Township Engineering Consultant will perform an analysis of stormwater and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards. **The applicant shall provide information on the material and volume of the proposed fill.** (Comment remains as a notation. This information shall be provided at final site plan).

Staff Analysis – Rezoning

In considering any petition for an amendment to the Official Zoning Map, the Planning Commission and Township Board shall consider the following criteria from Article 7, Section 13 of the zoning ordinance in making its findings, recommendations, and decision:

- A. *Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area. The Future Land Use Map from the Master Plan designates the subject site in the Planned Commerce category. While the proposed PD zoning is not consistent with the Master Plan, topographic conditions along with the shape and area of the lot would likely necessitate variances to develop the property under any zoning district.*

- B. *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district. If the property is rezoned to PD, the project would not directly or indirectly have a substantial adverse impact on the natural resources of the Township. **An EGLE permit would be required to install the proposed launch.** (Comment remains as a notation).*

- C. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning. No such evidence has been submitted.*

- D. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values. Based on the size of the property, the majority of the permitted and special land uses in the PD district would not be feasible on the site. The proposed outdoor recreation seems suitable for the site. Only the Township Assessor may provide comment on property values.*

- E. *The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township. The site is in an area intended to be serviced by public water and sanitary sewer. However, the project would not require municipal water or sewer connections. The Community Development Department defers to the Director of Public Services and Township Engineering Consultant on this matter.*

- F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. As the launch site would only be accessible to OLPLA members and use would be limited in months and hours of operation, traffic to the site would be minimal. The applicant indicated the site would be secured by a powered gate with key card access, and use of the site would be managed by appointment. **More information on the method(s) of site control will be required at final site plan, and is subject to approval by the Township. (Comment remains as a notation. More information will be required at final site plan. Methods of site control would be incorporated into the development agreement).***
- G. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand. The applicant submitted copies of 85 survey responses from riparians on Oxbow Lake indicating interest in joining OLPLA and use of a private launch.*
- H. The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations. Generally, outdoor recreation uses are appropriate on lakefront property. Based on the submitted site plan, development on the site would require waivers from zoning requirements. **An updated list of all requested waivers shall be provided by the applicant. (Comment addressed. An updated list of waivers is shown on the plan).***
- I. The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district. The PD zoning district provides flexibility in development standards, which is appropriate for this site. The proposed use is a permitted use in the PD district.*
- J. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use? Rezoning would be the most appropriate way to allow for the proposed use. Amending the LB (Local Business) zoning district to allow outdoor recreation uses would not be advised.*
- K. The requested rezoning will not create an isolated and unplanned spot zone. Planned Developments by nature stand on their own. However, the uses allowed within the PD zoning district should be consistent with the use of land surrounding it. While the launch would be a unique use in the area, the project is intended to function harmoniously with the existing uses in the vicinity and would not change the character of the area.*
- L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided. This request is a new application.*
- M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested. This standard is not applicable.*

N. Other factors deemed appropriate by the Planning Commission and Township Board. For PD requests, a public benefit must be provided by the project. A public benefit(s) must offset the impact(s) of development on the community and be commensurate with the waivers requested for the project. The Planning Commission and Township Board could also consider other factors which may be relevant to the rezoning request. **(Note: at the January 20, 2022 Planning Commission meeting some Commissioners questioned if the proposed public benefit is commensurate with the waivers requested for the project).**

Staff Analysis – Preliminary Site Plan

The Planned Development review process is summarized by the following steps:

1. Preliminary Site Plan: During this review, the site layout is established, the amount of open space is determined, and other project details are decided upon. The Planning Commission holds a public hearing on the rezoning, reviews the PD proposal, and makes a recommendation to the Township Board. The Township Board takes final action, approving or denying the preliminary site plan. The rezoning request is reviewed concurrently with the preliminary site plan and is decided by the Township Board.
2. Final Site Plan: At this time, landscaping and screening, outdoor lighting, and signage details are finalized and all conditions of preliminary site plan approval must be satisfied. The Planning Commission reviews and takes action to approve or deny the final site plan, and also reviews the proposed Development Agreement and makes a recommendation to the Township Board.
3. Development Agreement: Upon recommendation by the Planning Commission, the Township Board takes final action on the Development Agreement.

The development standards for the PD district allow for 40-foot front yard setbacks and 25-foot side yard setbacks; rear yard setbacks are determined by the Planning Commission (no minimum rear yard requirement). Article 5, Section 12 provides standards for fences, walls, and other protective barriers, including on lakefront lots, privacy fences may be a maximum of four feet in height and cannot be located closer than 30 feet to the shoreline (the ordinary high-water mark). Additionally, on corner lots, fences cannot project into the front yard setbacks. Accessory structures are subject to setback requirements.

The following waivers for setbacks are required:

- North: 35-foot-waiver – 5-foot proposed fence setback from property line **(item one of the waiver request table shall be revised accordingly) (Comment addressed).**
- West: 40-foot waiver – 0-foot proposed fence setback from property line
- South: 26.5-foot waiver – 3.5-foot (approximate) proposed fence setback from the Oxbow Lake ordinary high-water mark. **The site plan shall dimension the fence setback (at the closest point) to the ordinary high-water mark. (Comment addressed. The fence is setback 8 feet from the ordinary high-water mark. A 22-foot waiver is requested).**

The zoning ordinance requires site plans include a location map showing the subject site in relation to the nearest major street intersection. The width of abutting street rights-of-way are also required on the plan. **The site plan shall be revised to include a location map and the width of the Highland Road right-of-way along the property frontage.** (Comment addressed. A location map and the width of the Highland Road right-of-way are provided on the plan).

Landscaping and Screening

Proposed landscaping must generally comply with the provisions of the zoning ordinance. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking lots, and dumpsters (no dumpster/trash storage enclosure proposed). A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A landscape plan is not required as part of the preliminary site plan and, therefore, will be reviewed in detail during final site plan review if the preliminary siter plan is approved. (Note: the revised plan shows evergreen trees along the outside edge of the fence line. A landscape plan, including details of the proposed plantings, is required at final site plan).

A four-foot-tall wood privacy fence is proposed along Highland Road and Lakeside Drive, which would require waivers from zoning ordinance requirements (previously described).

Parking

No parking or storage is proposed on the site. **The Township Fire Marshal shall determine if adequate emergency access would be available for fire apparatus.** (Comment outstanding. Per the Fire Code, the driveway shall be widened to 20 feet. The applicant indicated the final site plan will show the driveway at 20-feet-wide). A powered gate is proposed to restrict access to the site to OLPLA members only. Gated vehicular access requires a permit from the Building Official once it has been determined by the Fire Department and the Community Development Director the following requirements have been met:

- *Gates shall be setback a minimum of 35 feet from the edge of the traveled lane of the adjacent roadway.* The site plan shows the gate setback 55 feet from the traveled portion of Lakeside Drive.
- *Gates shall be designed and/or oriented to provide a clear vision area for exiting traffic.* The location of the gate would not create a visibility issue for drivers exiting the site.
- *Gates shall maintain a minimum horizontal and vertical clearance consistent with the standards of the current International Fire Code as enforced by the White Lake Township Fire Department.* **This requirement is subject to review by the Township Fire Marshal.** (Comment remains as a notation).

- Applicant shall provide information regarding the operation of the gate including – but not necessarily limited to – distance from the gate to the primary structure, activation time, opening time, closing time, and emergency services access. **More information on the operation of the gate shall be provided at final site plan. Manufacturer’s specifications may be required.** (Comment remains as a notation. In a letter dated January 24, 2022 the applicant indicated they were investigating the gate controls and operation).
- An adequate turnaround area shall be provided in cases of denied access. **Other than backing out of the driveway onto Lakeside Drive, no turnaround area is provided in cases of denied access.** (Comment remains as a notation).
- A design plan shall be submitted, detailing elements such as building materials, lighting, and signage. A preliminary site plan was submitted showing no building proposed on the site. As described in further detail below, staff recommends no lighting or signage be permitted on the site.
- A Traffic Impact Study shall be submitted if deemed necessary by the Director of the Community Development Department to determine if the location and operation of the gate can adequately accommodate the anticipated traffic volumes. Based on the proposed use and anticipated vehicle trips, a traffic impact study was not required.

Signs

The zoning ordinance requires the area, quantity, location, and dimensions of all signs to be provided with the preliminary site plan. The site plan does not show any signage proposed on the site. If the preliminary site plan is approved, **staff recommends the development agreement prohibit signage on the property.** (Comment remains as a notation. The applicant requested to post “No Fueling” signage at the launch site and add “No fueling on the launch property” to OLPLA operating rules. The “No Fueling” signage shall not be visible from the adjacent roadways and the language added to the operating rules shall also be included in the development agreement. Signage details shall be provided at final site plan).

Lighting

Any proposed site lighting is required to comply with the zoning ordinance. Information on site lighting was not provided and, if proposed, will be reviewed in detail during final site plan review. If the preliminary site plan is approved, **staff recommends the development agreement prohibit outdoor lighting on the property.** (Comment remains as a notation. The applicant indicated no outdoor lighting is proposed. However, the prohibition on outdoor lighting shall be included in the development agreement).

Planning Commission Options / Recommendation

The Planning Commission may recommend approval or denial of the rezoning request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. **Staff recommends approval of the rezoning and approval of the preliminary site plan subject to the items identified in this memorandum being addressed prior to final site plan.**

The following notation summarizes the preliminary site plan review:

- Recommendation of approval is in accordance with the preliminary site plan prepared by David P. Smith dated October 12, 2021 (revision date ~~December 7, 2021~~ **January 14, 2022**), subject to revisions as required. Utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.

Attachment:

1. **Letter from the applicant dated January 24, 2022.**

January 24, 2022

To: White Lake Township Planning Commission Members
 Sean O'Neil – Planning Director
 Justin Quagliata – Staff Planner
 7525 Highland Road
 White Lake, MI 48383

Thank you for allowing us to present the Oxbow Lake Private Launch Association project at the January 20, 2022, Public Hearing. We want to provide some additional clarification to points of discussion brought up in the meeting.

- On January 14, we provided responses to the DLZ assessment items from the initial preliminary site plan review dated 12/28/2021.
- We met with Fire Chief Holland and Fire Marshal Hanifen on 1/6, and with Justin Quagliata on 1/7 to ensure that all items in the Fire Department and Township assessments were addressed in this response and in our revised site plan submitted on 1/14.
- The Fire Department was ok with the proposed 16' wide driveway in our discussion but asked the Township Planning Department to advise if a waiver could be allowed. As we heard in the 1/20 Planning Commission Public Hearing, the driveway must be 20' wide. We will correct this item in our final site plan submission.

We would like to share clarification on the waiver requests. Please refer to the attached site plan photo showing our current proposed fence line in yellow. The reason for all of the fencing waiver requests is to secure the property from unauthorized use, to reduce liability risks and to eliminate the reason for trespassers to park in local business parking lots to avoid parking on our site (posted as no trespassing) as they do today.

- **Waiver 1 requests a 35' variance along M-59 to the 40' standard.**
 - > As history, when we began discussions with the Township to rezone, we were told we would have to rezone to Recreation & Outdoor Space, which requires a 25' setback. We used this to set the fence line on the west half of the M-59 frontage, and to establish the space for the proposed community benefit easement.
 - > Since the State of Michigan property on the east side of the easement parcel was 20' wide, we continued the fence line 5' from that shared property line to have the fence continue in a straight line. When the decision was made to change our rezoning direction from ROS to PD, the fence setback standard changed to 40', which is now the basis for our variance request
 - > The attached site plan photo shows in red where the 40' fence line setback would be. We do not believe the current proposed location shown in yellow would be offensive to the community. We would like to maintain the current proposed fence location shown in yellow.
- **Waiver 2 & 3 requests are to allow us to secure the west side of the property.**
 - > In the attached site plan photo the 40' fence setback is again shown in red, and our proposed fence line shown in yellow. You can see where the fence would end if we are required to meet the 40' setback (Waiver 2) and the required 30' setback from the water (Waiver 3). The area outlined and shaded in green shows the approximately 170' of unsecured property and shoreline that would provide access to the trespassers and would possibly encourage continued parking in local business lots as is done today.
 - > If you are visiting the site before the 2/3 meeting, there are two sets of markings we would like for you to review regarding these waiver requests.

- There is a " No Trespassing " sign in the southern portion of the property that has lime green surveyor tape hanging from it. The post is in the location of the end of the fence shown in red in the site photo, 30' from the waterline and 40' from the property line. You will be able to see the amount of unsecured property and lake access that would exist if we are required to adhere to these setbacks.
 - You will also see a series of red topped wooden stakes extending from the southern edge of the gate (orange painted stake labeled gate) and running south to the telephone poles that are at the end of the property. These stakes represent our proposed fence line and are cut to 4' high to show how high the proposed fence would be. The smaller stakes with orange tape mark the actual property line.
 - Because of the land contour in this section, the fence will not obscure any visibility of the lake from the road through this area
- **Waiver 4 requests a waiver from adding sidewalks along M-59 and Lakeside Drive.**
 - > There is minimal pedestrian traffic on these two areas today, and our improvements to the site will not encourage any additional traffic in the future.
 - > If this waiver request is unacceptable, we would propose the following elements to be added to the Development Agreement.
 - When the sidewalk is added to the length of M-59 per the Township Master Plan, we will reimburse the Township for the sidewalk cost from the east corner of the proposed easement to the corner of M-59 and Lakeside Drive.
 - When the Township executes a plan for sidewalks on Lakeside Drive, we will reimburse the Township for the cost of sidewalk from the corner of M-59 and Lakeside Drive to the southern end of our property.
 - Execution in this manner will ensure the sidewalks, when installed, will conform in appearance and construction to those installed by the Township.
- **A question was raised regarding the maintenance of the fence.**
 - > OLPLA is responsible for the maintenance. We are also proposing to add landscape shrubs as shown on the preliminary site plan
- **A concern was raised regarding the fence potential of blocking the view of the lake.**
 - > The view of the lake will not be obscured by the fence for M-59 traffic traveling east to west.
 - > The view of the lake may be partially obscured for approximately 300' for vehicles travelling west to east depending on vehicle height (300' is the approximate distance from east corner of the Oxbowindo building to the east edge of the proposed fence).
 - > At 50 MPH, the lake view may be partially obscured for eastbound traffic for a total of 5 seconds (73 feet per second at 50 MPH)
 - > We would offer that we believe that our proposed fence would be less of an obstruction to lake view versus any building that could have been erected under the current LB zoning.

- **A concern was raised regarding enforcing the hours the site was to be closed (dusk til 8am). The suggestion was made that we shut off the gate during those hours to ensure compliance.**
 - > We are investigating how to do this and believe our gate controls would be able to accomplish this suggestion.
 - > We have a concern in shutting down the gate operation during nighttime hours. If Fire or Rescue needs access to the site due to a nighttime emergency, the key card in the Knox Box will not give them access if the gate power is shut off during these hours.
 - > We would prefer to use our gate pass and security camera data to address the Member if there is a violation of operating hours. With this approach, emergency access can be ensured at all times.
- **A concern was raised regarding potential fuel spills at the site.**
 - > When launching or retrieving a watercraft, the owner normally fills the watercraft before going to the launch site. This is simply more convenient than filling as part of the launch process.
 - > We will add "No fueling on the launch property" to our operating rules, and post "No Fueling" signage at the launch site to minimize this risk.
- **A question was asked "What will you do if a Member gives his/her keycard to a non member for access to the lake?"**
 - > Each key card is unique to the Member. We will have the ability to track access through keycard records and the corresponding video record. As stated in our presentation, a Member can lose both the membership and monies invested if found to be violating access rules.
- **A question was raised regarding the impact on the plant life along the water's edge and potential dredging.**
 - > EGLE will review impact to emergent wetlands and require remediation if necessary.
 - > We will only clear approximately 25' at the water's edge to install the launch and dock access. All other plant life along the water's edge is remaining intact.
 - > There will be some dredging to install the 30' concrete launch in the water. This dredging will be approved as part of the EGLE permit process for the launch itself. We do not anticipate any additional dredging will be required.
- **Community Benefit**
 - > We are offering an easement to the Township for a parcel approximately 120' X 25' at the northwest corner of the property for a possible "Pocket Park" for pedestrians. We are also going to fill the area to level the parcel versus today.
 - > We are improving the appearance and maintenance of the entire parcel versus today. The members of OLPLA have a vested interest in maintaining the appearance of this property and ensuring it is attractive.

- > Given the topography and history of the property, it is unlikely to be used for commercial business in the foreseeable future. It will more likely remain a vacant lot.
- > By fencing the property as shown in the site plan, we are eliminating the primary reason for unauthorized parking in local business lots.
- > Use of the property, as we are proposing, is likely a lower traffic impact, than a business use.

Thank you again for the opportunity to present on January 20th. We are looking forward to the next steps in the review and approval process.

If you have any questions, please contact me at 248-396-6197, or at i467vettes@aol.com.

Best regards,

Rick Walklet
President - Oxbow Lake Private Launch Association
10835 Oxbow Lake Shore Drive
White Lake, MI 48386

CC:
OLPLA Board Members
M. Dixon



Fire Department
Charter Township
of White Lake

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 01/24/2022

Project: Oxbow Lake Private Launch Assoc. INC.

Job #: 20-100800

Date on Plans: 10/12/2021

The Fire Department has the following comments with regards to the Oxbow Lake Private Launch. (2nd Review)

As Discussed with OLPLA President Rick Walklet

1. Gate profile to be submitted for approval
2. Knox Box to be installed near Launch gate
3. Proposed gate width will require prior approval

Jason Hanifen
Fire Marshal
Charter Township of White Lake
(248)698-3993
jhanifen@whitelaketwp.com

Plans are reviewed using the International Fire Code (IFC), 2015 Edition and Referenced NFPA Standards.

January 14, 2022

To: Justin Quagliata
Staff Planner

Topic : DLZ and Township OLPLA preliminary site plan responses

Dear Justin,

The DLZ analysis dated 12/28/2021 required items a thru f to be addressed on the site plan / supporting letter for the Planning Commission to make a decision on the preliminary site plan.

Following are our responses to the items:

Item a) The plan proposes a privacy fence closer than the 30' to the shoreline along the southwestern portion of the property. Township Ordinance Section 5.12 D.ii states that privacy fences shall not be located closer than 30' to a shoreline. A variance would be required for placement of the fence in this location.

Response: The preliminary site plan waiver table language has been updated to reflect the variance needed, and the distance from the fence to the lake shoreline at the southern end of the fence has added to the drawing. The reason for this waiver request is as follows:

- The combined setback requirement of 30' from the shoreline plus the 40' setback requirement from the Lakeside Drive property line would result in approximately 170' of the property and shoreline at the southwest property line unsecured against unauthorized access. We currently have issues with unauthorized access by boats, snowmobiles, and ice fishermen across the property. These individuals also park in the Oxbowwindow and Tractor Supply parking lots to avoid being noticed by parking on the property. By allowing the fence to run from the southern end of the driveway gate to meet and follow the property line to the southern end of the property, we minimize the chance of unauthorized access, as well as eliminating the reason for unauthorized parking in local business parking lots.

Item b) The drive currently proposed as 16' wide which is a typical RCOC standard width for a residential driveway. DLZ questions if this should be widened to 24' similar to Township Zoning Ordinance 5.11Q.v, which requires a minimum width of 24' for two way drives. If the intent for this drive is two way traffic the drive width will need to be widened.

Response : In reviewing this item with Justin Quagliata on 1/7, we agreed that this drive would not be used for two-way traffic. OLPLA members will use an online scheduling tool to reserve their block of time to utilize the launch. With this, and the adequate size of the turnaround area, there is no reason for two vehicles to try to pass each other in the drive area.

With this, the driveway area has been marked as "one way" on the preliminary site plan.

Item c) We defer to the Fire Department as to the acceptability of fire truck access to the site, especially considering there is a proposed access gate.

Response :

This item was discussed and resolved in a meeting on 1/6/22 with Fire Chief John Holland and Fire Marshal Jason Hanifen. There are no overhead obstructions to interfere with equipment. The current planned 16' width of the access drive is acceptable, since in the event a fire truck would be needed on the site, the truck would park on the access drive between Lakeside Drive and the powered gate, and hoses would be run from the truck to the fire.

A sample powered gate quote and specifications was reviewed in the meeting. The only request from the Fire Department was to ensure the gate has a manual override to open the driveway gate if power/battery backup fails. OLPLA will install a Knox Box on the property to contain a key card and the pedestrian gate lock key to ensure easy access by the Fire Department. The location of the Knox Box will be noted on the final site plan.

A copy of the email sent to Chief Holland and Fire Marshall on 1/9/22 to confirm the results of the 1/6 meeting was sent to the Township Planning Department.

- Item d) A sidewalk located 1' inside the ROW line is required along the Lakeside Drive frontage per Township Zoning Ordinance 5.2.1. A waiver from this requirement will be required.

Response: We have added this to the waiver request table on the preliminary site plan, as well as a waiver request for the requirement to add an 8' sidewalk along Highland Road.

- Item e) Note that DLZ has not reviewed the site for geometrics appropriate for maneuvering the intended vehicles and trailers. DLZ recommends the applicant provide a turning radius template on the plan sheets to demonstrate the largest intended vehicle/trailer combination can adequately navigate the site through all intended movements.

Response : We have added the requested turning radius template to the drawing

- Item f) The overhead electric lines are shown within the limits of private property with no easement, does an easement exist for these utilities. If so, please indicate the easement limits on the drawings. If an easement does exist, please provide confirmation that the proposed improvements are allowable within the easement limits. Additionally, DLZ notes that there are lower wires within the limits of the proposed ramp, the applicant shall provide detail there is adequate clearance from these utilities and approval from the applicable utility providers, we will need to document that there is no easement for the path of the overhead power/phone/cable lines, note the height of the lowest lines (phone), and approval from the applicable utility providers if there is a concern.

Response: There is no identified easement regarding the powerline/cable line/phone line noted near the water on the preliminary site plan. Capital Title has researched the property and has identified only two easements, both identified at the northwest corner of the property (Attachment A). If you need further information, please contact our Capital Title agent Rachel Ballard at 24-6571221.

We also met on site on 12/1/21 with representatives from DTE and ATT to review the plan for the launch and to understand if moving the poles and wires from the property was feasible. The cost to do so was prohibitive, however during the discussion, the DTE representative affirmed that the only rights on the property were the grandfathered pole and guy wire footprints (pole location only). Neither representative expressed any concern with the scope and operation of the proposed launch.

We also had MISSDIG check the property for underground utilities. No underground utilities were found on the property inside the ROW/property line. A copy of their report is attached (Attachment B).

The lowest line over the launch site is for ATT. This line is 16' from the ground at the launch site. The tallest boat/trailer going into the water at the launch site would be a pontoon boat on a bunk style trailer. The height of this combination of boat / trailer is 9' from the ground, leaving 7' of overhead clearance

The only outstanding issue for the preliminary site plan from the Township Review #1 is from Page 7 regarding fence set back waiver requirements. All fence setback waivers noted are shown in the waiver request table on the preliminary site plan, and the fence setback from the ordinary high water line to the fence at the southernmost point of the property (8') has been added to the preliminary site plan.

Please advise if you need any additional information. I can be reached at 248-396-6197 or at i467vettes@aol.com.

Best regards,



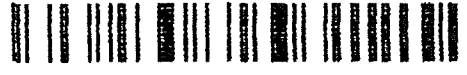
Rick Walklet
President - OLPLA

CC: S. O'Neil – Planning Director
OLPLA Board Members (letter only)
M. Dixon (letter only)

Item B.

LIBER 41767 PG 267

6756
LIBER 41767 PAGE 267
\$16.00 MISC RECORDING
\$4.00 REMUNERATION
01/13/2010 04:00:10 P.M. RECEIPT# 3158



PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2010 JAN 13 PM 3:41

GRANT OF UTILITY EASEMENT

1. **PARCEL NUMBER:** 12-22-279-004

2. **PARTIES.** This is a Grant of Easement to the Charter Township of White Lake, 7525 Highland Road, White Lake Township, Michigan, 48383, hereafter referred to as Grantee, from Roxi Yaldeo for himself and as survivor of his deceased wife Peggy Yaldeo, whose address is 29380 Brooks Lane, Southfield, MI 48034, hereafter referred to as Grantor(s). ** DEATH CERT. RECORDED IN LIBER 38863 PAGE 036, O.C.R.*

JW

3. **PURPOSE.** The purpose of this grant and conveyance is to provide the Grantee with an easement to permit construction, installation, operation, maintenance, replacement and removal of sewers, water mains, and related appurtenances, as well as other municipal public services, and to provide the Grantee with access to the burdened property described herein for the limited purpose of constructing, installing, operating, maintaining, replacing or removing sewers, water mains, and related appurtenances or other municipal public services.

4. **GRANT OF EASEMENT.** Grantor(s) hereby grants and conveys to Grantee an easement for the purposes described in Paragraph 3 above.

(3P E)

XX

5. **DESCRIPTION OF EASEMENT and BURDENED PROPERTY.** The easement granted and conveyed to Grantee and the burdened property are described in Exhibit "A".

6. **CONSIDERATION.** Grantor(s) hereby acknowledges receipt of the sum of TEN DOLLAR (\$10.00) for this grant and conveyance of this easement.

7. **TEMPORARY EASEMENT.** If shown on Exhibit "A", Grantor(s) also grants a temporary easement for the purposes of construction equipment movement and temporary soil stockpiling. Minor permanent grade adjustments may be made in areas acceptable to the Grantor(s). The temporary easement shall terminate upon the completion date of construction.

8. **DRIVEWAY.** Grantor(s) specifically acknowledges and authorizes Grantee to open cut and replace in kind the Grantor(s)'s driveway for the purpose described in Paragraph 3.

- 9. **RESTORATION OF PROPERTY.** Any portion of the property described in Paragraph 5 which is damaged by the construction, installation, repair or replacement activities, or Grantee's use or exercise of the Easement or temporary easement shall be reasonably repaired by Grantee.
- 10. **ADDITIONAL CONDITIONS.** Grantor(s) agrees that no buildings or other structures will be placed over the easement as to interfere with or, in the opinion of Grantee, threaten to interfere with the construction, operation or maintenance of the Utilities. Temporary nonuse or limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent herein authorized. Grantee further agrees that Grantor shall not be required by the Grantee to connect to the water main unless and until required by the Oakland County Health Division.
- 11. **ASSIGNMENT.** Grantor(s) agrees that the easement(s) delineated herein may be temporarily assigned by the Grantee to other Municipal or County Agencies for construction or maintenance purposes related to the Utilities.
- 12. **INTEREST IN REALTY.** This grant and conveyance shall be binding upon and inure to the benefit of the Grantor(s) and Grantee, their heirs, representatives, successors, and assigns, and the covenants contained herein shall run with the land.
- 13. **DATE OF GRANT AND CONVEYANCE.** 1/11/2010

GRANTOR: Roxi Yaldao, for himself and as survivor of his deceased wife, Peggy Yaldao

Signature: *Roxi Yaldao*

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS

On this 11 day of January ~~2009~~ ²⁰¹⁰, Roxi YALDAO*, appeared before me and did acknowledge that he signed this Grant of Easement for Sidwell Number 12-22-279-004.

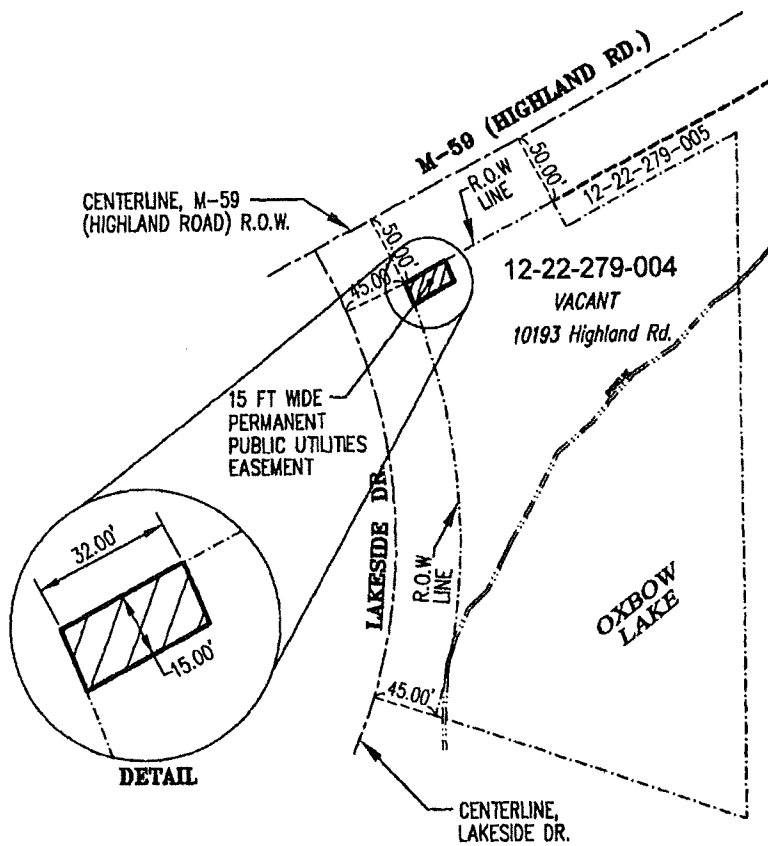
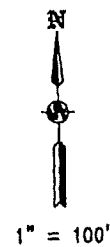
* FOR HIMSELF AND AS SURVIVOR OF HIS DECEASED WIFE, PEGGY YALDAO

Venice Asmar
VENICE ASMAR, Notary Public
OAKLAND County, Michigan
Acting in _____ County
My Commission Expires: 12/27/10

Drafted by/Return to:
GREGORY K. NEED
ADKISON, NEED & ALLEN, P.L.L.C.
40950 Woodward, Suite 300
Bloomfield Hills, MI 48304
(248) 540-7400

m:\white lake township\water system\contract 8\documents\12-22-279-004\12-22-279-004_easemt-doc revised.doc

EXHIBIT "A"



NOTE:

THE PARCEL DESCRIPTION ABOVE WAS OBTAINED FROM THE CHARTER TOWNSHIP OF WHITE LAKE TAX ASSESSMENT ROLL. THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE FURNISHED DESCRIPTION OF THE OVERALL PARCEL. J & A HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES.

SITUATED IN THE TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

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 338.80 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 W 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 IDENTIFICATION NO. 12-22-279-004

PERMANENT EASEMENT

THE EASEMENT SHALL BE A PERMANENT EASEMENT FOR CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE AND REPLACEMENT OF PUBLIC UTILITIES DESCRIBED AS:

THE NORTHERLY 15.00 FEET OF THE WESTERLY 32.00 FEET OF THE ABOVE DESCRIBED PARCEL CONTAINING 489 SF (0.011 ACRES), MORE OR LESS *A. 12-22-279-004*

SECTION 22 TOWN 3 NORTH RANGE 8 EAST WHITE LAKE TOWNSHIP OAKLAND COUNTY, MICHIGAN

Johnson & Anderson

4404 Elizabeth Lake Road
Waterford, Michigan 48328
tel (313) 861-7900 fax (313) 861-3882

1080 W. Norton Avenue, Suite 7
Ann Arbor, Michigan 48101
tel (248) 780-2100 fax (248) 780-4118

3010 Lapeer Road
Port Huron, Michigan 48060
tel (810) 677-7250 fax (810) 677-7265

White Lake Township

7525 Highland Road (M-59)
White Lake, Michigan 48383
248-698-3300

JOB NO. 16159

DATE ISSUED:

08-31-09

DESIGN: ST

DRAWN: ST

CHECKED: OA

SHEET NO. 1

(A)

Item B.

LIBER 42039 PG 492

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2010 MAY -4 PM 4: 08

84595
LIBER 42039 PAGE 492
\$16.00 MISC RECORDING
\$4.00 REMONUMENTATION
05/04/2010 04:23:13 P.M. RECEIPT# 33766

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

TEMPORARY CONSTRUCTION EASEMENT

1. **PARCEL NUMBER:** 12-22-279-004
2. **PARTIES.** This is a Grant of Easement to the Charter Township of White Lake, 7525 Highland Road, White Lake Township, Michigan, 48383, hereafter referred to as Grantee, from Roxi Yaldeo, for himself and as survivor of his deceased wife Peggy Yaldeo (whose death certificate is recorded in Liber 38863, Page 36, Oakland County Records), whose address is 29380 Brooks Lane, Southfield, MI 48034, hereafter referred to as Grantor(s).
3. **PURPOSE.** The purpose of this grant and conveyance is to provide the Grantee and its agents and contractors a temporary construction easement over the property described on Exhibit "A" for installation of water main facilities.
4. **TERM.** This temporary construction easement shall expire the earlier of December 31, 2010 or the date the Grantee certifies that the work has been completed and approved.
5. **GRANT OF EASEMENT.** Grantor hereby grants and conveys to Grantee an easement for the purposes described in Paragraph 3 above.
6. **DESCRIPTION OF EASEMENT and BURDENED PROPERTY.** The easement granted and conveyed to Grantee and the burdened property are described in Exhibit "A".
7. **CONSIDERATION.** Grantor hereby acknowledges receipt of the sum of TEN DOLLARS (\$10.00) for this grant and conveyance of this temporary easement.
8. **INTEREST IN REALTY.** This grant and conveyance shall be binding upon and inure to the benefit of the Grantor and Grantee, their representatives, successors and assigns, and the covenants contained herein shall run with the land until expired as noted in Paragraph 4.
9. **RESTORATION.** Grantee shall restore any property within the easement disturbed during construction to its condition prior to the construction described in Paragraph 3.

X

30
R
E

HW - OK

10. DATE OF GRANT AND CONVEYANCE. April 19, 2010

GRANTOR: Roxi Yaldoo, for himself and as survivor of his deceased wife, Peggy Yaldoo

Signature: Roxi Yaldoo

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this 19 day of April, 2010, Roxi Yaldoo, for himself and as survivor of his deceased wife, Peggy Yaldoo, appeared before me and did acknowledge that he signed this Temporary Construction Easement for Sidwell Number 12-22-279-004.

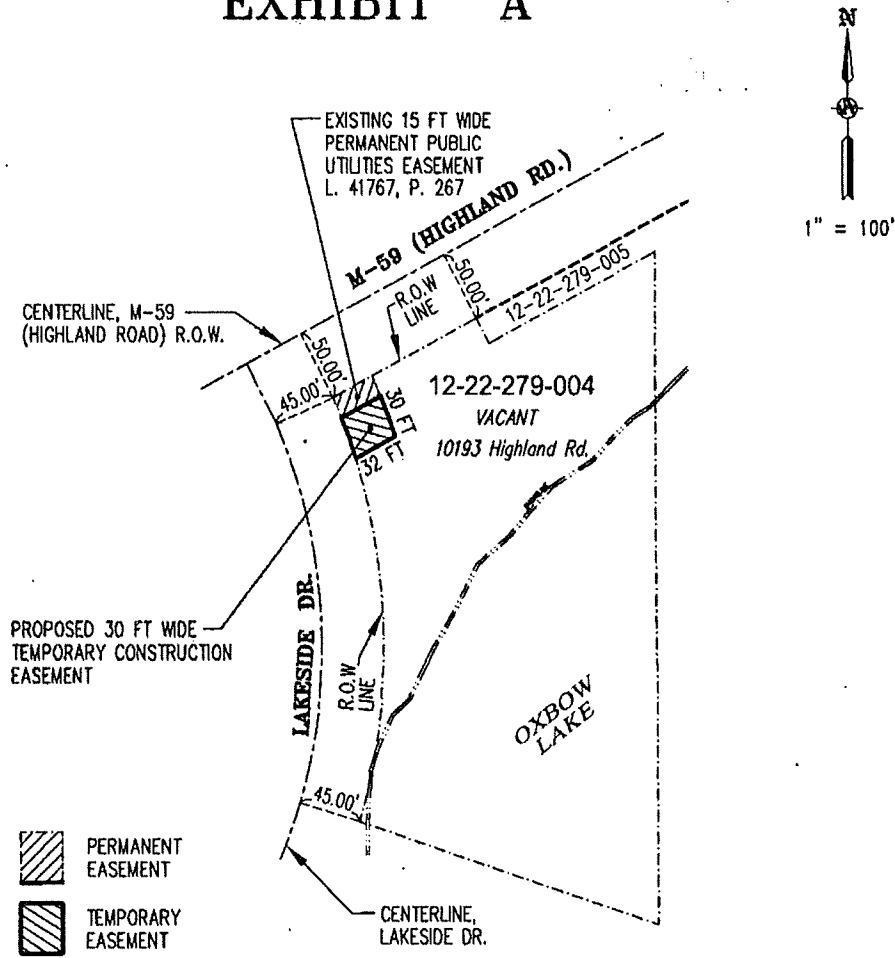
Sherry Clark
_____, Notary Public
Oakland County, Michigan
Acting in Oakland County
My Commission Expires: 11/27/2015

Drafted by/Return to:
GREGORY K. NEED
ADKISON, NEED & ALLEN, P.L.L.C.
40950 Woodward, Suite 300
Bloomfield Hills, MI 48304
(248) 540-7400

SHERRY L. CLARK
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 27, 2015
ACTING IN COUNTY OF Oakland



EXHIBIT "A"



- PERMANENT EASEMENT
- TEMPORARY EASEMENT

NOTE:

THE PARCEL DESCRIPTION ABOVE WAS OBTAINED FROM THE CHARTER TOWNSHIP OF WHITE LAKE TAX ASSESSMENT ROLL. THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE FURNISHED DESCRIPTION OF THE OVERALL PARCEL. J & A HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES.

SITUATED IN THE TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

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 338.80 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 W 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 IDENTIFICATION NO. 12-22-279-004

TEMPORARY CONSTRUCTION EASEMENT

THE EASEMENT SHALL BE A TEMPORARY EASEMENT FOR CONSTRUCTION AND INSTALLATION OF PUBLIC UTILITIES DESCRIBED AS:

THE SOUTHERLY 30.00 FEET OF THE NORTHERLY 45.00 FEET OF THE WESTERLY 32.00 FEET OF THE ABOVE DESCRIBED PARCEL. CONTAINING 970 SF (0.022 ACRES), MORE OR LESS

SECTION 22 TOWN 3 NORTH RANGE 8 EAST WHITE LAKE TOWNSHIP OAKLAND COUNTY, MICHIGAN

<p>434 Elizabeth Lake Road Whitefish, Michigan 48555 Tel (517) 921-7900 Fax (517) 921-3000</p> <p>1040 W. Horton Avenue, Suite 7 Muskegon, Michigan 49441 Tel (231) 780-8100 Fax (231) 780-8116</p> <p>3019 Lapeer Road Port Huron, Michigan 48050 Tel (810) 967-7820 Fax (810) 967-7865</p>	<p>White Lake Township 7525 Highland Road (M-59) White Lake, Michigan 48383 248-698-3300</p>	<p>JOB NO. 16159</p> <p>DATE ISSUED: 03-12-10</p> <p>SHEET NO. 1</p>
	<p>DESIGN: ST</p> <p>DRAWN: ST</p> <p>CHECKED: OA</p>	

From: noreply@digtix.com,

Subject: Utility Locate Documentation: Ticket B12912373

Date: Thu, Oct 21, 2021 12:21 pm

Attachments: Original Locate Request.pdf (22K), logo (13K)

Please find attached locate documentation relating to locate request "B12912373" at address "10193 HIGHLAND RD WHITE LK OAKLAND, MI". A summary is included below. If you have questions or concerns about this document please contact us at 586-803-3516.

Ticket B12912373 (COMTV1CTV): Site Clear - Aerial with no comments

Ticket B12912373 (COMTV1FBR): No Locate Required - Aerial with no comments

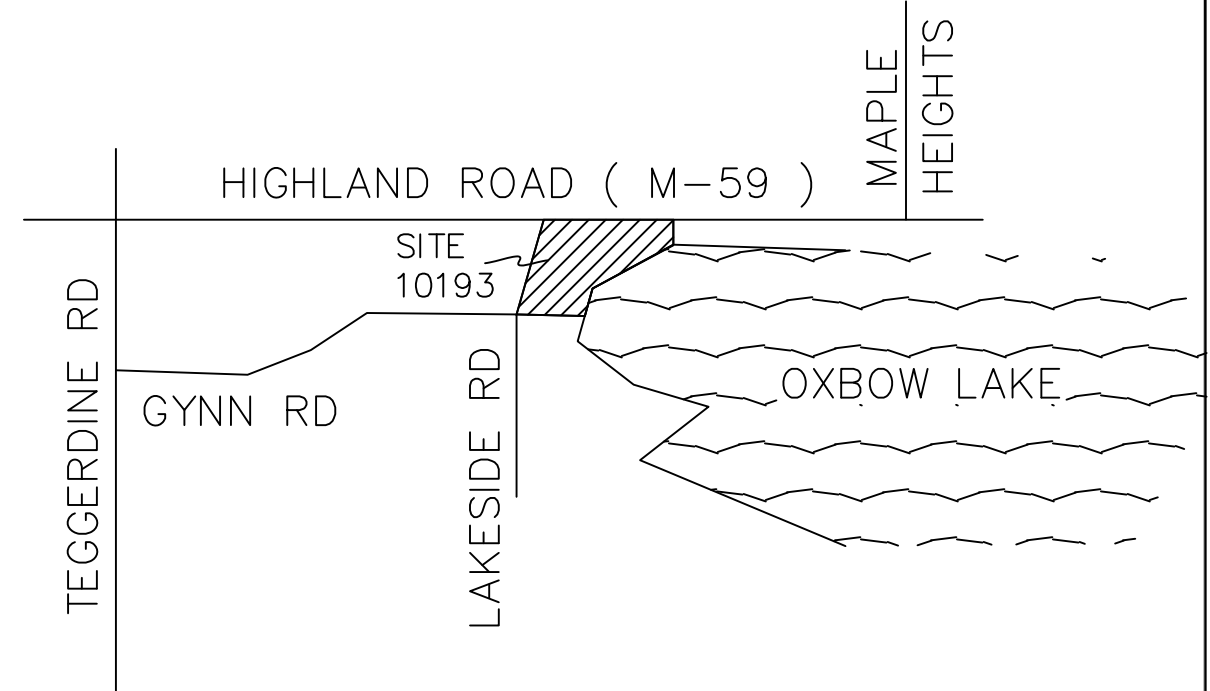
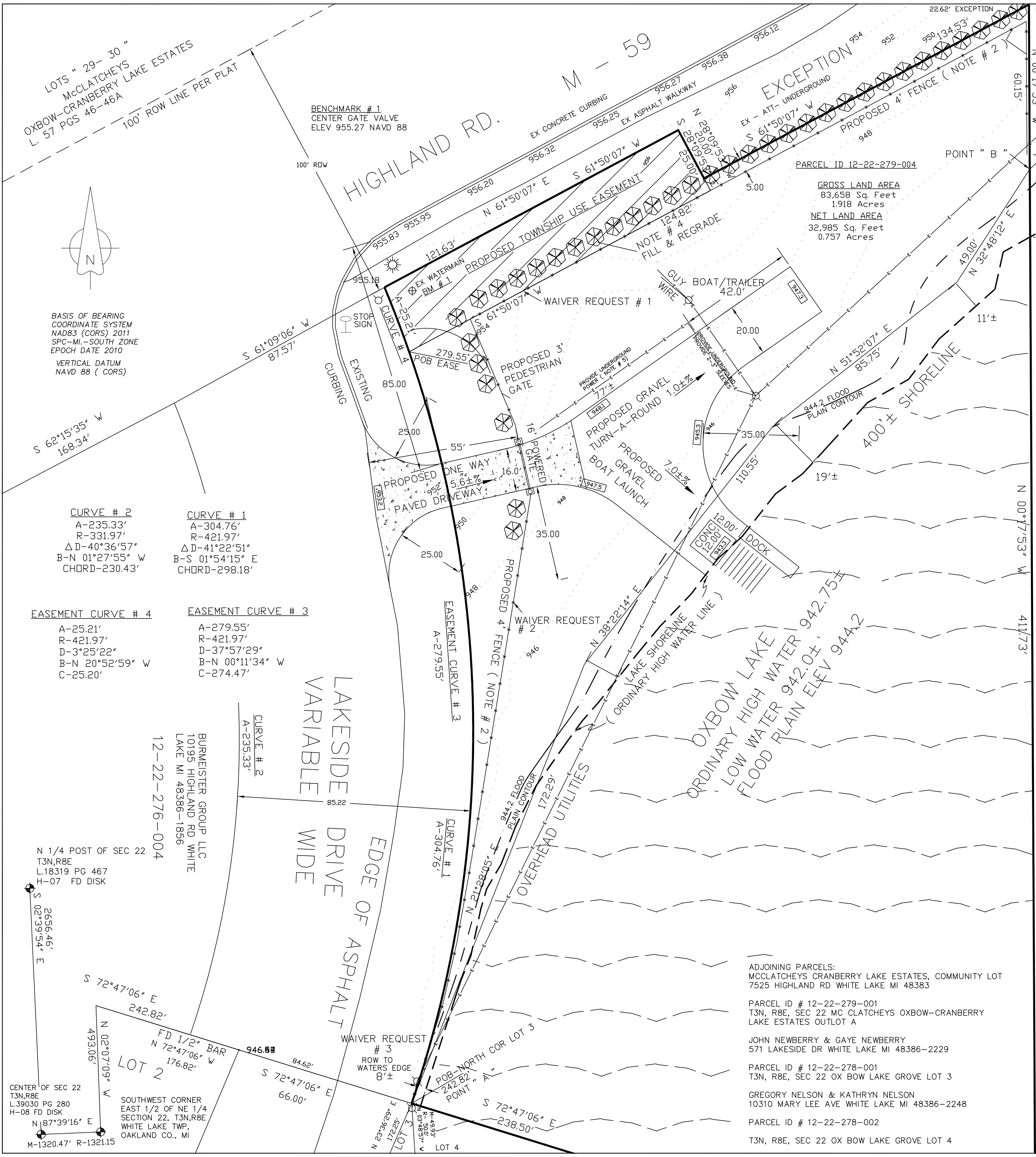
Ticket B12912373 (DE0010): Site Clear with no comments

Ticket B12912373 (WHLKTWTR): Site Clear with no comments

Ticket B12912373 (CEGDIS): Cleared with no comments

This enhanced positive response is powered by [DigTix](#) and sent on behalf of Utilities Resource Group, LLC (urgllc.net).

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



LOCATION MAP
NO SCALE

LEGEND

- ⊕ INLET BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- S-S SANITARY SEWER
- SS-SS STORM SEWER
- W-W WATERMAIN
- 0.000 EXISTING GRADES
- 0.000 PROPOSED GRADES
- DRAINAGE ARROW
- SOIL EROSION FENCE
- - - EXISTING CONTOUR
- PROPOSED CONTOUR
- x-x 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

PLANNED DEVELOPMENT WAIVER REQUEST TABLE

- 1) FENCE LINE SETBACK:
REQUIRED 40' ALONG M-59
WAIVER REQUEST :
A) REDUCTION OF FENCE LINE SETBACK TO 5' ALONG M-59
- 2) FENCE LINE SETBACK: ROADWAY
REQUIRED 40' ALONG LAKESIDE DRIVE:
WAIVER REQUEST :
B) REDUCTION OF FENCE LINE SETBACK TO 0.0' TO FOLLOW ALONG LAKESIDE DRIVE: FROM PROPOSED GATE TO SOUTHWEST PROPERTY CORNER, TO REDUCE UNAUTHORIZED SITE ACCESS
- 3) FENCE LINE SETBACK: WATER AND PROPERTY LINE
C) REQUIRED 30' FROM ORDINARY HIGH WATER LINE TO 8
- 4) SIDEWALK: REQUEST NOT TO ADD SIDEWALK
D) M-59 (HIGHLAND ROAD) REQUIRED 8' SIDEWALK EXISTING ASPHALT WALKWAY:
E) LAKESIDE DRIVE: REQUIRED 5' SIDEWALK

SITE NOTES:

- 1) PROPOSED DRIVE TO BE PAVED AS SHOWN AND TURN-AROUND TO BE GRAVEL.
- 2) PROVIDE 4' WOOD PRIVACY FENCE AS SHOWN. (SEE WAIVER TABLE)
- 3) PROVIDE LARGE EVERGREEN @ 8' ON CENTER , AS REQUIRED BY TWP.
- 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 II
10835 OXBOW LAKESHORE DRIVE
WHITE LAKE MI. 48386
CELL - 248-396-6197
EMAIL - i467vettes@aol.com



REVISED 1-14-2022
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'
	JOB NO.	21-100800
	SHEET NO.	1 OF 2
PROPOSED BOAT LAUNCH OXBOW LAKE PRIVATE LAUNCH ASSC, INC 10193 HIGHLAND ROAD (VACANT) PRELIMINARY SITE PLAN DRAWN - DPS COMP. NET DIRECTORY F/2021DWG		



UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNERS AND WERE NOT FIELD LOCATED. IN THE EVENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "811" AND HAVE ALL UNDERGROUND UTILITIES STAKED BEFORE ANY WORK MAY BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

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 ALD CURVE TO RIGHT, RAD 381.97 FT, CHORD BEARS S 02-11-49 E 327.28 FT, DIST OF 338.80 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 W 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 McCLATCHEYS 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

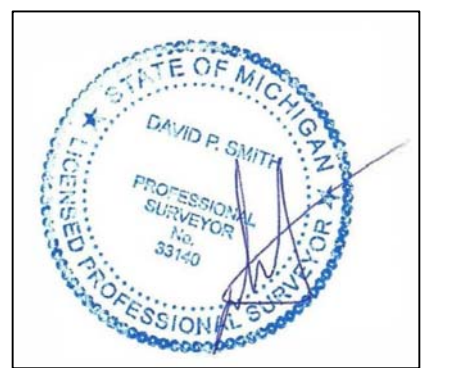
Standard

Select Vehicle Dimensions and Turning Radii

Symbol	Design Vehicle Type	Width (ft)	Length (ft)	A. Minimum Design Turning Radius (ft)	B. Minimum Inside Turning Radius (ft)
P	Passenger Car	7.0	19	24	14.4
SU	Single Unit Truck/Ambulance	8.0	30	42	28.3
BUS-40	Intercity Bus	8.5	40	45	27.6
A-BUS	Articulated Bus	8.5	60	39.8	25.4
WB-40	Intermediate Semitrailer	8.0	45+	40	19.3
WB-50	Large Semitrailer	8.5	55	45	17.0
WB-62	Interstate Semitrailer	8.5	69	45	7.9
WB-67	Interstate Semitrailer	8.5	74	45	4.4
WB-100T	Triple Trailer Combination	8.5	105	45	9.9
WB-109D	Turnpike Double Combination	8.5	114	60	14.9
MH	Motor Home	8.0	30	40	25.9
P/T	Car and Camper Trailer	8.0	49	33	17.4
P/B	Car and Boat Trailer	8.0	42	24	8.0
MH/B	Motor Home and Boat Trailer	8.0	53	50	35.1

Source: AASHTO - A Policy on Geometric Design of Highways and Streets (2004)

CONTACT:
OXBOW LAKE PRIVATE LAUNCH ASSOCIATION INC.
MR. RICK WALKLET 11
10835 OXBOW LAKESHORE DRIVE
WHITE LAKE MI. 48386
CELL - 248-396-6197
EMAIL - i467vettes@aol.com



REVISED 1-14-2022
REVISED 12-7-2021
REVISED 12-2-2021

<p>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</p>	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.	2 OF 2
DRAWN DPS COMP. NET DIRECTORY F/2021DWG			

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O'Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: January 27, 2022

RE: Szott Jeep Dealership Renovation
Final site plan and planned business development agreement

Partners in Architecture PLC, on behalf of Szott Automotive Group, has requested an amendment to the final site plan (FSP) and planned business development (PBD) agreement to modify the exterior facade of the dealership, including installation of new wall signs. A new freestanding sign along Highland Road (M-59) is also proposed. The approximately 13.7-acre property, addressed as 6700 Highland Road (Parcel Number 12-20-427-011), is located on the south side of Highland Road, east of Bogie Lake Road and zoned PB (Planned Business).

The current PBD agreement was entered into when the applicant expanded the dealership to include separate new and used car showrooms and a larger service department. On August 21, 2014 the Planning Commission considered both the FSP and PBD agreement; the FSP was approved and the PBD agreement was recommended for consideration to the Township Board. On September 16, 2014 the Township Board considered and approved the agreement with conditions. On December 4, 2014 the Planning Commission considered an amendment to the PBD agreement for the project signage and recommended approval to the Township Board. On December 16, 2014 the Township Board considered and approved the PBD agreement amendment for the project signage. The PBD agreement was executed on July 14, 2015.

The proposed exterior modification includes painting the existing concrete masonry unit (CMU), installation of new aluminum composite metal (ACM) panels, painting existing ACM panels, and relocation of wall-mounted light fixtures. The line of the existing parapet would be lowered (at the main entrance to the building); the top of the parapet elevation would match the existing adjacent parapet level. A 5'-2^{1/8}" metal canopy is proposed to project off the north facade over the main entrance of the building. Metal canopies (a 2' canopy and a 2'-3" canopy) are proposed to project off the north facade over the services lanes.

While not represented in the application as a proposed modification, the proposed high-polished ACM trim would contain two-inch integrated continuous LED lighting along the north and part of the west elevations. A lighting (photometric) plan and specifications for the proposed lights were not provided. As the proposed LED lighting would attract attention to the building, the zoning ordinance considers the lighting prohibited signage. A waiver to install the LED lighting would be required. Staff does not recommend approval of the LED lighting. No other businesses in the Township have similar lighting, and any application for a variance made by a business (not located in a PB or PD zoning district) for similar lighting would likely be denied by the Zoning Board of Appeals. Staff does not support this deviation from the zoning ordinance and recommends as a condition of approval the plans be revised to remove the trim LED lighting.

Signs

When the Planning Commission recommended approval of the wall signage to the Township Board in 2014, the motion included a provision to allow six wall signs totaling 207 square feet. When the Township Board approved the project signage in 2014, its motion only referenced the freestanding sign. The wall signage approval was not incorporated into the PBD agreement. There are currently seven wall signs on the building totaling 240.27 square feet in size. Following is a list of the proposed wall signs:

- “Jeep” – 28.64 square feet
- “Szott M-59” – 27.54 square feet
- “Service” (quantity: 2) – 8.38 square feet each
- “Express Lane” – 11 square feet
- “Body Shop” – 10.10 square feet
- “Certified” (existing sign to remain) – 15.6 square feet
- “Pre-Owned” (existing sign to remain) – 19.6 square feet

Total: 120.86 square feet; 8 wall signs.

The freestanding sign approved in 2014 received waivers for height, setback, size, and sign type (pylon). Currently the sign is 20-feet-tall and 53.5 square feet (approved up to 55 square feet). The proposed monument sign would be 20-feet-tall, 48.3 square feet in size, and setback approximately 23’-9” from the Highland Road right-of-way line.

PBD Agreement Amendment

The applicant has not yet prepared the amendment to the PBD agreement. All plans associated with this project would be incorporated as an exhibit to the agreement. The Planning Commission could recommend approval of the amendment to the PBD agreement to allow the proposed modifications, conditioned on staff and consultants’ approval of the agreement.

Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny the amended final site plan and recommend approval, approval with modifications, or denial of the PBD agreement amendment to the Township Board.

Attachments:

1. Planning Commission meeting minutes from August 21, 2014.
2. Township Board meeting minutes from September 16, 2014.
3. Planning Commission meeting minutes from December 4, 2014.
4. Township Board meeting minutes from December 16, 2014.
5. Site plan application dated January 12, 2022.
6. Architectural plans for proposed modifications (revision date February 3, 2022).
7. Current Szott PBD agreement dated July 14, 2015.

Gregory R. Baroni, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer

Carol J. Burkard
Scott Ruggles
Andrea C. Voorheis
Rik Kowall



WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting
7525 Highland Road
White Lake, MI 48383
August 21, 2014 @ 7:00 p.m.

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Mr. Meagher called the meeting to order at 7:05 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Kowall and Mr. Lewsley were excused.

ROLL CALL: Steve Anderson
Matt Carr
Debby Dehart, Secretary
Rik Kowall, Board Liaison - Excused
David Lewsley - Excused
Peter Meagher, Chairperson
Gail Novak-Phelps
David Pegg

Also Present: Jason Iacoangeli, AICP, Staff Planner
Jill Bahm, Township Consultant
Greg Gucwa, Township Engineer
Lynn Hinton, Recording Secretary

Visitors: 3

Approval of Agenda

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (6 yes votes)

Approval of Minutes

a. August 7, 2014

Mr. Anderson moved to approve the minutes of August 7, 2014 as submitted. Mr. Pegg supported and the MOTION CARRIED with a voice vote. (6 yes votes)

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

Mr. Meagher opened the discussion for public comment on items not listed on the agenda, but none was offered.

Old Business:

a. File No. 13-016 – Szott Building Expansion
Location: Located on the south side of Highland Road east of Bogie Lake Road,

58 currently zoned (PB) Planned Business, identified as parcel numbers 12-21-
59 301-030 and 12-20-427-005, consisting of approximately 13.70 acres.
60 Request: 1) Final Site Plan Approval
61 2) Planned Business Development Agreement
62 Applicant: Szott M-59 Chrysler Jeep
63 Mr. Tom Szott
64 6700 Highland Road
65 White Lake, MI 48383
66

67 Mr. Iacoangeli reported that some of the items referenced in the Director's report have since been
68 addressed by the applicant, i.e., the need for a wetland delineation with regard to the storm water basin
69 location. Mike McAdams, the township Environmental Engineer has verified what the applicant has
70 presented and noted that the applicant's plan for the storm water basin will not impact the wetlands on the
71 site.
72

73 Mr. Iacoangeli added that Police Chief Kline would like the applicant to address the issue with trucks or
74 cars being delivered and unloaded at certain times on M-59 during peak hours. He'd like this remedied to
75 have the eastern drive brought down to grade for the trucks to get in and out of the site easier so that
76 traffic is not affected. The developers have agreed to address this concern.
77

78 Clearzoning has recommended approval of the final site plan subject to the 2 parcels being combined into
79 1 parcel via the Assessor's office, and this should be a contingency upon final approval.
80

81 Ms. Bahm stated she is in agreement with comments about the lots being combined. In addition, the
82 applicant's plans should show barrier-free parking spaces. There is also a concern with light poles, which
83 should be 100 ft. from the property line, but they feel the light will not interfere or impact the site
84 negatively and a statement to this effect can be added into the development agreement. Lastly, they
85 would like to see the wetland and landscape elevations provided. Clearzoning is recommending approval
86 subject to the applicant addressing these issues.
87

88 Mr. Gucwa stated he is recommending approval subject to improvements to their current storm water
89 plan. He will work with them on this. He would like to see the basin re-graded and the center dyke
90 brought up a little for more balance.
91

92 Andy Andre, representing Szott, confirmed that the wetlands issue has been resolved. He added that the
93 lot combination has been filed with the Township Assessor, who is filing with the county this week. With
94 regard to the Police Chief's issue, they will re-grade the eastern driveway and work with J&A to make
95 sure it works operationally.
96

97 Mr. Andre continued that lighting has been a critical issue in the past and they are proposing using LED
98 lighting, which will keep levels at a minimum. It was noted that the lights would be on timers to turn off at
99 11:00 pm. Landscaping was also a concern and the previous plan met the minimum criteria. Due to the
100 nature of the business and being in a highly visible location, the eastern area has been concentrated on
101 with a heavily landscaped buffer in addition to landscaping being provided along the M-59 frontage. They
102 feel they have exceeded the requirements now.
103

104 He agrees that the basin can be worked out with elevation and they will continue to work with Mr. Gucwa.
105

106 Mr. Anderson indicated that what helps him with landscaping plans is actual color renditions of the layout
107 and design. Mr. Andre did not have anything with him this evening, but stated there is a mix of
108 evergreens, deciduous trees and hearty, broad-leafed trees that will not go bare in the winter.
109

110 **Ms. Novak-Phelps moved in File 13-016 to recommend to the Township Board to grant Final Site**
111 **Plan approval of the Szott Building Expansion contingent upon comments and review from the**
112 **consultants and the Community Development Director, grading the eastern drive, combining the 2**
113 **parcels, obtaining the wetlands delineation, and a successful agreement with any outstanding**
114 **issues with the consultants. Mr. Anderson supported and the motion carried with a roll call vote.**
115 **Pegg – yes; Anderson – yes; Carr – yes; Meagher – yes; Dehart – yes; Novak-Phelps - yes. (6 yes**
116 **votes)**

117
118 Ms. Novak-Phelps moved in File 13-016 to recommend to the Township Board to approve the
119 Planned Business Development Agreement for the Szott Building Expansion to include
120 consultants recommendations, but waiving Article 6 relating to requirements for a traffic study
121 and community impact statement. Mr. Anderson supported and the motion carried with a roll call
122 vote. Anderson – yes; Novak-Phelps – yes; Anderson – yes; Carr – yes; Meagher – yes; Dehart –
123 yes. (6 yes votes)
124

125 b. Review and discussion of the draft 2015-2020 Capital Improvement Plan (CIP)
126

127 Mr. Iacoangeli asked the commission to review this prior to the public hearing on September 4. Not many
128 items have changed since the previous plan, other than dollar amounts for Parks & Rec new projects.
129 Items completed are listed in the history, including the purchase of the fire pumper trucks and senior
130 shuttle bus purchased during the last project cycle. He asked the commissioners to notify him of any
131 grammatical errors.
132

133 **Liaison's Report**

134
135 Mr. Kowall was not present to give a report.
136

137 **Consultant's Report**

138
139 Ms. Bahm distributed copies of Clearzoning's Monthly Planning Brief. She indicated that they've created
140 a new mapping tool online where people can now click on a specific parcel and it shows the zoning
141 classification and provides a link to the township website.
142

143 Ms. Bahm also introduced the idea of the township developing a "Complete Streets" ordinance or
144 resolution, at which Mr. Birchler will discuss at a later date. This document would give the township more
145 stake in the game with road agencies over future improvements to M-59 by providing a planning transport
146 network for all its users.
147

148 Mr. Carr stated that he has had informal talks with some of the board members regarding the appearance
149 of the M-59 corridor with the overgrowth of grass and lack of maintenance. He referenced Highland
150 Township's Beautification Committee and questioned whether the creation of a Complete Streets
151 ordinance would allow us to have more say on how the corridor in White Lake is maintained. Ms. Bahm
152 responded that the township needs options and opportunities, and this would move it in that direction.
153

154 Mr. Iacoangeli added that the Complete Streets is a currently a component of the Master Plan and the
155 township has an alert plan with MDOT and the RCOC for at-grade signal crossings. There are projects
156 the township listed, but we don't have a formal Complete Streets plan. The Parks & Rec's pathway plan
157 and the M-59 are also components of the Master Plan. This could be a stand-alone document, but the
158 township would need to get public input through a visioning process.
159

160 Ms. Dehart questioned whether a Complete Streets plan would help the township get grants. Ms. Bahm
161 responded that the granting agency might ask if there is planning documentation. By having this plan in
162 place, projects have more probability of being successful. Mr. Iacoangeli added that road agencies have
163 told the township that they want these types of plans shared with them. Without anything on file, MDOT
164 and RCOC would design things to their standard. This document would at least get consideration from
165 those agencies before starting their projects.
166

167 **Director's Report**

168
169 Mr. Iacoangeli had nothing further to add.
170

171 **Other Business**

172
173 a. Election of Vice-Chairperson
174

175 Mr. Anderson requested this be on the agenda at the next meeting.

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Communications:

Next meeting dates:

- Regular Meeting – September 4, 2014
- Regular Meeting – September 18, 2014

Adjournment

Mr. Anderson moved to adjourn the meeting at 8:10 p.m. Ms. Novak-Phelps supported and the MOTION CARRIED with a unanimous voice vote. (6 yes votes)

CHARTER TOWNSHIP OF WHITE LAKE

Approved Minutes of the Regular Board of Trustees Meeting

September 16, 2014

Supervisor Baroni called the meeting to order at 7:00 p.m.

Supervisor Baroni led the Pledge of Allegiance.

Clerk Lilley called the roll:

Present: Greg Baroni, Supervisor
 Terry Lilley, Clerk
 Mike Roman, Treasurer
 Carol Burkard, Trustee
 Rik Kowall, Trustee
 Andrea Voorheis, Trustee

Absent: Scott Ruggles, Trustee

Also Present: Lisa Hamameh, Attorney
 Sean O’Neill, Planning Director
 Cathy Derocher, Deputy Clerk
 Amy Bertin, Recording Secretary

Clerk Lilley made the following changes to the Agenda: Add 5D, Treasurer’s Report.; following 8J, Job Description, a motion needs to be made to promote the position to the proposed pay scale; Remove Item 8G.

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Burkard to approve the amendments to the Agenda. The MOTION PASSED by a voice vote (6 yes votes).

PUBLIC COMMENTS

Doug Hanks, 10115 Joanna K. He handed out some envelopes to the Board. It is a very serious matter. He would urge that all of them look at it immediately. There is a letter and a CD in the envelope. Their action is required and he would like to hear from someone on the Board within a couple of weeks.

Larry Ostrowski, Library Director, White Lake Township. He thanked all the Board members who helped out in making the Fisk Farm Festival so successful this year. It was great weather and good turnout. The Township should take a lot of pride in that event.

Supervisor Baroni announced that coming up within the next couple of weeks is a North Oakland County Storyteller’s tailgate event at the Fisk Farm. Also, at the end of the month of October

for Halloween there will be a Spooky Victorian Funeral at the Farm.

Clerk Lilley added that on October 2, the Oakland County Chapter of MTA, the Michigan Township Association, has invited all of the candidates that will be running in the November election to the Fisk Farm from 3:30 to 5:30 in the afternoon. Anyone who would like to participate in it or meet any of the candidates, please come.

CONSENT AGENDA

- A. LIST OF BILLS**
- B. REVENUE AND EXPENSES**
- C. DEPARTMENT REPORTS**
 - 1. COMMUNITY DEVELOPMENT**
 - 2. FIRE DEPARTMENT**
 - 3. POLICE REPORT**
 - 4. WATER REPORT**

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Voorheis to approve the Consent Agenda. The **MOTION PASSED** by a voice vote (6 yes votes).

PRESENTATION

A. SWEARING IN OF OFFICER BEDNAR (POLICE DEPT.)

Chief Kline introduced Officer Bednar with the swearing in being performed by Clerk Lilley. Off. Bednar joined the Michigan Army National Guard and is currently serving in the First Battalion 125th Infantry. He deployed to Northern Afghanistan in January 2012, saw some combat and returned home in October 2012. He attended Macomb Community College completing his Associate's degree in 2013, and the Police Academy in May of 2014. After completing the lengthy testing and interview process, he was the number one candidate on our list.

B. SWEARING IN AND PROMOTION OF JASON CREAN TO LIEUTENANT (FIRE DEPT.)

Chief Gurka introduced Jason Crean who was formally sworn in to the rank of Lieutenant by Clerk Lilley. Lt. Crean formerly served on the Hazardous Materials Team which involves a lot of technical knowledge and training. He is currently a member of the Technical Rescue Team which is a specialized team county wide that deals with situations that get beyond the realm and ability of an ordinary fire department to handle. He also is just about to complete his Bachelor's degree and assisted with a Grant for our department where we are receiving \$400,000 over a period of several years to have a recruitment and training coordinator.

C. PAPPAS FINANCIAL PRESENTATION ON MEDICARE ADVANTAGE PRODUCTS

Vikki Getner from Pappas Financial gave a brief presentation highlighting the benefits of the Medicare Advantage Program. She distributed to the Board some materials outlining a comparison between the Township's current retiree plan and the Medicare plan. It includes a Medicare plan plus some additional benefits with rates substantially lower than what the Township is currently paying. This plan does cover prescription drugs and some dental and vision. It is more of a copay program so a copay will be paid for every service that you have instead of just dealing with the 80/20 rule.

It was MOVED by Clerk Lilley, SUPPORTED by Treasurer Roman to approve Cathy Derocher and Vikki Getner meeting with the current retirees to discuss the Medicare Advantage Plan. The MOTION PASSED by a voice vote (6 yes votes).

D. ARCHITECTURAL & ENGINEERING SERVICES FOR CHMP FOR TOWNSHIP OFFICES

Greg Mason, Vice President of CHMP Architects and Engineers, came before the Board tonight to present a study for the Board to consider before making improvements and changes to the Township Offices. They are a municipal architect and engineering firm and have been in business since 1968. They have a team of experts who assess the building and make recommendations on planning and energy improvements, having knowledge and experience in LEED. He showed a series of slides depicting a sampling of previous jobs their company has worked on. Included within the study will be project understanding, project description, an actual work plan with Phase I broken down into Tasks 1 thru 9, Phase II are services such as how to fund the project and finally a fee schedule.

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Burkard to approve the amount of \$19,500, plus out of pocket costs, for CHMP to complete a study for improvements to the White Lake Township Offices. The MOTION PASSED by a voice vote (6 yes votes).

MINUTES

A. AUGUST 19, 2014

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Kowall to approve the Minutes for August 19, 2014. The MOTION PASSED by a voice vote (6 yes votes).

NEW BUSINESS

A. RESOLUTION #14-033, APPROVAL OF NON UNION HEALTHCARE & WAGE

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Trustee Burkard to approve Resolution #14-033, Approval of Non Union Healthcare & Wage Package, with the following changes on Page 2, the 2% pay raise from 2014 be paid retroactive to January 1, 2014; the \$500 'Bonus' wording be changed to read 'Healthcare Allowance'. The **MOTION PASSED** by a voice vote (6 yes votes).

B. RESOLUTION #14-034, APPROVE SALE OF PROPERTY

Trustee Burkard commented for the record that the property was originally purchased with the intentions of building onto that site a township complex. It would be a thought to have any money from the sale of property be put towards any improvements or changes to the Township Hall.

Trustee Kowall suggested it be requested of Redwood to share their discovery with the Township such as soil borings, wetland delineations, and environmental reports which could be used as a marketing tool in the future should it become necessary.

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Burkard to approve Resolution #14-034, Sale of M-59 Vacant Property, Sidwell #12-20-401-003 to Redwood Acquisition LLC and to authorize the Township Supervisor to sign the Purchase Agreement with amendment to Page 2, Item 3 adding the language 'Except as it relates to the purchase price'. The **MOTION PASSED** by a roll call vote (Kowall-yes; Voorheis-yes; Burkard-yes; Roman-no w/comment that any changes should come before the entire Board; Lilley-yes; Baroni-yes).

C. RESOLUTION #14-032, CAPITAL IMPROVEMENT PLAN 2015-2020.

Trustee Burkard questioned if the Master Plan is calling for White Lake to be considered a walkable community whether monies are being set aside towards that goal. The Board should consider it as a line item. When people hear a walkable community they expect pathways, not just parks. Parks and Rec should go for a millage and specifically say it is for walkable, bikeable pathways.

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Kowall to approve Resolution #14-032, Capital Improvement Plan 2015-2020. The **MOTION PASSED** by a voice vote (6 yes votes).

D. WATER DEPARTMENT 2014 VEHICLE REPLACEMENT

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Burkard to approve the Water Department's request to purchase a new 2015 Transit 250 Van in the amount of \$23,469; the Sewer Dept. to purchase from the Water Dept. the GMC Sonoma Truck for \$500. The **MOTION PASSED** by a voice vote (6 yes votes).

E. SZOTT BUILDING EXPANSION, FILE NO. 13-016

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Burkard to approve the Szott Planned Development Agreement with the following recommendations: 1. that the Community Impact Study and Traffic Study be waived as there are no additional curb cuts required; 2. Approval of deviation from the current zoning ordinance as to the height and location of light poles; 3. Allow two weeks for the completion of the Planned Development Agreement; 4. To allow grading on the site to proceed only after the grading Pre Con; 5. If the Planned Development Agreement is not completed in two weeks, the applicant will be required to post a letter of credit or cash bond for 4.29 acres at \$5,000 an acre in order to complete the grading of the site until all items of the Planned Development Agreement have been completed. At the grading pre con the following will be required, the grading plan, the soil erosion permit, the insurance certificate and \$1000 inspection fee posted); 6. Compliance with the consultant's recommendations. The **MOTION PASSED** by a voice vote (6 yes votes).

F. WHITE LAKE TWP. & MAFF TENTATIVE AGREEMENT RE: HEALTHCARE

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Trustee Voorheis to approve the Tentative Healthcare Agreement between White Lake Township and the Michigan Association of Firefighters. The **MOTION PASSED** by a voice vote (6 yes votes).

**H. PARKS AND REC RECOMMENDATION: HISTORICAL FISK FARM PARK
MASTER PLAN**

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Treasurer Roman to authorize the Community Development Department to undertake the planning process during the winter of 2014-2015 to facilitate the needs of both the Parks and Rec Committee and those of the Historical Society. The **MOTION PASSED** by a voice vote (6 yes votes).

I. FIRE DEPARTMENT REQUEST FOR FLOOR REPAIR

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Kowall to approve the Fire Department request for Performance Floor Coating Systems to resurface the floors at the fire station in the amount of \$4496. The **MOTION PASSED** by a voice vote (6 yes votes).

J. APPROVAL OF JOB DESCRIPTION (POLICE DEPT.)

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Voorheis to approve the job description of Executive Secretary for the Police Department. The **MOTION PASSED** by a voice vote (6 yes votes).

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Clerk Lilley to approve the position of Executive Secretary starting at the 6 month salary amount of \$42,623. The **MOTION PASSED**

by a voice vote (6 yes votes).

K. APPROVAL TO ACCEPT OFFER TO SELL LOT #16, RIVERDALE SUB

It was moved by Trustee Kowall, SUPPORTED by Trustee Burkard to approve the sale of Lot #16 in the Riverdale Sub. The MOTION PASSED by a voice vote (6 yes votes).

EXECUTIVE SESSION

**A. APPROVAL TO RECESS INTO CLOSED SESSION TO DISCUSS
ATTORNEY/CLIENT PRIVILEGE**

It was MOVED by Clerk Lilley, SUPPORTED by Treasurer Roman to Adjourn into Executive Session. The MOTION PASSED by a roll call vote (Kowall-yes; Voorheis-yes; Burkard-yes; Roman-yes; Lilley-yes; Baroni-yes).

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Burkard to return to Open Session. The MOTION PASSED by a roll call vote (Kowall-yes; Voorheis-yes; Burkard-yes; Roman-yes; Lilley-yes; Baroni-yes).


It was MOVED by Trustee Kowall, SUPPORTED by Trustee Burkard to authorize the Supervisor to discuss compensation with Mr. Sweeney for his role as WOCCA cable representative. The MOTION PASSED by a voice vote (6 yes votes).

It was MOVED by Trustee Kowall, SUPPORTED by Trustee Burkard to authorize the Supervisor to proceed as required with litigation. The MOTION PASSED by a voice vote (6 yes votes).

It was MOVED by Clerk Lilley, SUPPORTED by Treasurer Roman to adjourn the meeting. The MOTION PASSED by a voice vote (6 yes votes).

The meeting was adjourned into Executive Session at 10:15 p.m.

I, Terry Lilley, 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 September 16, 2014 regular board meeting minutes.



Terry Lilley, Clerk
White Lake Township
Oakland County, Michigan

Gregory R. Baroni, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer

Carol J. Burkard
Scott Ruggles
Andrea C. Voorheis
Rik Kowall



WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

WHITE LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting
7525 Highland Road
White Lake, MI 48383
December 4, 2014 @ 7:00 p.m.

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Mr. Meagher called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called by Debby Dehart, Secretary: Mr. Kowall and Ms. Hinton were excused.

- ROLL CALL:
- Steve Anderson
 - Matt Carr
 - Debby Dehart, Secretary
 - Mark Fine
 - Rhonda Grubb
 - Rik Kowall, Board Liaison - Excused
 - David Lewsley
 - Peter Meagher, Chairperson
 - Gail Novak-Phelps – Vice Chairperson

- Also Present:
- Sean O'Neil, AICP, Community Development Director
 - Jill Bahm, Township Consultant
 - Greg Gucwa, Township Engineer
 - Lynn Hinton, Recording Secretary – Excused
 - Dawn Brotherton – Acting Recording Secretary

Visitors: 4

Approval of Agenda

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes

- a. November 20, 2014

Mr. Carr moved to approve the minutes of November 20, 2014 as presented. Ms. Dehart supported and the MOTION CARRIED with a voice vote. (8 yes votes)

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

Mr. Meagher opened the discussion for public comment on items not listed on the agenda, but none was offered.

Public Hearing:

Mr. Meagher declared there is no public hearing.

59 **Continuing Business**

- 60
- 61 a. File No. **13-016 Szott Building Expansion**
- 62 Location: Located on the south side of Highland Road (M-59) and east
63 of Bogie Lake Road, currently zoned (PB) Planned Business
64 District, identified as parcel number 12-20-427-011,
65 consisting of approximately 13.70 acres.
- 66 Request: **1) Amended Planned Business Development Agreement**
- 67 Applicant: Szott M-59 Chrysler Jeep
68 Mr. Tom Szott
69 6700 Highland Road
70 White Lake, MI 48383
71

72 Mr. O'Neil opened the discussion with some background information in the Szott packet and the fact
73 that we only needed to talk about the signage issues that haven't been cleared up yet. In particular:

- 74 1. Type of sign – post pylon or monument. Our ordinance states that all new businesses
75 have a monument sign and/or a wall sign. Therefore, the issue is the style of the sign and
76 trying to come to an agreement that will satisfy both Chrysler and Mr. Szott. They are
77 asking for an eight foot sign (needs board approval for anything over six feet). Reference
78 was made to the businesses that have post pylon signs, but they are older businesses
79 and their signs have been grandfathered in.
- 80 2. The number and total sign area of the wall signs. Mr. O'Neil stated that even though
81 Chrysler is one entity, Mr. Szott has various types of businesses under one roof and
82 would like to request 5 more signs and 7 additional square feet.
83

84 The floor was open for discussion. All agree that the sign should be a monument sign, whether a new
85 design or a revised version of the one in the packet. The sign that is presently there is a non-
86 conforming one and Chrysler wants to remove it. Questions arose as to the new signage visibility - if it
87 were to be a monument, and with the car display in front of the building - it may be difficult to see a
88 monument sign. However, the sign will be located in area N-01 (which is on the map in the packet),
89 on the east side of the driveway and the height of the sign can be larger.
90

91 Ms. Bahm suggested that Chrysler may have a set design for a monument sign just like the prepared
92 post pylon sign in our packet. Since they have various dealerships, they should have designs for both
93 types of signs.
94

95 Mr. O'Neil feels that the Planning Commission is going toward a monument sign and will work out on
96 the administrative side some options to present to the Township Board in a couple of weeks.
97

98 **Mr. Lewsley moved in File 13-016, Szott Building Expansion that the Planning Commission**
99 **recommend Township Board approval of the amended planned business development**
100 **agreement, subject to the recommendations and conditions of the Township Attorney,**
101 **Township Planning Consultant, Township Engineer; and with respect to signage in particular,**
102 **recommend the Township Board allow the wall sign plans to include the 6 proposed signs of**
103 **the applicant to total 207 square feet and, with regard to the street sign, we recommend that**
104 **the Board approve use of a monument sign and pedestal up to 13 feet, base at street level**
105 **being 6 ½ feet X 8 ½ feet, that allows the applicant to incorporate the standard Chrysler brand**
106 **sign on a monument and leave it to the Township Planning staff to finalize the details of the**
107 **base and composition of the structure (being approximately 52 square feet) with the applicant.**
108 **The motion carried with a roll call vote: Anderson – yes; Carr – yes; Fine – yes; Grubb – yes,**
109 **Lewsley – yes; Meagher – yes; Novak-Phelps – yes; Dehart – yes. (8 yes votes)**
110

111 **New Business**

- 112
- 113 a. Presentation by Mr. Robert Lambert.
- 114 Location: 825 Oxbow Lake Rd. Located on the northeast side of Oxbow
115 Lake Road, currently zoned residential, identified as parcel
116 numbers 12-34-201-002 and 12-34-201-003, consisting of
117 approximately 5 acres.

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Mr. Lambert presented an idea for this particular property to be rezoned for a wedding barn. The business purpose, if purchased by him, is to host weddings and receptions year round. There will need to be renovations to the present barn and adjacent buildings, plus landscaping for sound buffering, and an area created for parking. There was much discussion with pros and cons, and the consensus was that the idea was worthwhile, but with the property being in a residential area, it may not be feasible because of the possible noise levels. Can he find another piece of property, with a barn, that is not so densely populated?

b. Consideration of the Planning Commission By-Laws

Mr. O'Neil provided copies of the changes that were made to the by-laws.

On page 3, first paragraph, it was suggested changing to one who owns real property in the township. The paragraph now reads, "All members shall be qualified electors and residents of the Township, except that one member may be an individual who is not a qualified elector of the Township, but who owns real property within White Lake Township".

On page 4, Section 3.1, A – Election – strike out Chairperson, and change to "not eligible to serve as an officer".

Mr. Lewsley made a motion to approve the amended by-laws, subject to the changes made. Ms. Novak-Phelps supported and the motion was carried with a roll call vote: Anderson – yes; Carr – yes; Fine – yes; Grubb – yes; Lewsley – yes; Meagher – yes; Novak-Phelps – yes; Dehart – yes; (8 yes votes)

c. Approval of the 2015 Planning Commission meeting Dates

Mr. Anderson moved to approve the meeting dates for 2015. Mr. Fine supported and the MOTION CARRIED with a voice vote (8 yes votes)

Liaison's Report

No report due to excused absence of Mr. Kowall.

Ms. Novak-Phelps stated that there was no ZBA meeting due to Thanksgiving.

Mr. Carr stated that there was no Parks and Rec meeting.

Consultant's Report

Ms. Bahm will review and provide guidelines to Mr. O'Neil on the proposed wedding barn at 825 Oxbow Lake Rd. identified as parcel numbers 12-34-201-002 and 12-34-201-003.

Director's Report

Mr. O'Neil noted that the agenda for the next meeting on December 18 will have the Kroger site plan. Planning on K-Mart being torn down, new Kroger replacing and Kroger will vacate their present location. Kroger will build a gas station behind the present Kroger. The new Kroger will be about the same size as the Commerce Kroger. Hallmark will be leaving. Arby's will also need to connect to public utilities along with the new Kroger in order to stay open for business. Would also like to see smaller retailers on outlots in front of Kroger to take up some of the parking lot. The Board will likely be supportive of this new Kroger.

176 The land across the street (to the west) has been sold and various retailers are going to be coming in.
177 Though not in traditional form, this area of the Township will effectively become White Lake's downtown.

178
179 Gin Mill is now open and has been since December 2 – was not able to fit a monument sign, but the wall
180 sign is good and very visible.

181
182 Andover Park off of Cedar Island West and Bogie Lake Rd. is in the planning stages, but they need more
183 improvements than they want to present at this point. Mr. O'Neil told them their plan was not a good one.
184 They may still want to go before the Planning Commission.

185
186 **Communications:**

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188 **Next meeting dates:**

- 189
190
 - Regular Meeting – December 18, 2014
 - Regular Meeting – January 1, 2015 – cancelled.
 - Regular Meeting – January 15, 2015.

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194 **Other Business:**

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196 Mr. Fine wanted to note that he is still listed in the Zoning Board as an alternate on the website.

197
198 **Adjournment**

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200 **Mr. Anderson moved to adjourn the meeting at 8:30 p.m. Ms. Novak-Phelps supported and the**
201 **MOTION CARRIED with a unanimous voice vote. (8 yes votes)**

CHARTER TOWNSHIP OF WHITE LAKE

Approved Minutes of the Regular Board of Trustees Meeting

December 16, 2014

Supervisor Baroni called the meeting to order at 7:00 p.m.

Supervisor Baroni led the Pledge of Allegiance.

Clerk Lilley called the roll:

Present: Greg Baroni, Supervisor
 Terry Lilley, Clerk
 Mike Roman, Treasurer
 Rik Kowall, Trustee
 Scott Ruggles, Trustee
 Andrea Voorheis, Trustee (late)

Absent: Carol Burkard, Trustee

Also Present: Lisa Hamameh, Attorney
 Sean O’Neill, Planning Director
 Amy Bertin, Recording Secretary

Clerk Lilley made the following amendments to the Agenda. Add Item 5G, Treasurer’s Report; Item 90, Correction to previous motion for Fire Chief’s Salary; Item 5D, Amendments to Budget Amendments; Item 9A, add Fireworks rain date of 2-21-15; Item 9F, Correction to Resolution #14-043; Item 9M, add Resolution #14-045.

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Kowall to amend the Agenda as follows: Add Item 5D, Amendments to Budget Amendments; Item 5G, Treasurer’s Report; Item 9A, Fireworks rain date 2-21-15; Item 9F, Correction to Resolution #14-043; Item 9M, add Resolution #14-045; Item 90, Correction to motion for Fire Chief’s Salary. The MOTION PASSED by a voice vote (5 yes votes).

PUBLIC COMMENTS

Thomas Johnson, 9136 Buckingham, White Lake Township. There is an ongoing problem at 2010 Kingston. He has spoken to ordinance officers and township officials concerning this problem before. The current resident isn’t concerned with letters, phone calls or citations. An ordinance has been violated. If the Township can’t enforce the ordinances, they are useless.

Larry Ostrowski, Director, White Lake Township Library. He acknowledged the Township for their participation in the Fisk Farm tree lighting event. It has blossomed into a major event. The Township should take a lot of pride in how it has grown. He received many positive

comments regarding it. Also, he submitted a grant for White Lake to participate in an event called the Inside Out Art Event with the Detroit Institute of Arts. Only 15 communities are selected to participate. Sometime in April there will be eight locations within the township displaying the art work.

Jean Philippe Loew, 247 Rosario Lane. His parents came from France to visit for the Christmas holidays. He found it embarrassing to explain the amount of iron in his tap water to them. He wondered when the iron filtration station was going to be functional in his area and was told hopefully by this coming fall.

Supervisor Baroni also commented that the Christmas tree lighting event was exceptional, with over 2000 guests participating. This year there was a nativity scene with live farm animals, a band and choir from the middle school and crafts in the barn for the children. There is a committee that meets each year to plan the event and they already have ideas to make it bigger and better next year.

CONSENT AGENDA

- A. LIST OF BILLS
- B. REVENUE AND EXPENSES
- C. DEPARTMENT REPORTS
 - 1. COMMUNITY DEVELOPMENT
 - 2. FIRE DEPARTMENT
 - 3. POLICE REPORT
 - 4. OVERTIME REPORT
- D. BUDGET AMENDMENTS
- E. BOARD OF REVIEW APPOINTMENTS
- F. PLANNING AND ZONING BOARD OF APPEALS APPOINTMENTS
- G. TREASURER'S REPORT

Supervisor Baroni announced the names of board appointees and their tenure. Board of Review Appointments, Nick Grabowski, Gerald Jessup, Kim McFadden, 2015-2017. Zoning Board Appointments, David Walz and Nick Schillack, reappointed for a 3-year term to expire December 18, 2017. Planning Commission, Rhonda Grubb and Mark Fine, reappointed for a 3-year term to expire December 18, 2017.

It was MOVED by Clerk Lilley, SUPPORTED by Treasurer Roman to approve the Consent Agenda with the addition of Treasurer's Report and two Budget Amendments. The MOTION PASSED by a voice vote (5 yes votes).

MINUTES

A. NOVEMBER 18, 2014

It was **MOVED** by Trustee Ruggles, **SUPPORTED** by Trustee Kowall to approve the Minutes for November 18, 2014. The **MOTION PASSED** by a voice vote (5 yes votes).

PRESENTATION

A. WELLHEAD PROTECTION AWARDS

Supervisor Baroni presented an aware certificate to the following people: Paul Shearlock, Water Dept.; Dawn Brotherton, Water Dept. employee; Matt Maher, County Health Dept. Official; Rik Kowall, Trustee; Sean O'Neil, Planning Director; Mike McAdams, Sewer Director; Christopher Donias; Scott Ruggles, Trustee. This committee is comprised of a group of volunteers whose goal is to protect public water supply systems which use ground water from potential sources of contamination.

B. ITC PRESENTATION

The presentation was not given as the spokesperson did not appear this evening.

OLD BUSINESS

A. SECOND READING, ORDINANCE 129, FEE ORDINANCE

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Trustee Kowall to approve Ordinance No. 129, Fee Ordinance. The **MOTION PASSED** by a voice vote (5 yes votes).

NEW BUSINESS

A. FIREWORKS (ALPINE VALLEY)

It was **MOVED** by Trustee Kowall, **SUPPORTED** by Treasurer Roman to approve the permit for Fireworks (Alpine Valley), adding a rain date of 2-21-15. The **MOTION PASSED** by a voice vote (5 yes votes).

B. APPROVAL OF SENIOR ADVISORY BOARD AND WAIVING MASSAGE LICENSE FEE (DUBLIN)

Clerk Lilley noted that the Township Board approves all of the senior advisory appointments but we don't have to approve who is elected as officers.

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Treasurer Roman to approve waiving the massage fee for the Dublin Senior Center. The **MOTION PASSED** by a voice vote (5 yes votes).

C. 2015-2017, ROAD COMMISSION ANNUAL PERMIT APPLICATION (MAINTENANCE)

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Ruggles to approve the 2015-2017, Road Commission Annual Permit Application (Maintenance). The **MOTION PASSED** by a voice vote (5 yes votes).

D. 2015-2017, ROAD COMMISSION ANNUAL PERMIT APPLICATION (COMMUNITY EVENT)

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Kowall to approve the 2015-2017, Road Commission Annual Permit Application (Community Event). The **MOTION PASSED** by a voice vote (5 yes votes).

E. REQUEST TO PURCHASE FIRE HOSE

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Trustee Kowall to approve purchase of Fire Hose for a total cost not to exceed \$7200. The **MOTION PASSED** by a voice vote (5 yes votes).

F. RESOLUTION #14-043, 2011-2015 RESIDENTIAL REFUSE COLLECTION

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Treasurer Roman to approve Resolution #14-043, 2011-2015 Residential Refuse Collection with the addition of the corrected copy. The **MOTION PASSED** by a voice vote (5 yes votes).

G. RESOLUTION #14-044, FEDERAL POVERTY GUIDELINES

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Trustee Ruggles, to approve Resolution #14-044, Federal Poverty Guidelines, The **MOTION PASSED** by a voice vote (5 yes votes).

H. SUBSTITUTE BUILDING INSPECTOR/PART TIME (BUILDING DEPT.)

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Treasurer Roman, to increase the current part-time fee for Building Inspections to \$30 per inspection. The **MOTION PASSED** by a voice vote (5 yes votes).

I. REQUEST TO PURCHASE SECONDARY WEAPON (TASER) (POLICE DEPT.)

It was **MOVED** by Trustee Kowall, **SUPPORTED** by Treasurer Roman to approve the Request to Purchase Secondary Weapon (Taser) (Police Dept.) for a total cost not to exceed \$9,000. The **MOTION PASSED** by a voice vote (5 yes votes).

J. PONTIAC LAKE GATEWAY REZONING

It was **MOVED** by Trustee Ruggles, **SUPPORTED** by Trustee Kowall to approve the Pontiac Lake Gateway Rezoning, File No. 14-021. The **MOTION PASSED** by a voice vote (5 yes votes).

K. SZOTT BUILDING EXPANSION, FILE NO 13-016

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Clerk Lilley to approve the Requested Amendment to the Planned Business Development Agreement for Szott Building Expansion, File No. 13-016 to allow installation of a Series 5 Pylon Sign not to exceed 55 sq. ft. The **MOTION PASSED** by a voice vote (5 yes votes).

L. LEASE AGREEMENT FOR 7440 HIGHLAND ROAD

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Treasurer Roman to approve the Lease Agreement for \$1 (one) dollar for 7440 Highland Road, authorizing Supervisor Baroni to negotiate the remaining terms and sign the agreement. The **MOTION PASSED** by a voice vote (5 yes votes).

M. UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Ruggles to approve Resolution #14-045, Uniform Video Service Local Franchise Agreement. The **MOTION PASSED** by a voice vote (6 yes votes).

(Trustee Andrea Voorheis is now present.)

N. RESOLUTION #14-041, 2015 BOARD MEETING DATES

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Trustee Kowall to approve Resolution #14-041, 2015 Board Meeting Dates. The **MOTION PASSED** by a voice vote (6 yes votes).

O. AMEND PREVIOUS MOTION FOR FIRE CHIEF'S SALARY

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Kowall to approve an amendment to a previous motion regarding the Fire Chief's salary changing it to a three-year rather than four-year level. The **MOTION PASSED** by a voice vote (6 yes votes).

EXECUTIVE SESSION

A. APPROVAL TO RECESS INTO CLOSED SESSION TO CONSIDER ATTORNEY/CLIENT PRIVILEGE COMMUNICATION PURSUANT TO SECTION 8 OF THE OPEN MEETINGS ACT

It was **MOVED** by Clerk Lilley, **SUPPORTED** by Trustee Kowall to adjourn into Executive Session to discuss strategy in connection with pending litigation, White Lake versus Ciurlik Enterprises, pursuant to MCL 15.268 Item E and attorney/client privilege communication pursuant MCL

15.268 Item H. The MOTION PASSED by a roll call vote (Voorheis-yes; Kowall-yes; Roman-yes; Baroni-yes; Lilley-yes; Ruggles-yes).

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Voorheis to adjourn into Executive Session to consider the purchase of property pursuant to MCL 15.268 Item D. The MOTION PASSED by a roll call vote (Ruggles-yes; Lilley-yes; Baroni-yes; Roman-yes; Kowall-yes; Voorheis-yes).

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Kowall to adjourn into Executive Session to consider attorney/client privilege communication pursuant to MCL 15.268 Item H. The MOTION PASSED by a roll call vote (Lilley-yes; Ruggles-yes; Kowall-yes; Roman-yes; Voorheis-yes; Baroni-yes).

The meeting was adjourned into Executive Session at 8:21 p.m.

It was MOVED by Trustee Kowall, SUPPORTED by Trustee Voorheis to proceed as discussed regarding White Lake versus Ciurlik Enterprises in Executive Session. The MOTION PASSED by a roll call vote (Lilley-yes; Ruggles-yes; Kowall-yes; Roman-yes; Voorheis-yes; Baroni-yes).

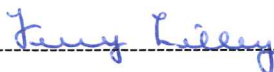
It was MOVED by Trustee Kowall, SUPPORTED by Treasurer Roman to proceed as discussed regarding property purchase in Executive Session. The MOTION PASSED by a roll call vote (Lilley-yes; Ruggles-yes; Kowall-yes; Roman-yes; Voorheis-yes; Baroni-yes).

It was MOVED by Trustee Kowall, SUPPORTED by Treasurer Roman to proceed as discussed regarding attorney/client privilege communication in Executive Session. The MOTION PASSED by a roll call vote (Lilley-yes; Ruggles-yes; Kowall-yes; Roman-yes; Voorheis-yes; Baroni-yes).

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Kowall to adjourn meeting. The MOTION PASSED by a voice vote (6 yes votes).

Meeting adjourned at 10:06 P.M.

I, Terry Lilley, 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 December 16, 2014 regular board meeting minutes.



Terry Lilley, Clerk
White Lake Township
Oakland County, Michigan

CHARTER TOWNSHIP OF WHITE LAKE

SITE PLAN AND PLAT REVIEW APPLICATION

White Lake Township Community development Department, 7525 Highland Road, White Lake Michigan 48383 (248)698.3300 x163

APPLICANT AND PROPERTY INFORMATION

Applicant: Meagan Zablocki, PARTNERS in Architecture, PLC

Phone: 586-469-3600 Fax:

Address: 65 Market Street, Mt Clemens, MI 48043
(Street) (City) (State) (Zip)

Applicant's Legal Interest in Property: Property Owner's Architect

Property Owner: Szott Automotive Group Phone: 248-889-8989

Address: 6700 Highland Road, White Lake Charter Township, MI 48383
(Street) (City) (State) (Zip)

PROJECT INFORMATION

Project Name: Szott M59 Jeep Dealership Renovation Parcel I.D. No.: 12-20-427-011

Proposed Use: Renovation of existing facade and interior finishes Current Zoning: PB Planned Business Interior Renovation Area:

Existing Use: Dealership Parcel Size: 10.2 acres Floor Area / No. of Units 43,100 SF Approx. 7,250 SF

TYPE OF DEVELOPMENT

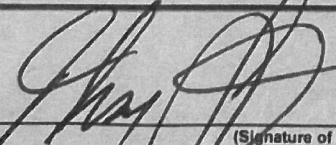
Subdivision Site Condominium Commercial
 Multiple Family Special Land Use Industrial
 Adult Entertainment

SITE PLAN SUBMITTAL CHECKLIST

PDF File and One Paper Copy (sealed) as required by Zoning Ordinance 58
 Application Review Fees

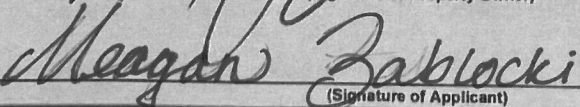
* PLANS WILL NOT BE ACCEPTED UNLESS FOLDED *

REQUIRED SIGNATURES



(Signature of Property Owner)

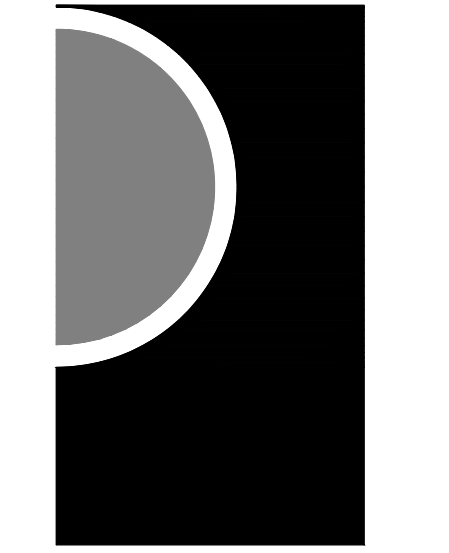
1-12-2022
(Date)



(Signature of Applicant)

1-12-2022
(Date)

PARTNERS



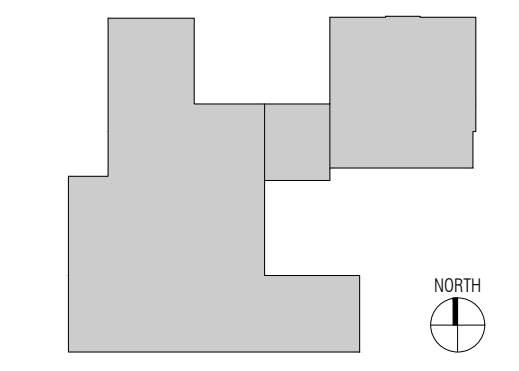
PARTNERS in Architecture, PLC
65 MARKET STREET
MOUNT CLEMENS, MI 48043
P 586.469.3600

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CONSULTANT

KEY PLAN



OWNER

Szott Automotive Group

PROJECT NAME

Szott M59 Jeep Dealership Renovation

6700 Highland Road
White Lake Charter Township, 48383

PROJECT NO.

21-108

ISSUES / REVISIONS

FCA 50% Review	06/10/2021
FCA 100% Review	11/08/2021
CM Review	12/06/2021
CM Review - Rev. 1	01/04/2022
Township Review	01/07/2022
Planning Commission	02/03/2022

DRAWN BY

MNZ

CHECKED BY

LJM

APPROVED BY

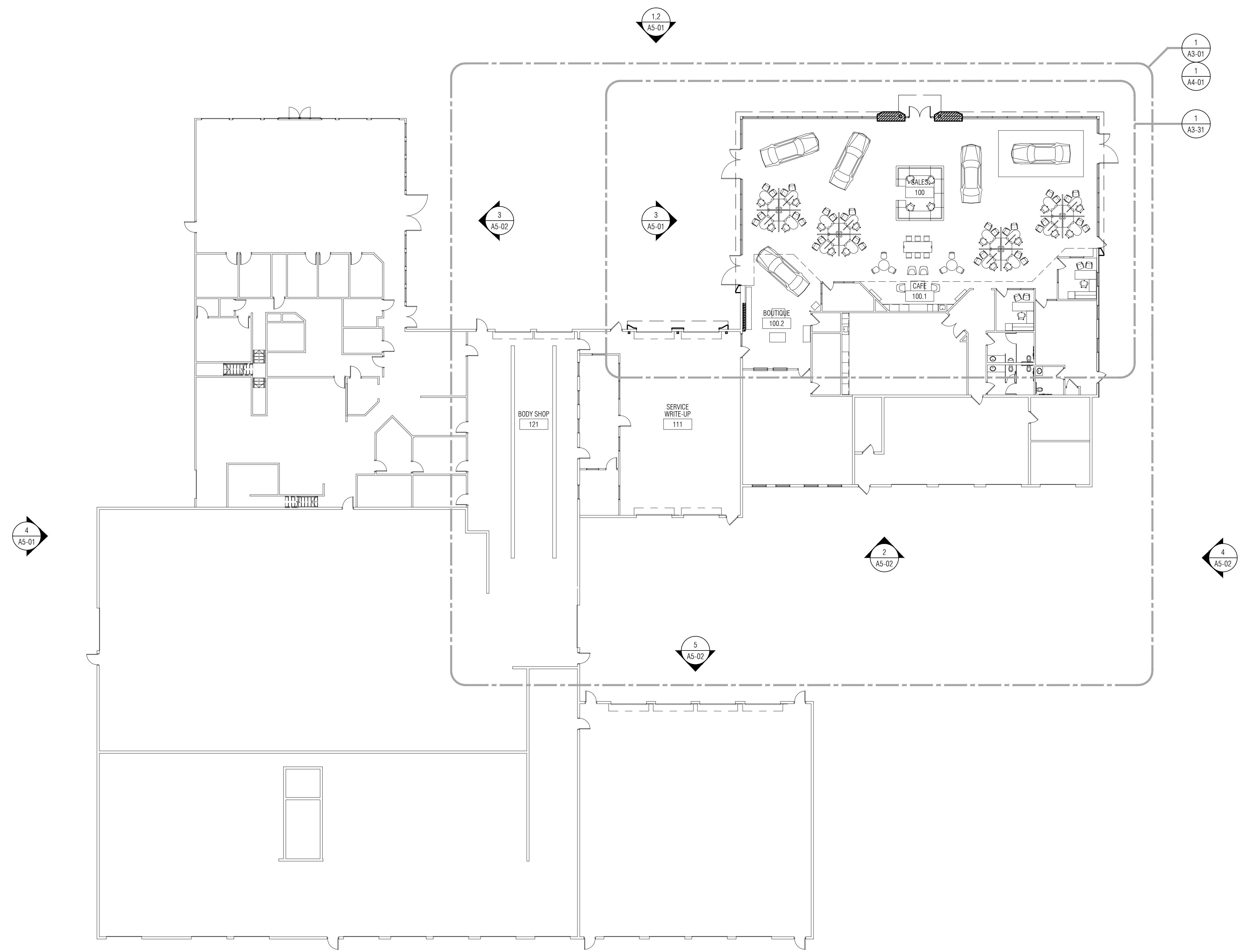
DWG

SHEET NAME

COMPOSITE FLOOR PLAN

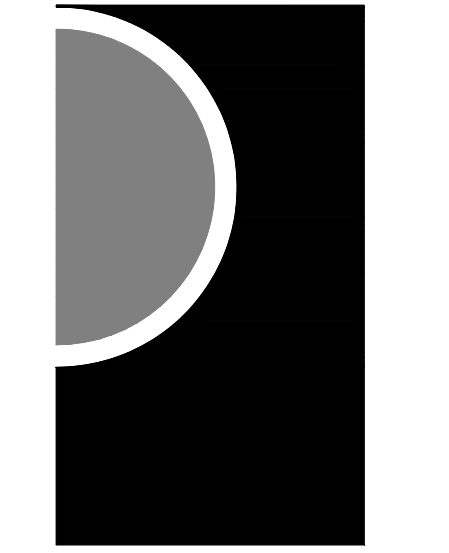
SHEET NO.

A0-04



N
1 Composite Floor Plan
1/16" = 1'-0"

PARTNERS

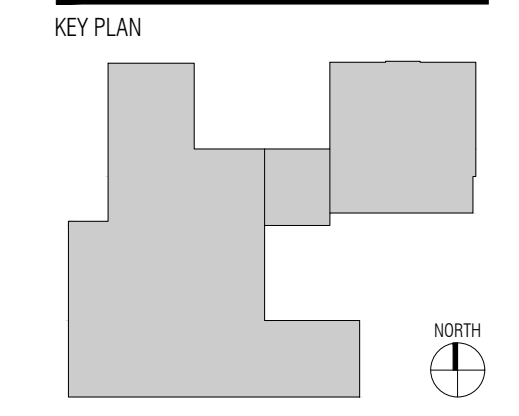


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CONSULTANT



OWNER

Szott Automotive Group

PROJECT NAME

Szott M59 Jeep Dealership Renovation

6700 Highland Road
White Lake Charter Township, 48383

PROJECT NO.

21-108

ISSUES / REVISIONS

FCA 50% Review	06/10/2021
FCA 100% Review	11/08/2021
CM Review	12/06/2021
CM Review - Rev. 1	01/04/2022
Township Review	01/07/2021
Planning Commission	02/03/2022

DRAWN BY

MNZ

CHECKED BY

LJM

APPROVED BY

DWG

SHEET NAME

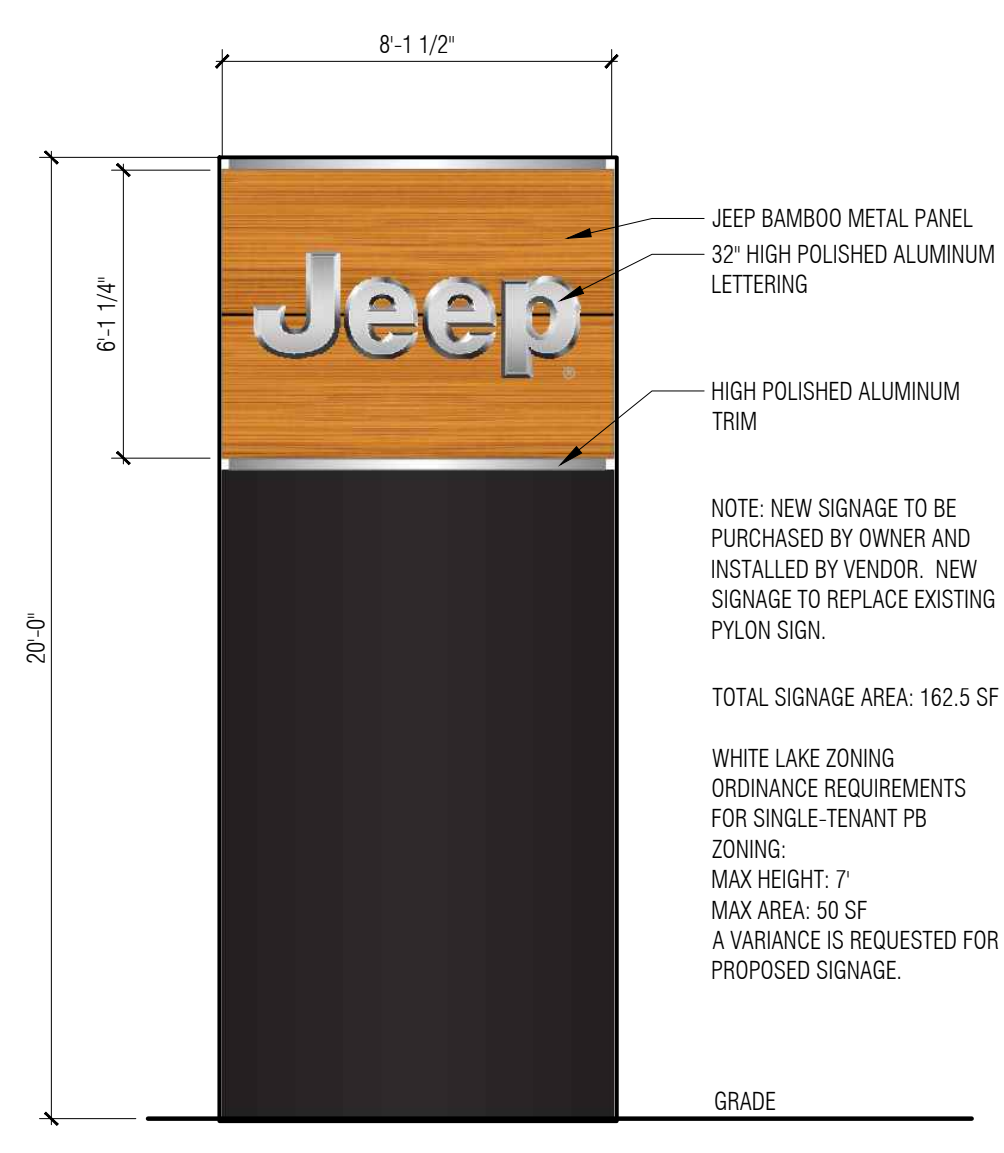
SITE PLAN

SHEET NO.

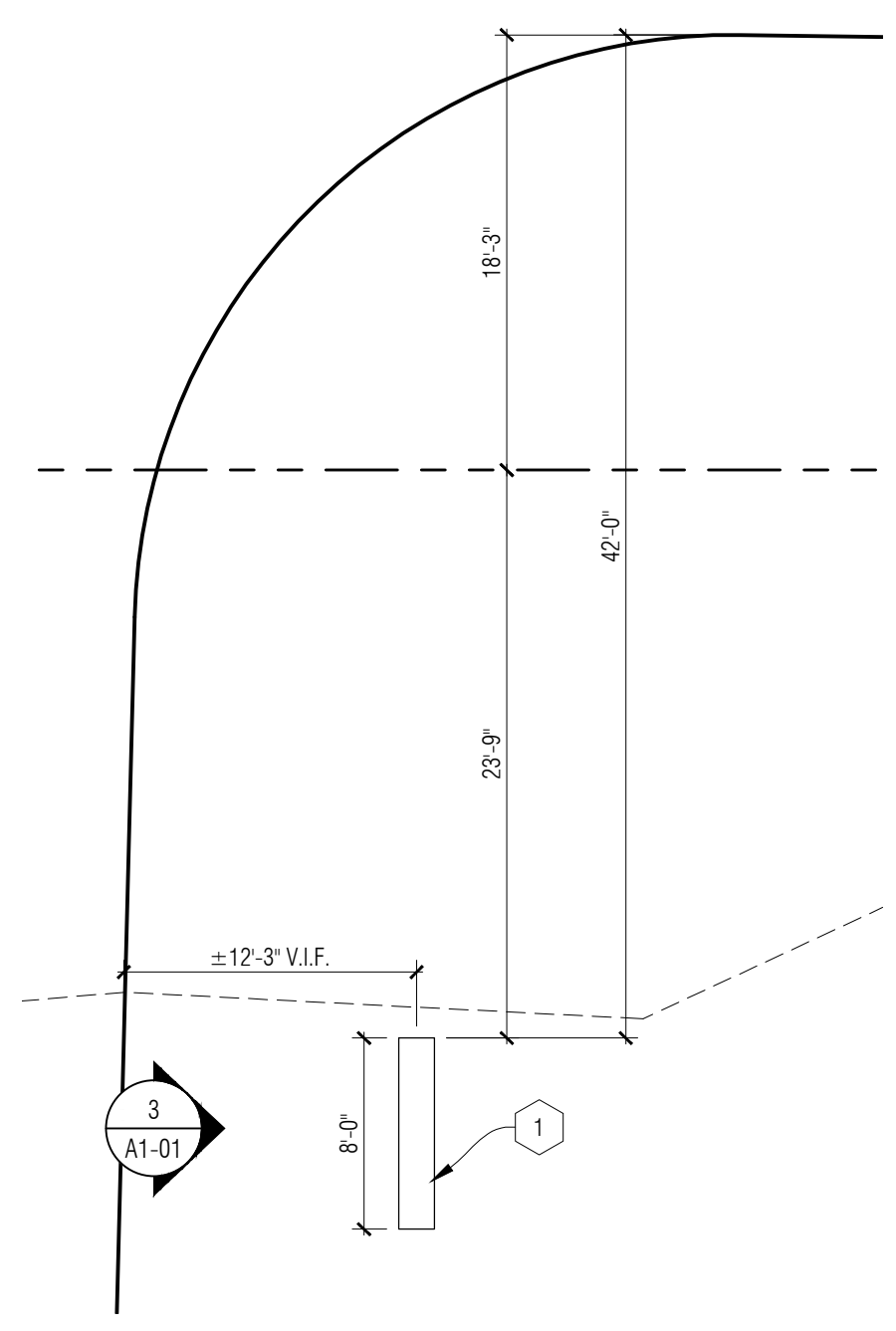
A1-01

SITE PLAN GENERAL NOTES:
A. DRAWING ISSUED FOR REFERENCE

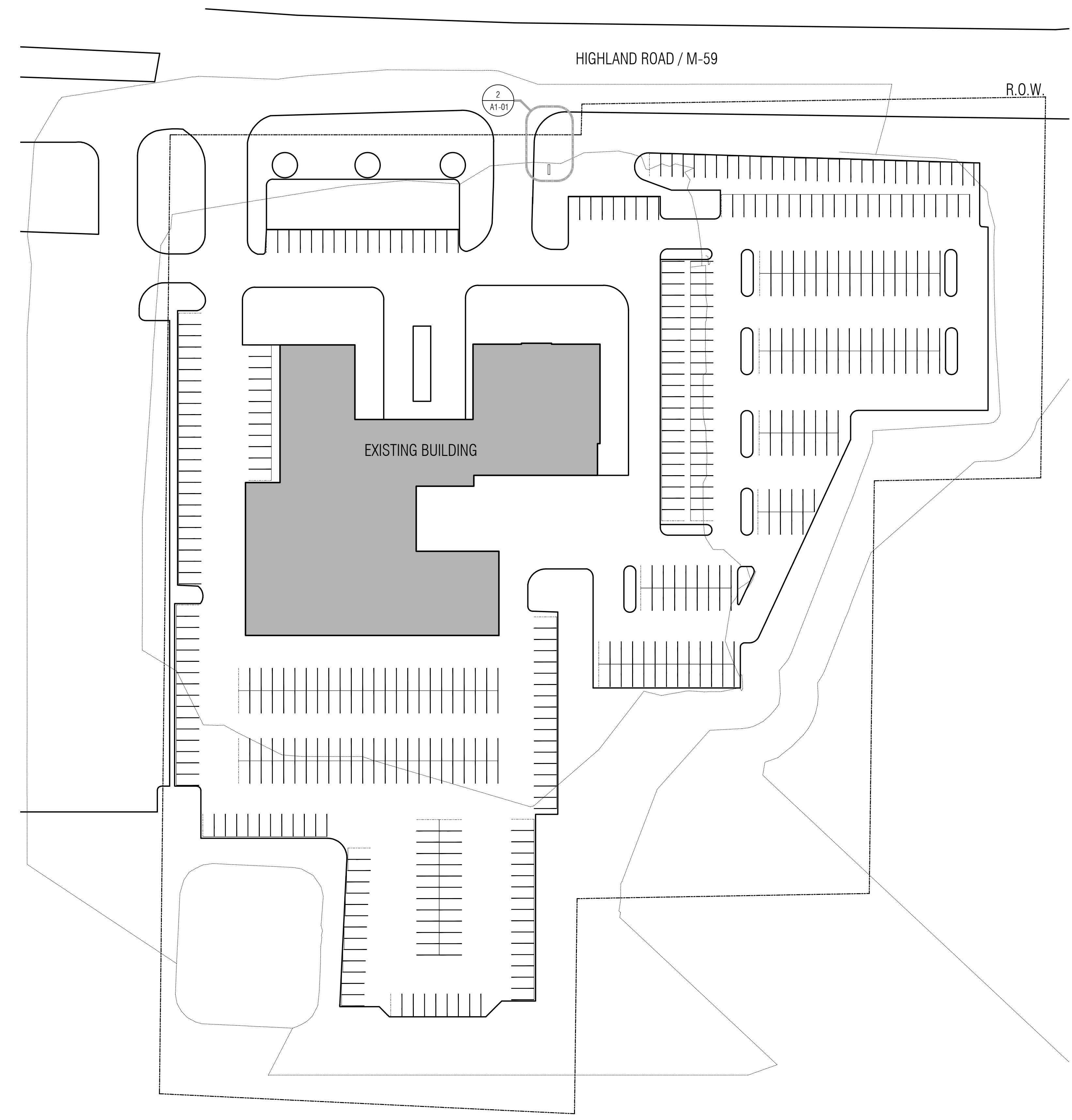
SITE PLAN KEY NOTES:
1 REMOVE EXISTING CHRYSLER PYLON SIGN. NEW MONUMENT SIGN TO BE PURCHASED BY OWNER AND INSTALLED BY VENDOR.



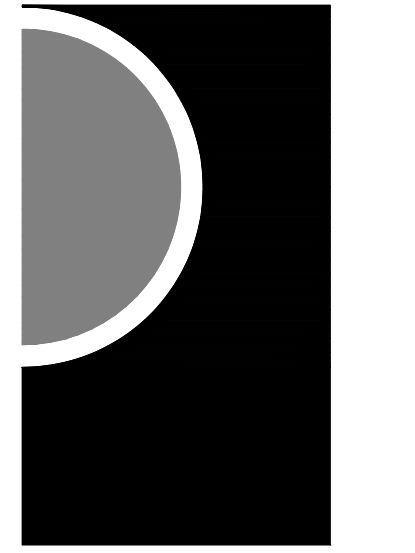
3 Signage Elevation
1/4" = 1'-0"



2 Enlarged Signage Plan
1/8" = 1'-0"



1 Site Plan
1" = 50'-0"



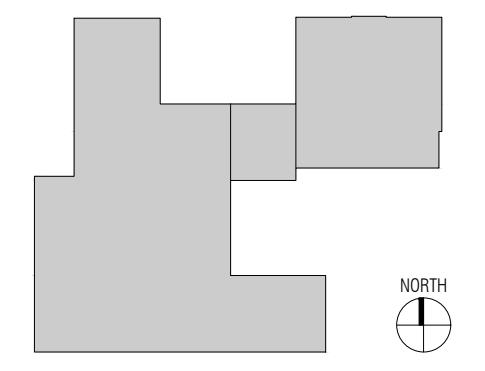
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CONSULTANT

KEY PLAN



OWNER

Scott Automotive Group

PROJECT NAME

Scott M59 Jeep Dealership Renovation

6700 Highland Road
White Lake Charter Township, 48383

PROJECT NO.

21-108

ISSUES / REVISIONS

FCA 50% Review	06/10/2021
FCA 100% Review	11/08/2021
CM Review	12/06/2021
CM Review - Rev. 1	01/04/2022
Township Review	01/07/2021
Planning Commission	02/03/2022

DRAWN BY

MNZ

CHECKED BY

LJM

APPROVED BY

DWG

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NO.

A5-01

NOTE: ALL ACM PANELS TO BE INSTALLED BY A STELLANTIS APPROVED FABRICATOR

- 25 WALL SCUPPER FOR CANOPY ROOF DRAIN CONDUIT - REFER TO PLUMBING. SCUPPER TO BE PROVIDED BY PLUMBING CONTRACTOR AND INSTALLED BY METAL PANEL CONTRACTOR. PROVIDE CONTINUOUS SEALANT AT PERIMETER OF SCUPPER TO MATCH ADJ. ACM PANELS.
- 26 AREA OF EXISTING METAL PANEL PYLON TO BE DEMOLISHED. REFER TO PLAN DETAILS AND WALL SECTIONS FOR EXISTING CONSTRUCTION TO REMAIN.
- 27 AREA OF EXISTING METAL PANELS AND WALL CONSTRUCTION TO BE DEMOLISHED. REFER TO PLAN DETAILS AND WALL SECTIONS FOR EXISTING CONSTRUCTION TO REMAIN.

- 16 EXISTING CMU WALL - PAINT (PNT-11)
- 17 EXISTING CMU WALL - PAINT (PNT-12)
- 18 EXISTING CORRUGATED METAL SIDING - PAINT (PNT-10)
- 19 EXISTING EXTERIOR LIGHTING FIXTURE. REMOVE AND SALVAGE FOR REINSTALLATION WHEN PAINTING COMPLETE (TYP). REINSTALL IN SAME LOCATION U.O.N.
- 20 EXISTING MECHANICAL LOUVERS - PAINT TO MATCH ADJACENT SIDING
- 21 OUTLINE OF BUILDING BEYOND
- 22 EXISTING ENTRANCE DOOR - PREP SURFACE FOR NEW FINISH AND REPAINT (PNT-13)
- 23 MODIFY EXISTING CMU BASE AS REQ'D FOR NEW WORK - REFER TO PLAN DETAILS
- 24 VINYL ADDRESS LETTERING AT INTERIOR SURFACE OF GLAZING.

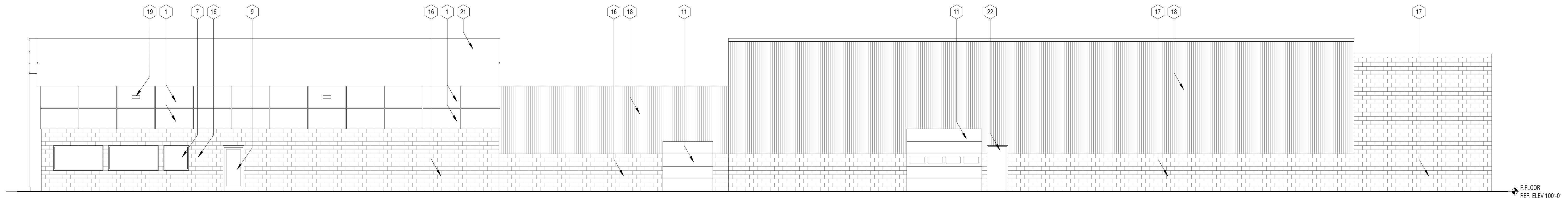
- 6 HIGH POLISHED ACM TRIM W. 2" INTEGRATED CONTINUOUS LED LIGHT (COORD. POWER) - REFER TO ELEC
- 7 EXISTING STOREFRONT SYSTEM TO REMAIN (TYP.)
- 8 EXISTING STOREFRONT CORNER MULLION. SCARIFY SURFACE AND PAINT ALL EXPOSED FACES COMPLETE. (PNT-10)
- 9 EXISTING ENTRANCE DOOR TO REMAIN
- 10 EXISTING CMU BASE COURSE TO REMAIN
- 11 EXISTING OVERHEAD DOOR TO REMAIN
- 12 NEW SIGNAGE BY FCA VENDOR
- 13 LOCATION OF REINSTALLED EXTERIOR LIGHTING FIXTURE
- 14 NEW HIGH POLISHED ACM TRIM (ACM-3)
- 15 LINE OF EXISTING PARAPET TO BE LOWERED. TOP OF PARAPET ELEVATION TO MATCH EXISTING ADJACENT PARAPET LEVEL - REFER TO WALL SECTIONS

EXTERIOR ELEVATIONS GENERAL NOTES:

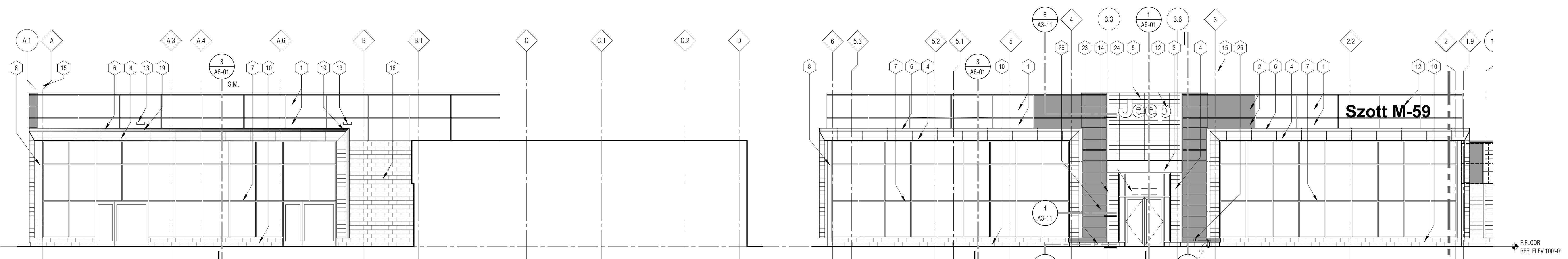
- A. REFER TO MATERIAL FINISH / COLOR SCHEDULE ON SHEET A0-03
- B. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND UNDERSTANDING EXISTING CONDITIONS.

EXTERIOR ELEVATIONS KEY NOTES:

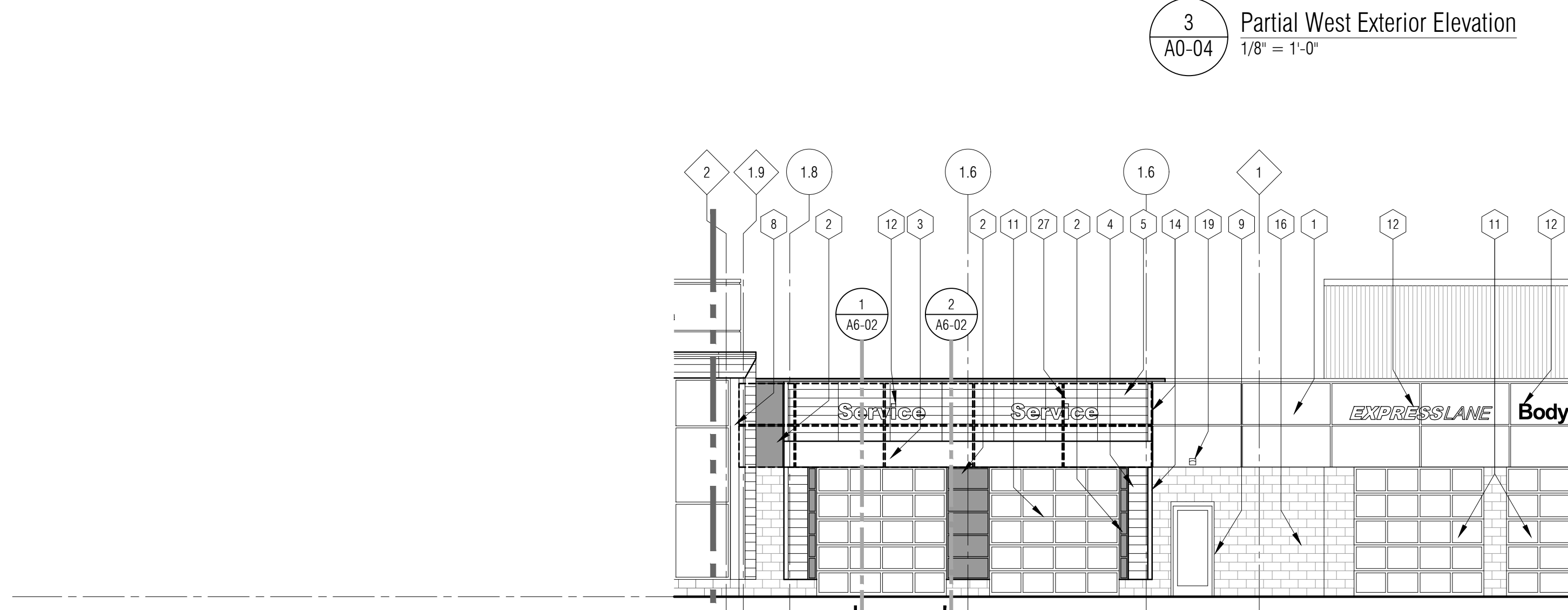
- 1 EXISTING ALUMINUM COMPOSITE METAL PANELS. SCARIFY SURFACE AND PAINT ALL EXPOSED FACES COMPLETE. (PNT-10)
- 2 NEW ALUMINUM COMPOSITE METAL PANELS (ACM-1)
- 3 ACM FINISHED CANOPY CANTILEVERED FROM BUILDING FACE (ACM-3)
- 4 NEW ACM CHAMFER (ACM-2) - REFER TO WALL SECTIONS
- 5 NEW ACM (ACM-2)



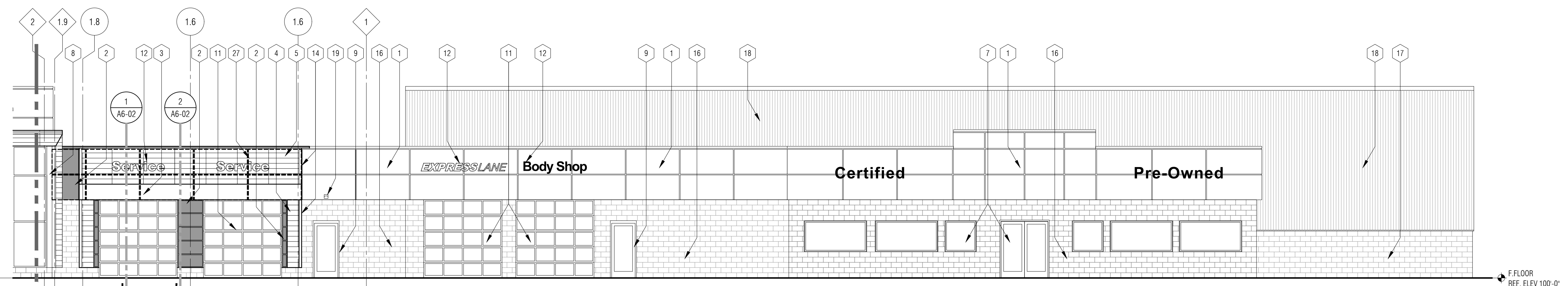
4 West Exterior Elevation
A0-04
1/8" = 1'-0"



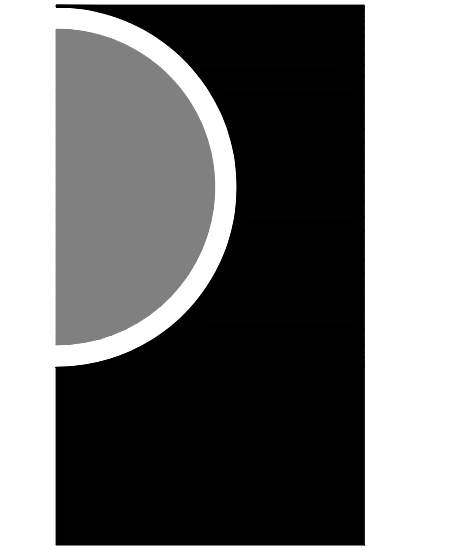
2 North Exterior Elevation Cont.
A0-04
1/8" = 1'-0"



3 Partial West Exterior Elevation
A0-04
1/8" = 1'-0"



1 North Exterior Elevation
A0-04
1/8" = 1'-0"



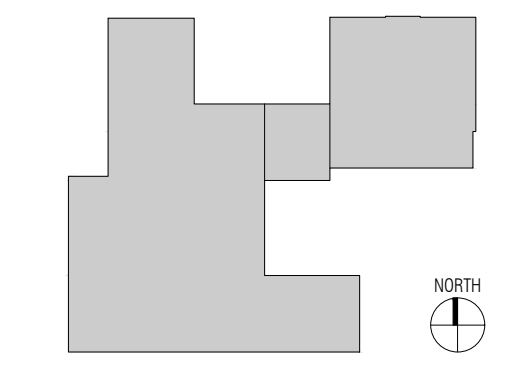
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CM Review - Rev. 1	01/04/2022
Township Review	01/07/2022
Planning Commission	02/03/2022

DRAWN BY
MNZ

CHECKED BY
LJM

APPROVED BY
DWG

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NO.
A5-02

NOTE: ALL ACM PANELS TO BE INSTALLED BY A STELLANTIS APPROVED FABRICATOR

- 25 WALL SCUPPER FOR CANOPY ROOF DRAIN CONDUIT - REFER TO PLUMBING. SCUPPER TO BE PROVIDED BY PLUMBING CONTRACTOR AND INSTALLED BY METAL PANEL CONTRACTOR. PROVIDE CONTINUOUS SEALANT AT PERIMETER OF SCUPPER TO MATCH ADJ. ACM PANELS.
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- 24 VINYL ADDRESS LETTERING AT INTERIOR SURFACE OF GLAZING.

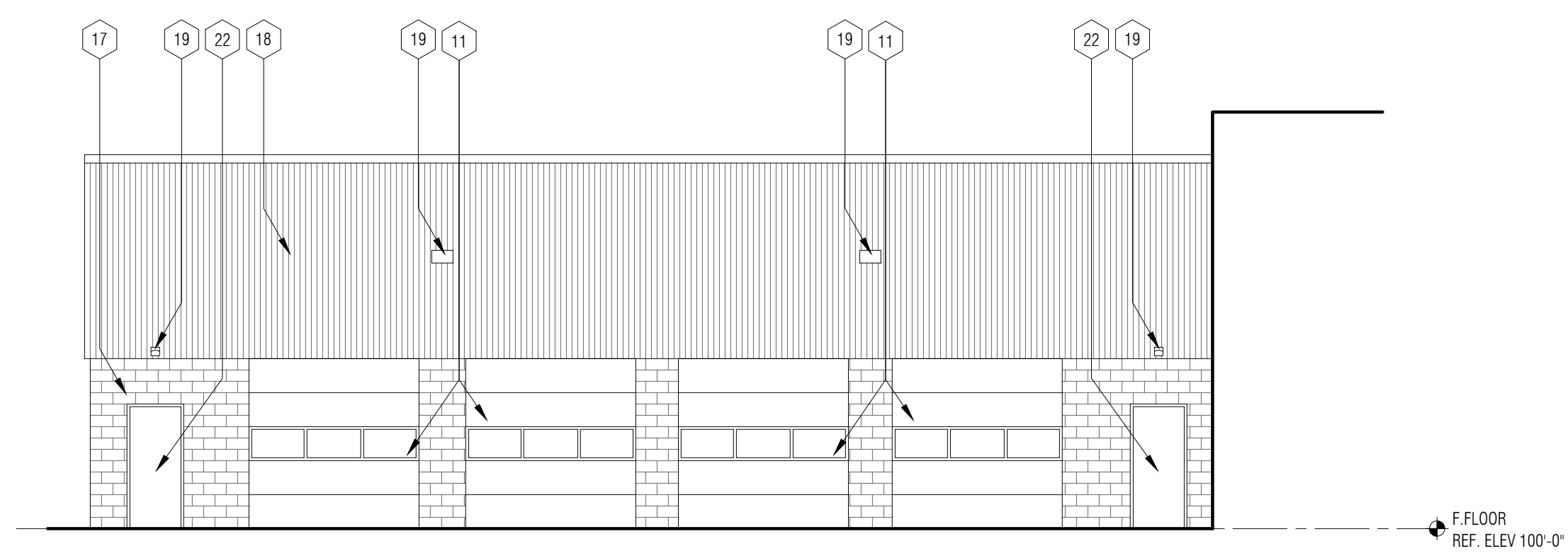
- 6 HIGH POLISHED ACM TRIM W. 2" INTEGRATED CONTINUOUS LED LIGHT (COORD. POWER) - REFER TO ELEC
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- 8 EXISTING STOREFRONT CORNER MULLION. SCARIFY SURFACE AND PAINT ALL EXPOSED FACES COMPLETE. (PNT-10)
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- 11 EXISTING OVERHEAD DOOR TO REMAIN
- 12 NEW SIGNAGE BY FCA VENDOR
- 13 LOCATION OF REINSTALLED EXTERIOR LIGHTING FIXTURE
- 14 NEW HIGH POLISHED ACM TRIM (ACM-3)
- 15 LINE OF EXISTING PARAPET TO BE LOWERED. TOP OF PARAPET ELEVATION TO MATCH EXISTING ADJACENT PARAPET LEVEL - REFER TO WALL SECTIONS

EXTERIOR ELEVATIONS GENERAL NOTES:

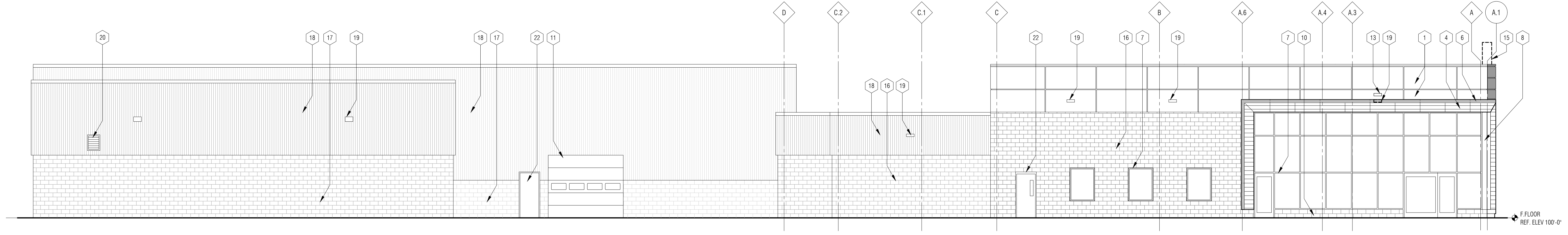
- A. REFER TO MATERIAL FINISH / COLOR SCHEDULE ON SHEET A0-03
- B. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND UNDERSTANDING EXISTING CONDITIONS.

EXTERIOR ELEVATIONS KEY NOTES:

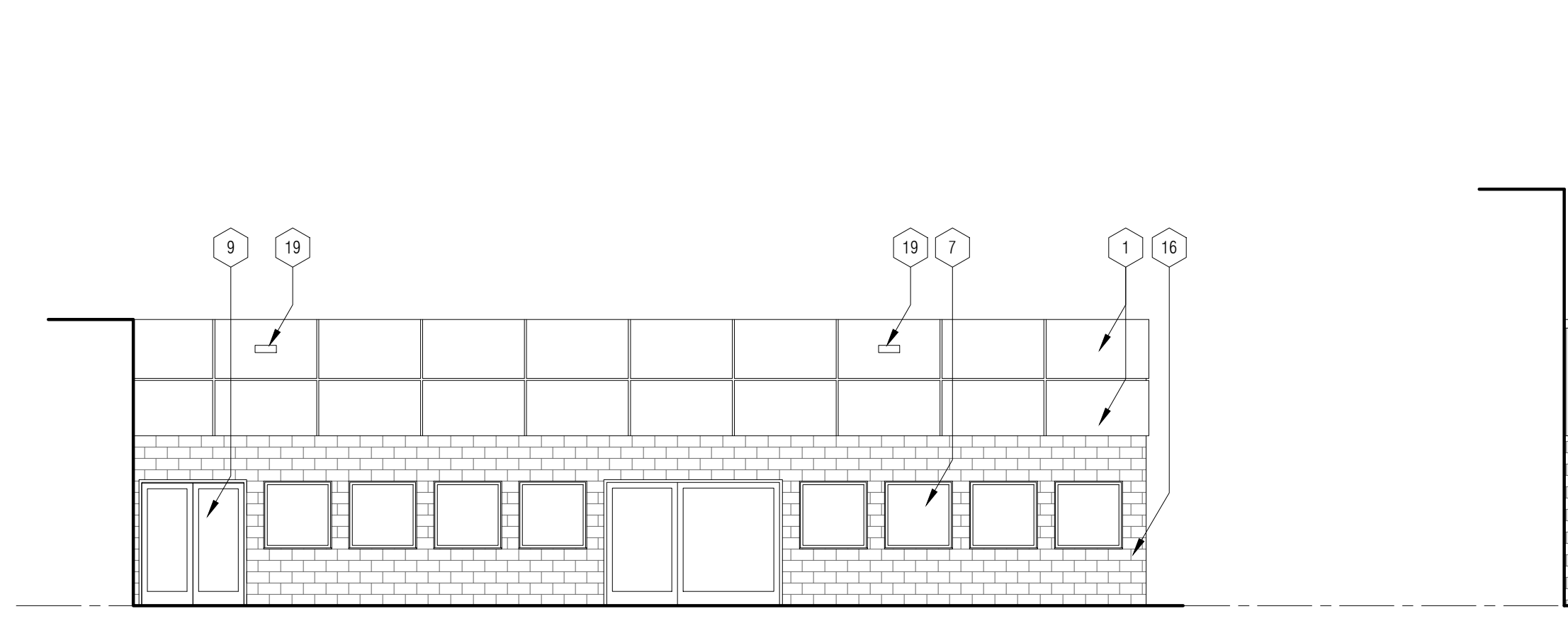
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- 2 NEW ALUMINUM COMPOSITE METAL PANELS (ACM-1)
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- 4 NEW ACM CHAMFER (ACM-2) - REFER TO WALL SECTIONS
- 5 NEW ACM (ACM-2)



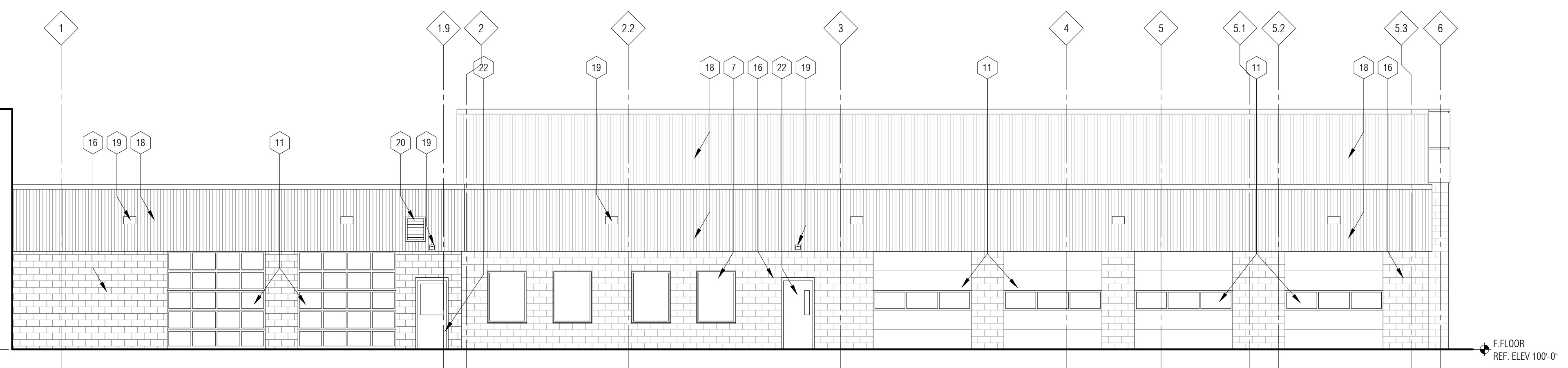
5 Partial North Exterior Elevation
A0-04
1/8" = 1'-0"



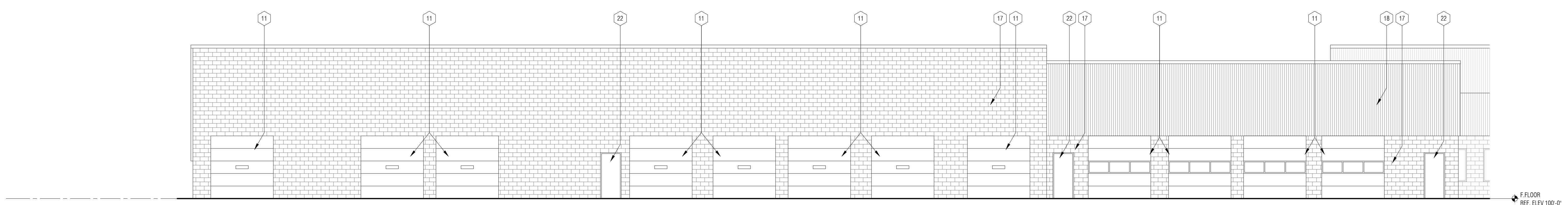
4 East Exterior Elevation
A0-04
1/8" = 1'-0"



3 Partial East Exterior Elevation
A0-03
1/8" = 1'-0"

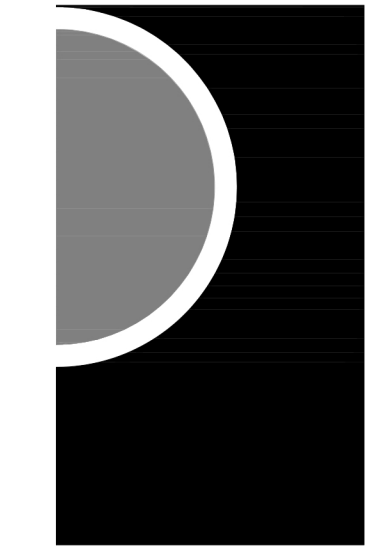


2 Partial South Exterior Elevation
A0-04
1/8" = 1'-0"



1 Partial South Exterior Elevation
A0-04
1/8" = 1'-0"

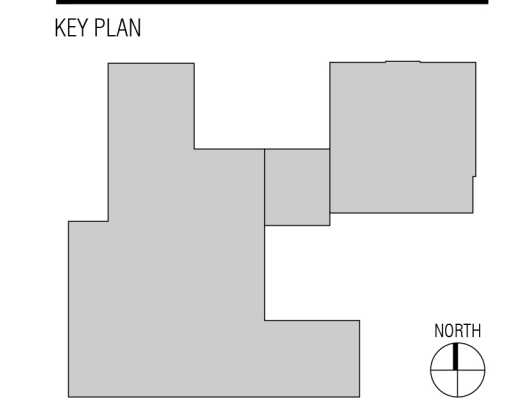
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OWNER
Szott Automotive Group

PROJECT NAME
Szott M59 Jeep Dealership Renovation

6700 Highland Road
White Lake Charter Township, 48383

PROJECT NO.
21-108

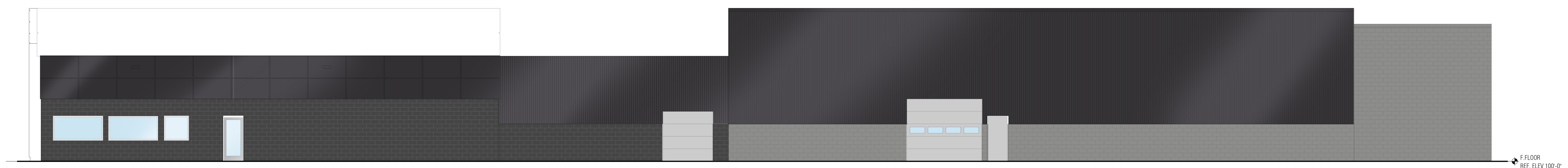
ISSUES / REVISIONS

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FCA 100% Review	11/08/2021
CM Review	12/06/2021
CM Review - Rev. 1	01/04/2022
Township Review	01/07/2021
Planning Commission	02/03/2022

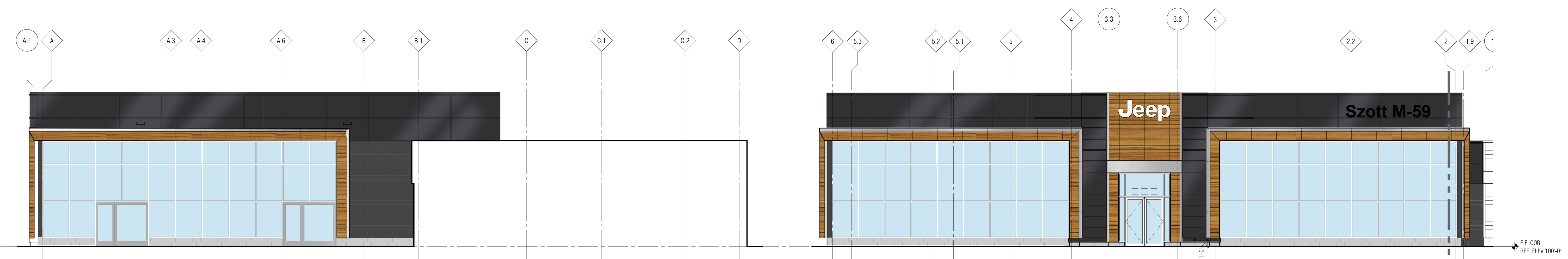
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MNZ
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LJM
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DWG

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A5-01

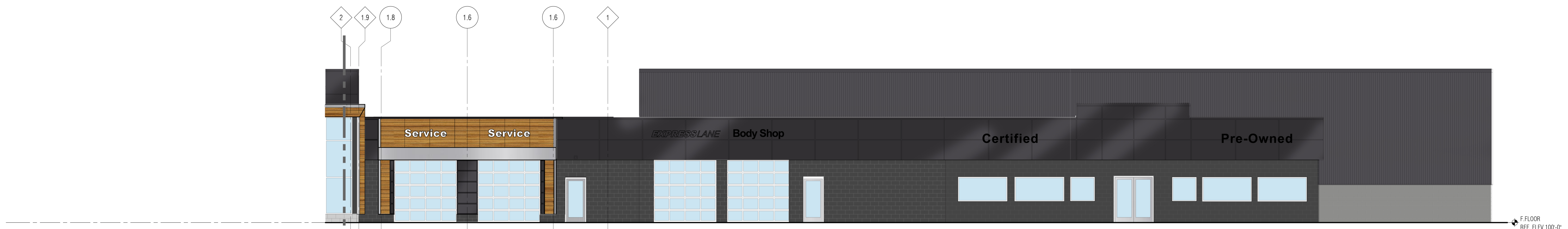


4 West Exterior Elevation
A0-04 1/8" = 1'-0"



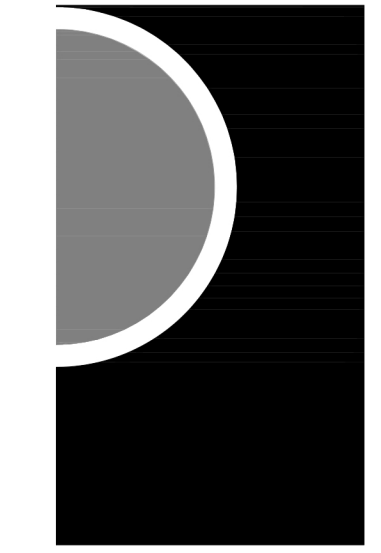
3 Partial West Exterior Elevation
A0-04 1/8" = 1'-0"

2 North Exterior Elevation Cont.
A0-04 1/8" = 1'-0"



1 North Exterior Elevation
A0-04 1/8" = 1'-0"

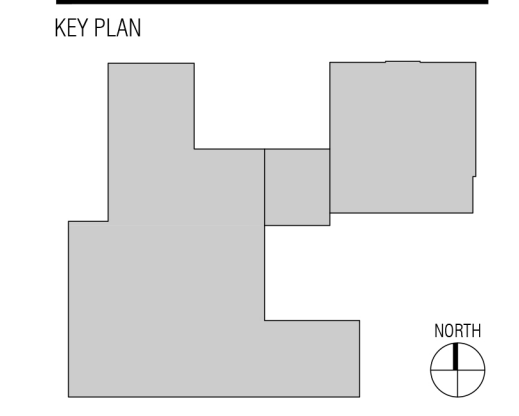
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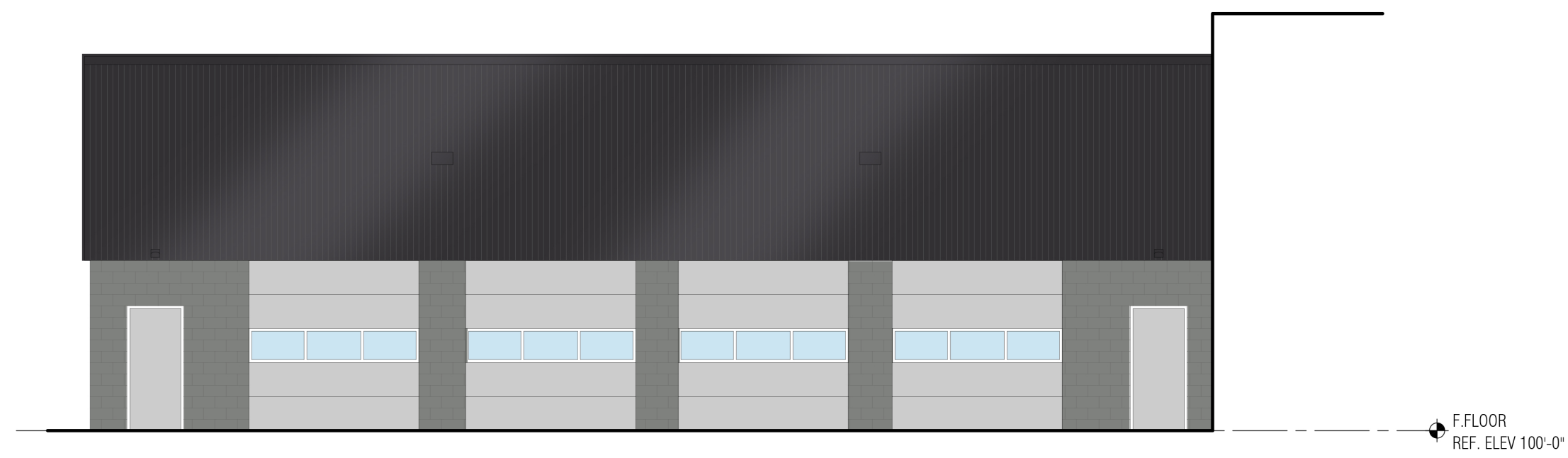
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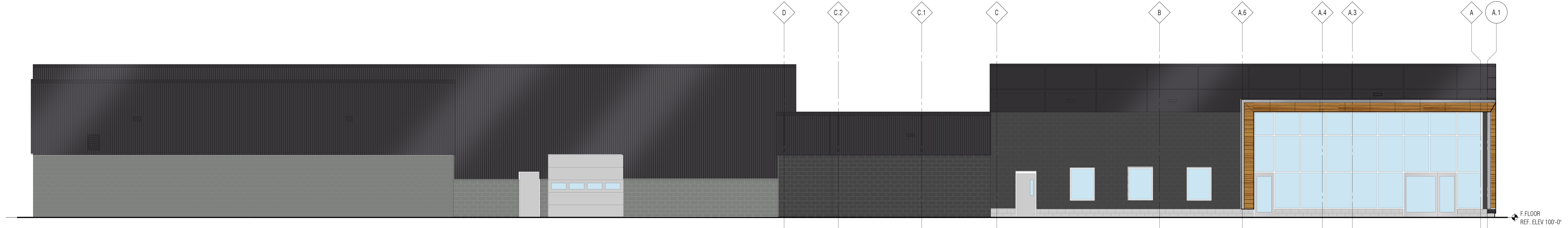
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MNZ
CHECKED BY
LJM
APPROVED BY
DWG

EXTERIOR ELEVATIONS

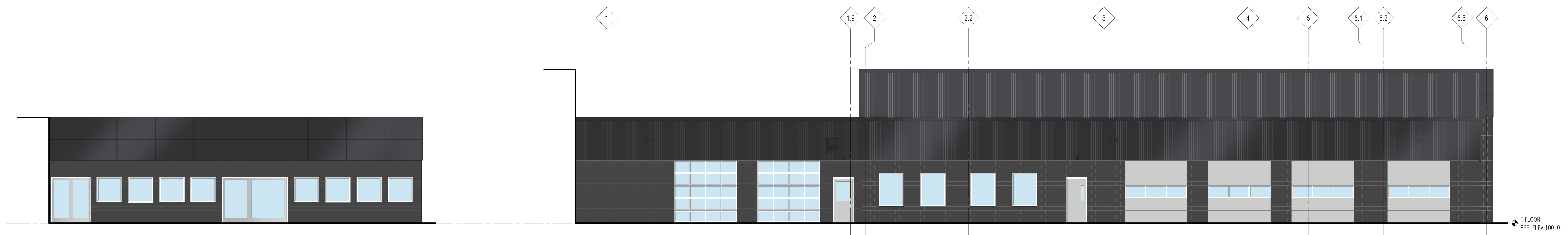
SHEET NO.
A5-02



5 Partial North Exterior Elevation
A0-04
1/8" = 1'-0"



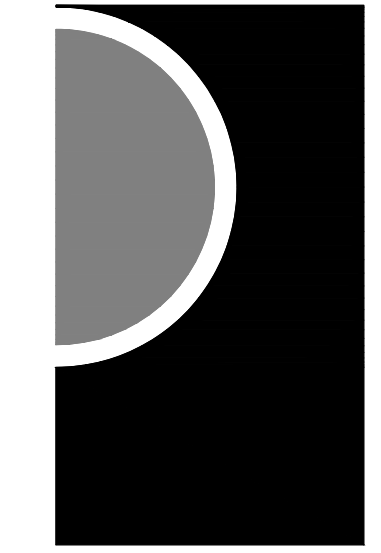
4 East Exterior Elevation
A0-04
1/8" = 1'-0"



3 Partial East Exterior Elevation
A0-03
1/8" = 1'-0"



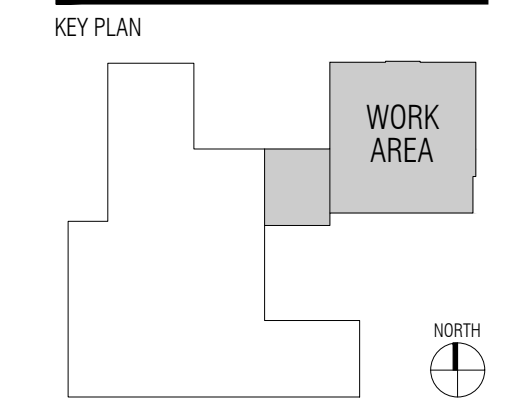
1 Partial South Exterior Elevation
A0-04
1/8" = 1'-0"



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 MOUNT CLEMENS, MI 48043
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ISSUES / REVISIONS
 Planning Commission 02/03/2022

DRAWN BY

CHECKED BY
 LJM

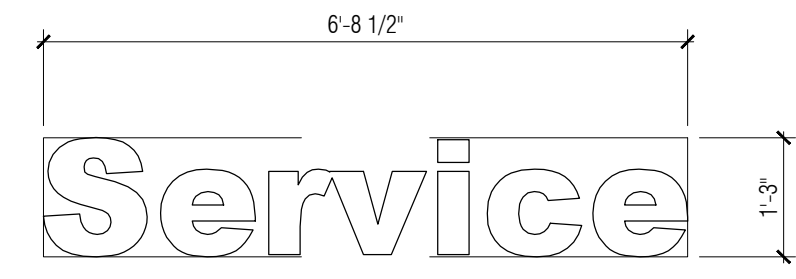
APPROVED BY
 DWG

SHEET NAME
BUILDING SIGNAGE DETAILS

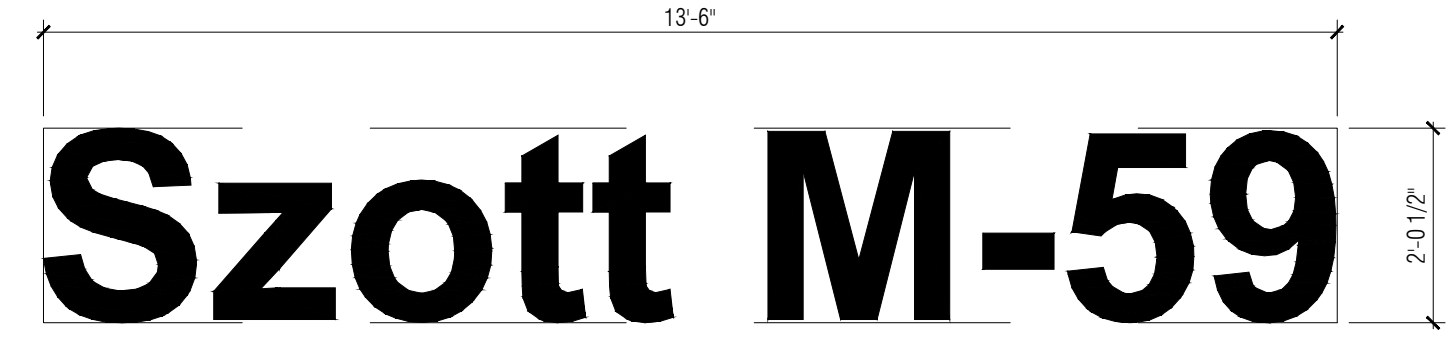
SHEET NO.
A5-03

Wall Signage Schedule			
SIGN NUMBER	QUANTITY	SIGN DESCRIPTION	SIGN AREA
1	1	JEOP PYLON	28.64 SF
2	1	SZOTT M-59	27.54 SF
3	2	SERVICE	8.38 SF
4	1	EXPRESS	11.00 SF
5	1	BODY SHOP	10.10 SF
TOTAL = 85.66 = 85.7 SF BUILDING SIGNAGE			

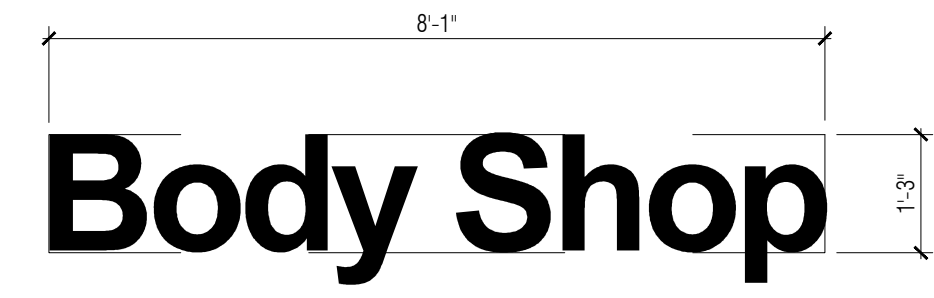
Wall Signage Notes:
 A. EXISTING ZONING IS PB-PLANNED BUSINESS
 B. WHITE LAKE ZONING ORDINANCE REQUIREMENTS:
 - TOTAL AREA OF SIGNAGE NOT TO EXCEED 15% OF FRONT FACADE FOR BUILDINGS SET BACK MIN. 100FT FROM R.O.W. (5-12). EXISTING BUILDING IS SET BACK 165' FROM R.O.W. WITH TOTAL FRONT FACADE AREA OF 5,100 SF. PROPOSED NEW AND EXISTING SIGNAGE TO REMAIN TOTAL 2% OF FRONT FACADE AREA.
 - BUILDINGS WITH MIN. 250' OF FRONTAGE PERMITTED TOTAL OF 3 SIGNS (5-12). VARIANCE REQUESTED ALLOWING TOTAL OF (8) SIGNS.



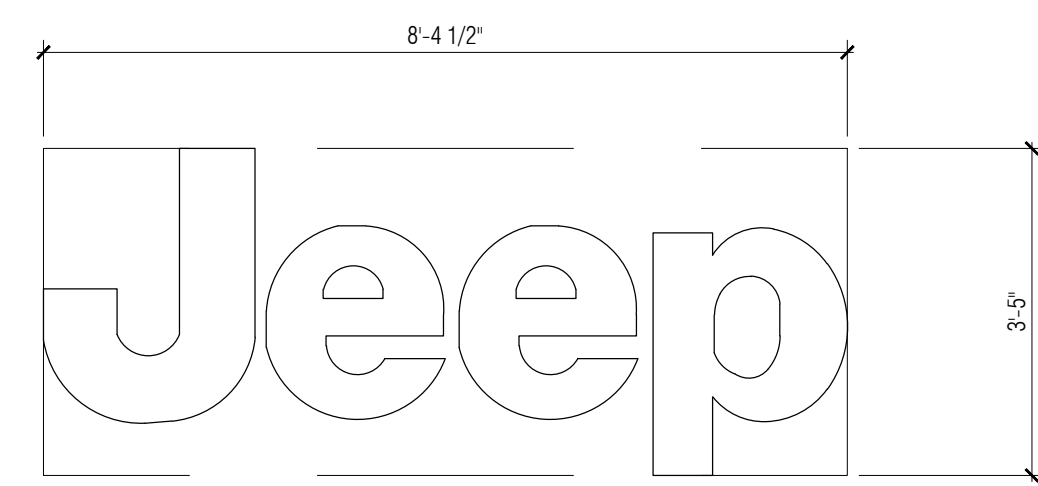
4
 A5-03 Sign 3: Service Lanes (Qty. 2)
 1/2" = 1'-0"



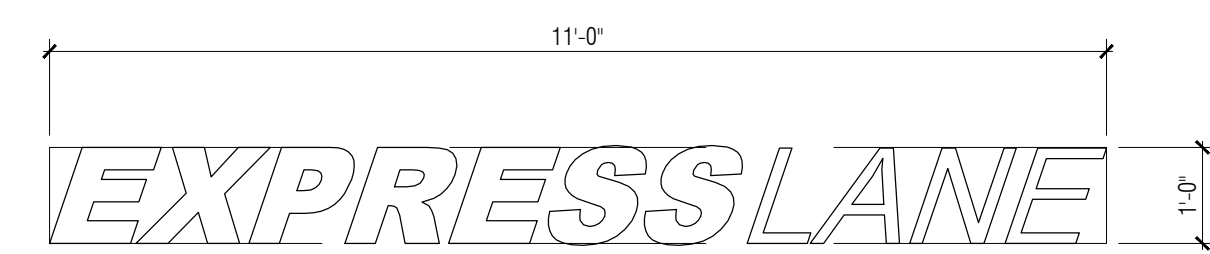
3
 A5-03 Sign 2: Szott M-59 (Qty. 1)
 1/2" = 1'-0"



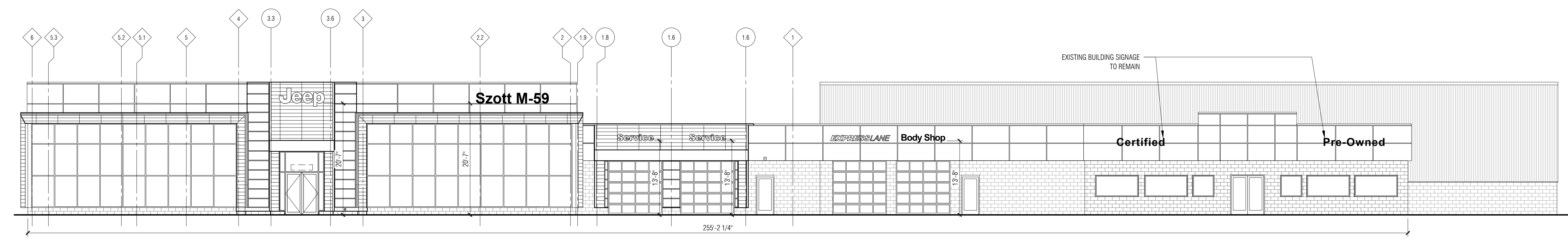
6
 A5-03 Sign 5: Body Shop (Qty. 1)
 1/2" = 1'-0"



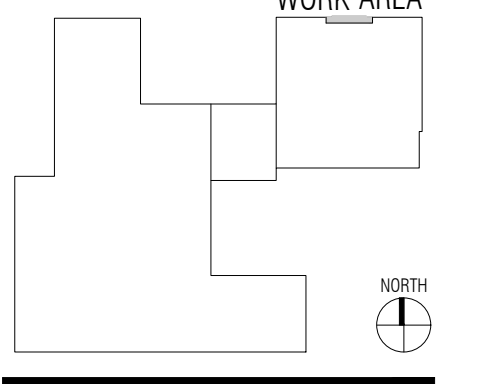
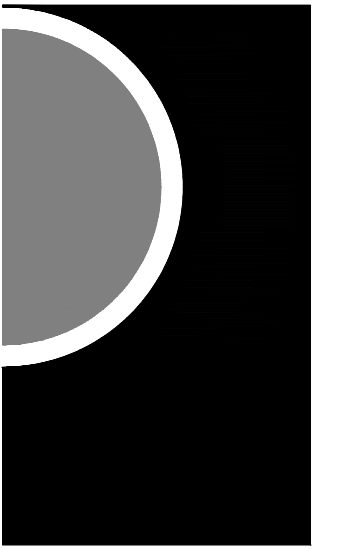
2
 A5-03 Sign 1: Jeep Pylon (Qty. 1)
 1/2" = 1'-0"



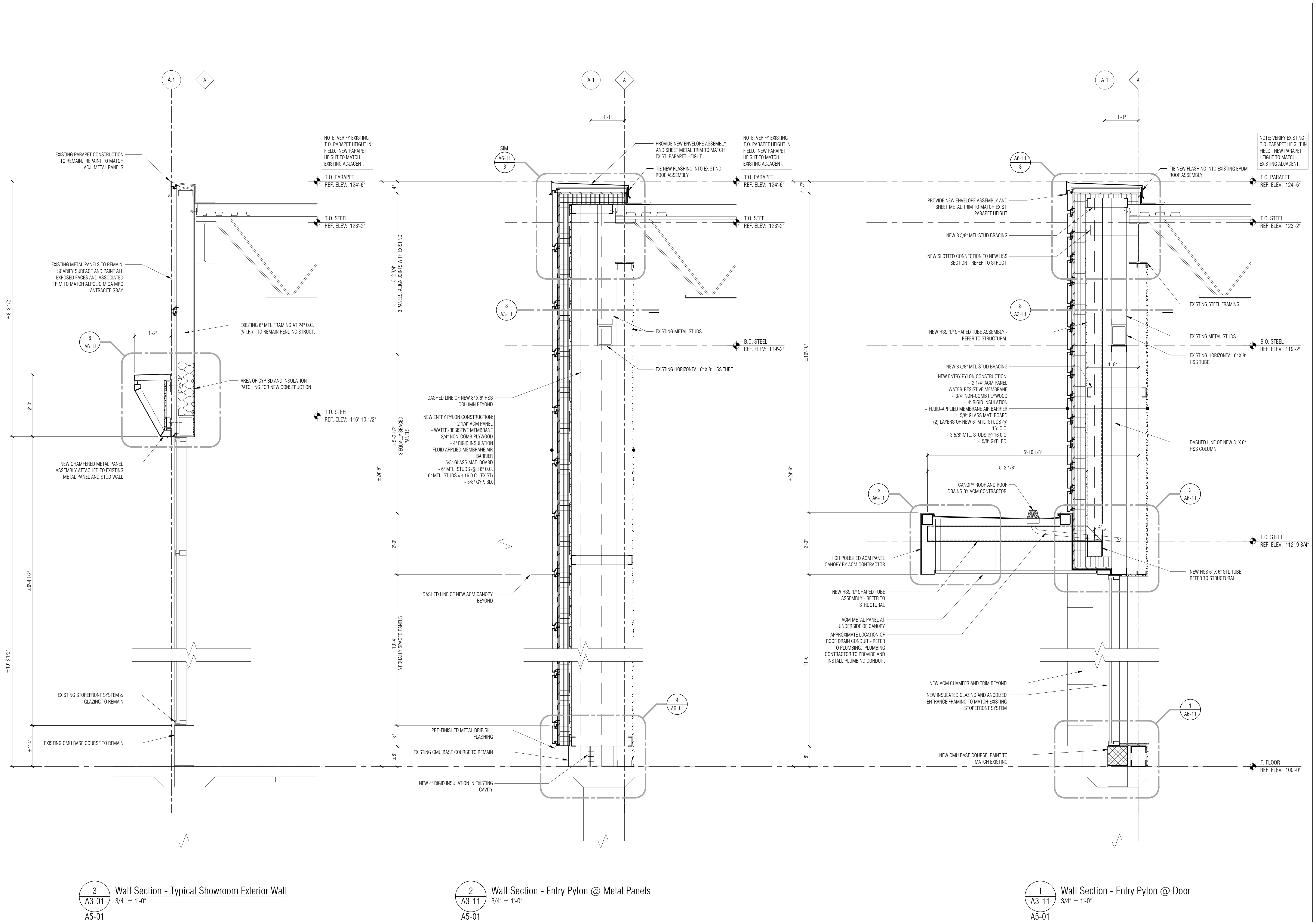
5
 A5-03 Sign 4: Express Lane (Qty. 1)
 1/2" = 1'-0"

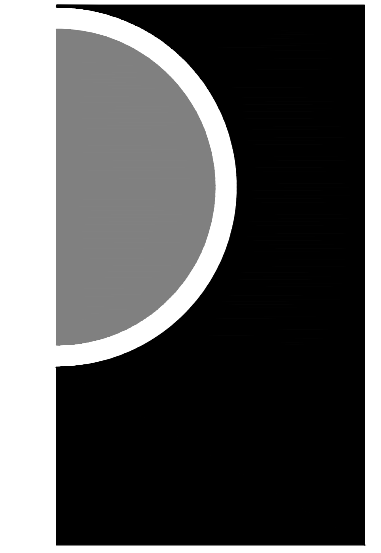


1
 A3-01 Building Street Elevation (North Facade)
 3/32" = 1'-0"



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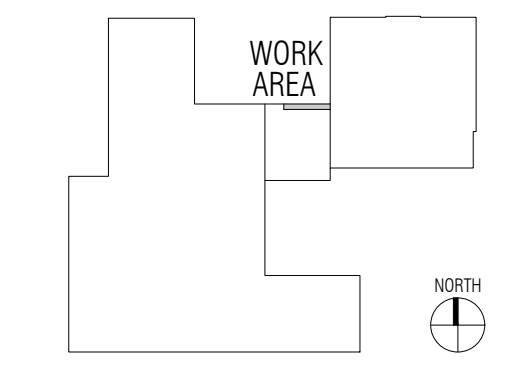
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CONSULTANT

KEY PLAN



OWNER

Scott Automotive Group

PROJECT NAME

Scott M59 Jeep Dealership Renovation

6700 Highland Road
White Lake Charter Township, 48383

PROJECT NO.

21-108

ISSUES / REVISIONS

FCA 50% Review	06/10/2021
FCA 100% Review	11/08/2021
CM Review	12/06/2021
CM Review - Rev. 1	01/04/2022
Planning Commission	02/03/2022

DRAWN BY

MNZ

CHECKED BY

LJM

APPROVED BY

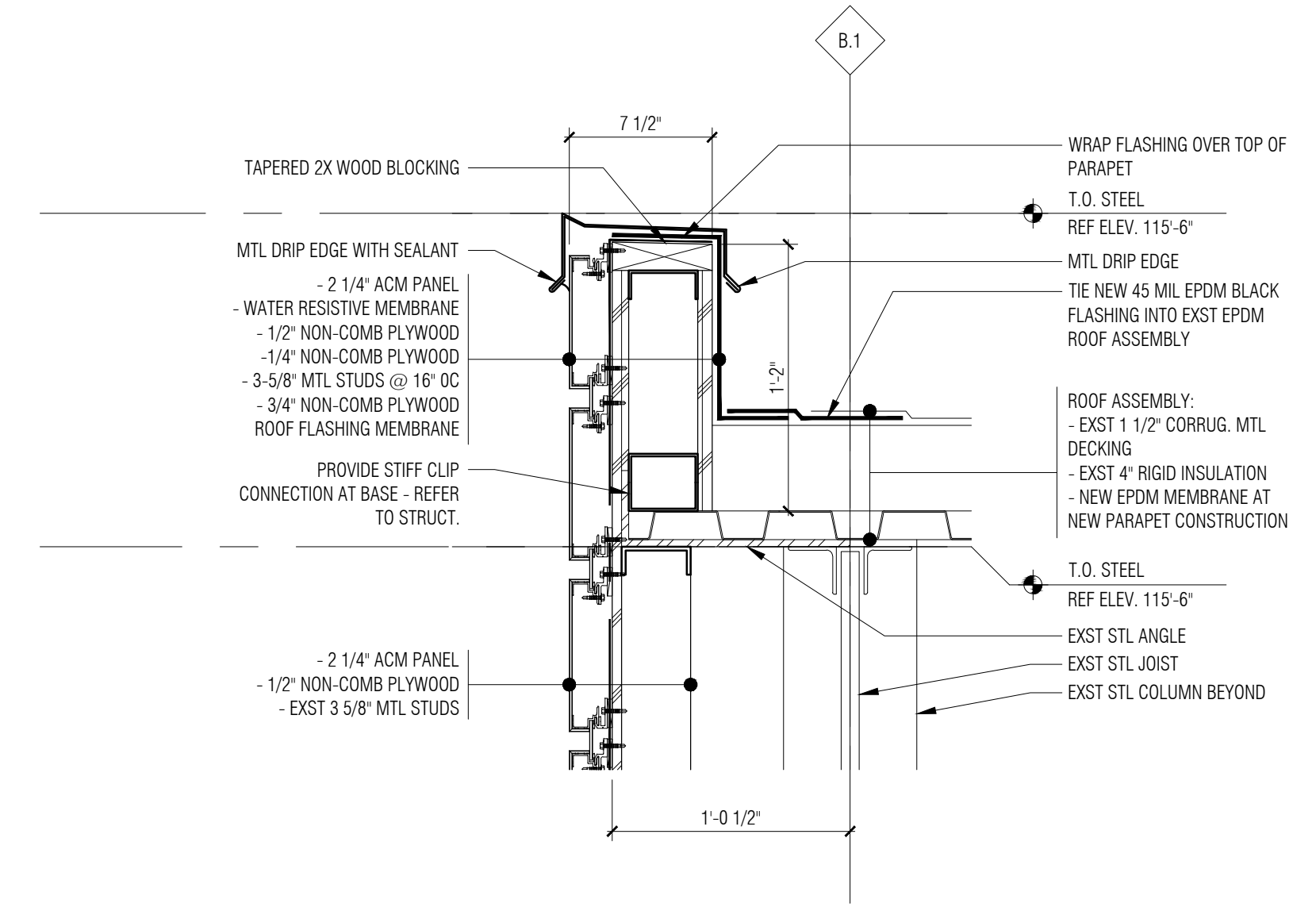
DWG

SHEET NAME

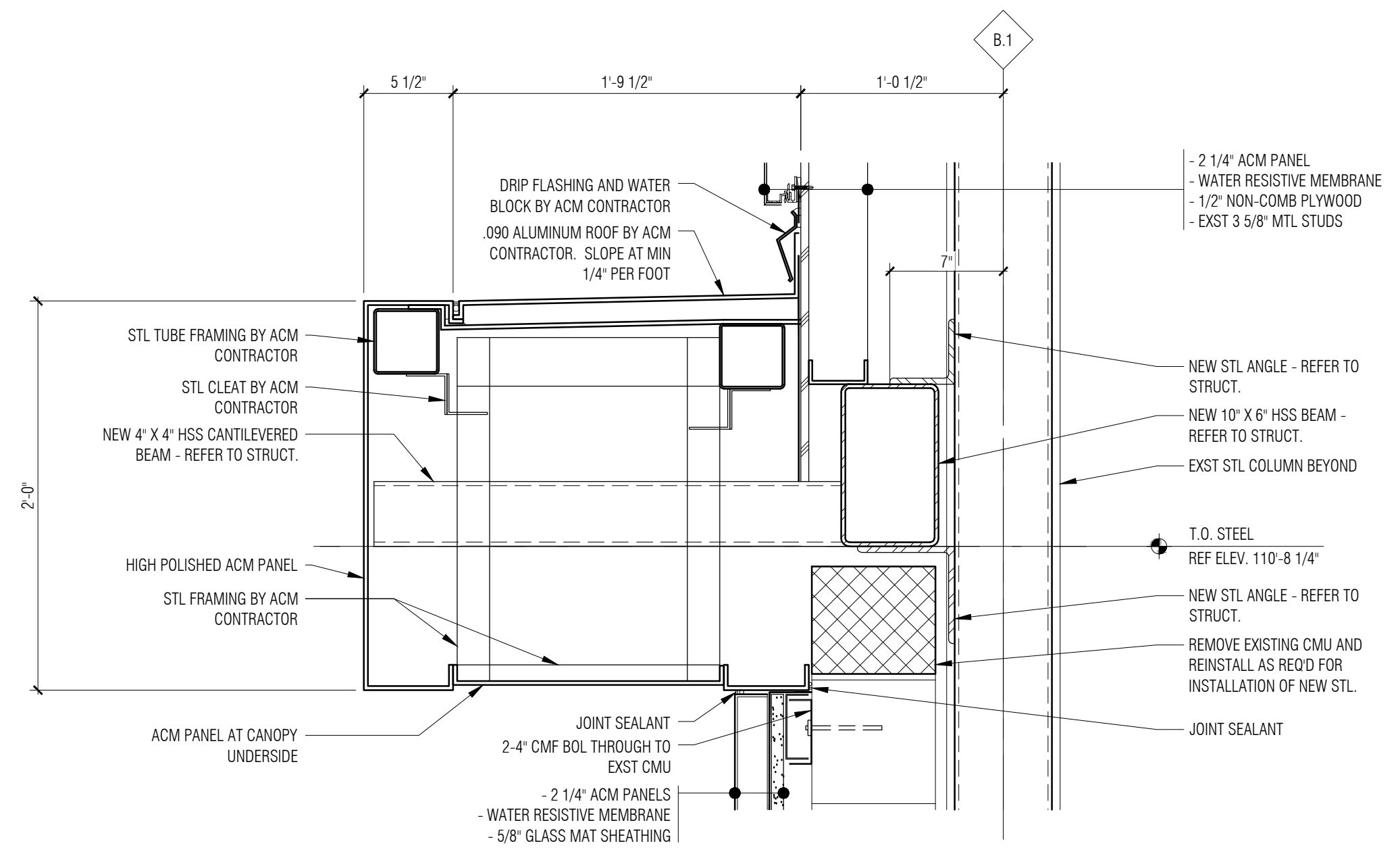
WALL SECTIONS & SECTION DETAILS

SHEET NO.

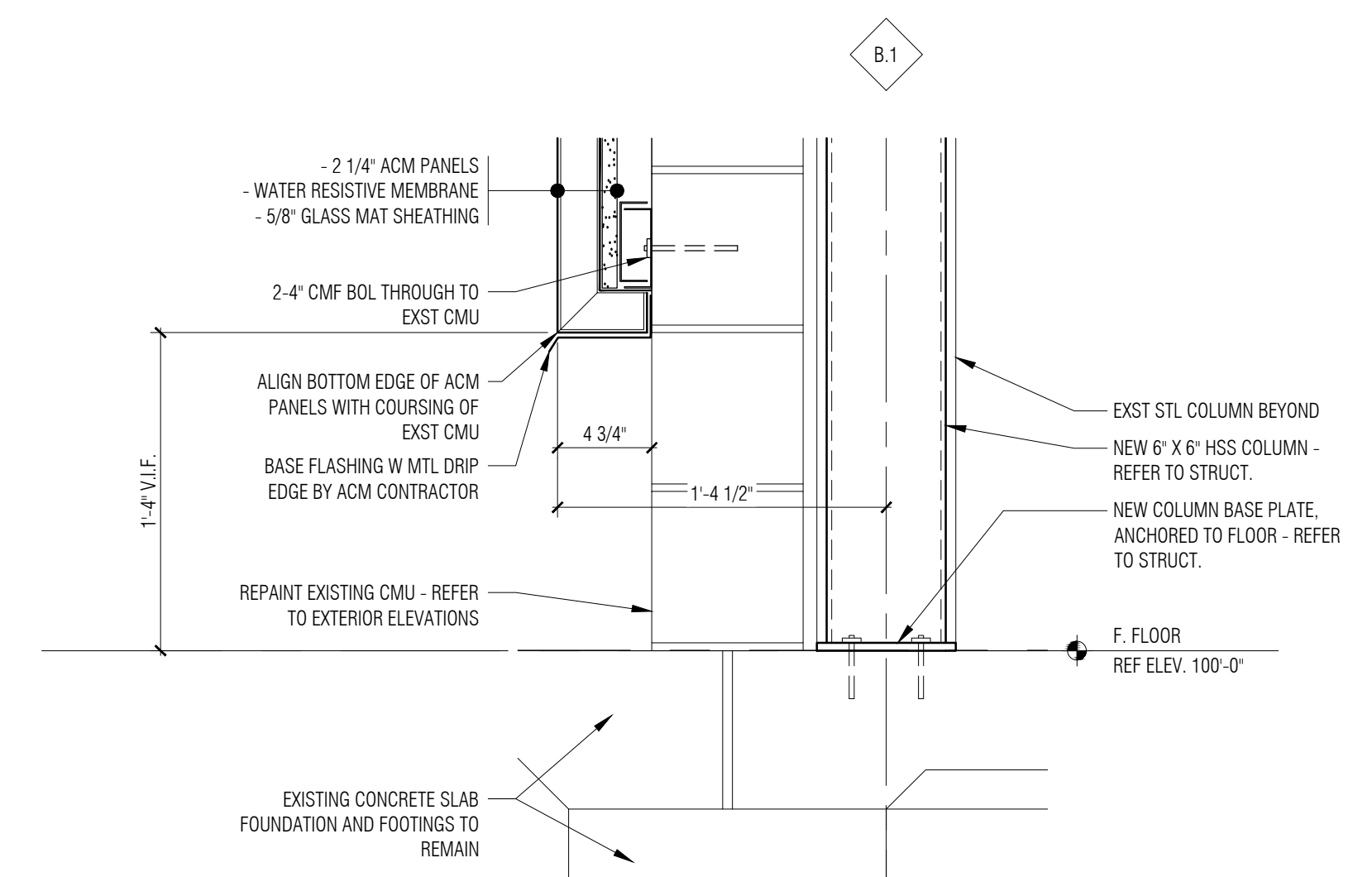
A6-02



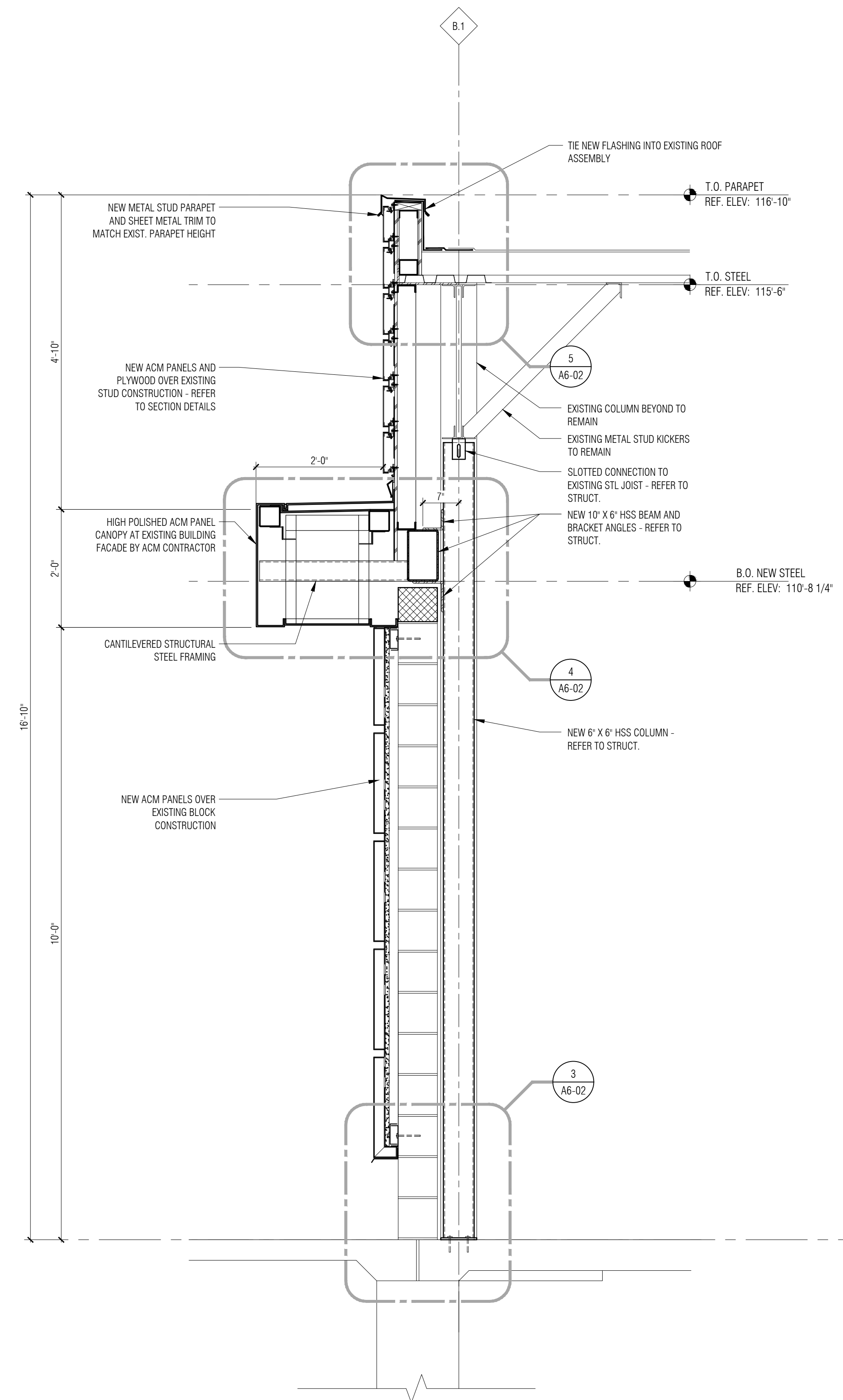
5 Detail @ Service Lane Parapet
1-1/2" = 1'-0"



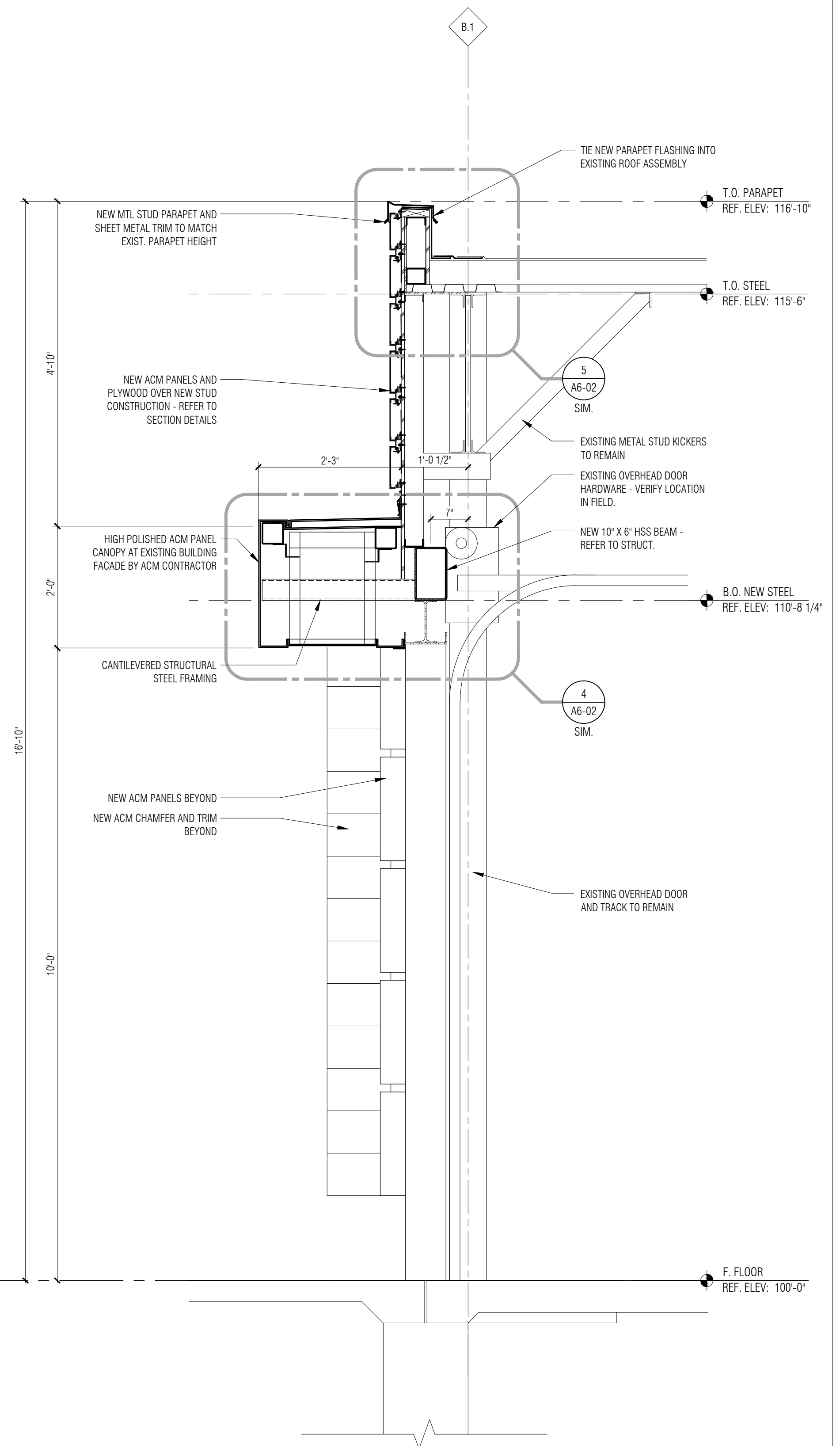
4 Detail @ Service Lane Canopy
1-1/2" = 1'-0"



3 Detail @ Service Lane Base
1-1/2" = 1'-0"



2 Wall Section - Service Lane Wall
3/4" = 1'-0"
A3-01
A5-01



1 Wall Section - Service Lane Door
3/4" = 1'-0"
A3-01
A5-01

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

LIBER 48454 PAGE 179
\$16.00 MISC RECORDING
\$4.00 REMONUMENTATION
07/31/2015 03:09:48 PM RECEIPT# 91163
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

2015 JUL 31 PH 3: 04

NOTICE OF DEVELOPMENT AGREEMENT

THIS NOTICE OF DEVELOPMENT AGREEMENT (the "Notice") is made as of this 31st day of July, 2015, in order to give notice of the Planned Business Development Agreement entered on the 14th day of July, 2015, by and between Szott CJ Properties, LLC, a Michigan limited liability company ("Developer"), whose address is 6700 Highland Road, White Lake, Michigan 48383, and the Charter Township of White Lake, a Michigan municipal corporation ("Township"), whose address is 7525 Highland Road, White Lake, Michigan 48383.

A. Developer owns certain real estate situated in the Township of White Lake, Oakland County, Michigan, legally described on Exhibit "A" hereto ("Property").

B. Developer and the Township entered into a Planned Business Development Agreement dated July 14, 2015, pursuant to which Developer agreed to make certain improvements in connection with the development of the Property subject to certain covenants and conditions imposed by the Township (the "Development Agreement").

C. The sole purpose of this Notice is to give notice of the Development Agreement and all its terms, covenants and conditions to the same extent as if fully set forth herein. This Notice is not intended to amend, modify, supplement or supersede any of the provisions of the Development Agreement, and to the extent there may be any conflict or inconsistency between the Development Agreement and the provisions hereof, the provisions of the Development Agreement shall control.

38

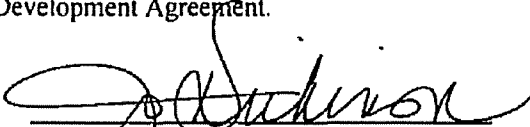
D. The Development Agreement provided for the herein notice to be prepared by and recorded by the Township.

By: Lisa J. Hamanch
Lisa J. Hamanch (P57936)
FOSTER SWIFT COLLINS AND SMITH
32300 Northwestern Highway, Suite 230
Farmington Hills, MI 48334
(248) 539-9906

JK LB

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this 31st day of July, 2015, Lisa J. Hamameh appeared before me and, being duly sworn, did acknowledge that he/she signed this Notice of Development Agreement.


Jo Dickinson Notary Public
Oakland County, Michigan
Acting in Oakland County
My Commission Expires: August 29, 2017

Drafted by/Return to:
Lisa J. Hamameh
FOSTER SWIFT COLLINS AND SMITH, PC
32300 Northwestern Highway, Suite 230
Farmington Hills, MI 48334
(248) 539-9906

54955:00029:2334918-1

EXHIBIT A

LEGAL DESCRIPTIONS

Combined Legal Description for Assessment Purposes: Tax ID#12-21-301-030 & ID#12-20-427-005 *12-20-427-011*

Part of the southeast 1/4 of Section 20 and also part of the southwest 1/4 of Section 21, T.2N., R.8E., White Lake Township, Oakland County, Michigan, being also part of Lots 263 through 266, inclusive, of "Brendel Heights Subdivision", as recorded in Liber 27 of Plats, Pages 21 and 21A, Oakland County Records, and more particularly described as COMMENCING at the Center of Section of said Section 21, which lies 1.65 ft. south of the M-59 surveyed centerline, thence S 87 deg 53 min 27 sec W, along the east-west 1/4 line of said Section 21, 2669.70 ft. to the west 1/4 corner of said Section 21; thence S 02 deg 21 min 33 sec E., along the West line of Section 21 & the East line of Section 20, 25.00 ft., to the POINT OF BEGINNING; thence N 87 deg 53 min 27 sec E, along the platted north line of "Brendel Height Subdivision", 369.17 ft. (recorded as 370 ft.); thence S 02 deg 09 min 36 sec E 305.23 ft. (recorded as 305 ft.); thence S 88 deg 01 min 49 sec W 135.03 ft. (recorded as 135 ft.); thence S 02 deg 03 min 07 E 329.36 ft. (recorded as 330 ft.), to the south line of Lot 263 of said Subdivision; thence S 88 deg 05 min 14 sec W, along said south line of Lot 263 of said Subdivision, 231.32 ft. (recorded as 235 ft.), to the west line of Section 21, as currently monumented; thence S 02 deg 21 min 33 sec E, along said west Section line, 563.51 ft. (recorded as S 02 deg 20 min 55 sec E.); thence S. 87 deg 38 min 27 sec W. 100.00 ft. (recorded as S 87 deg 39 min 05 sec W.); thence S. 02 deg 21 min 33 sec E. 104.57 ft. (recorded as S 02 deg 20 min 55 sec E.); thence S. 87 deg 22 min 52 sec W. 229.62 ft. (recorded as S. 87 deg 23 min 30 sec W.); thence N. 02 deg 21 min 02 sec W. 1275.83 ft. (recorded as N. 02 deg 20 min 24 sec W.) to the South line of M-59 Highway (100 ft. wide right of way); thence North 87 deg 19 min 52 sec E. (recorded as N. 87 deg 20 min 25 sec E.), along said South line, 329.43 ft. to the East line of Section 20 and the West line of Section 21; thence N. 02 deg 21 min 33 sec W. (recorded as N. 02 deg 20 min 55 sec E.), along said Section line, 25.00 ft. to the POINT OF BEGINNING; containing 13.747 acres, subject to the rights of the public or any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes, also subject to easements and restrictions of record, if any.

Witnesses:

West 1/4 Corner, Sec. 21, T.2N., R.8E., White Lake Twp., Oakland Cty, MI. E-08 - Remon. Disc in Mon. Box

N 50 deg E 89.03 ft. to SE building corner of Southerly most brick wall.
S 10 deg E 52.96 ft. to fnd. nail/tag in NE face utility pole.
S 10 deg W 77.11 ft. to fnd. nail/tag in W face of 40" dia. Oak.
N 20 deg W 114.69 ft. to fnd. nail/tag in NE face utility pole.

Southwest 1/4 Corner, Sec. 21, T.2N., R.8E., White Lake Twp., Oakland Cty, MI. E-09 - Remon. Disc on 4" Conc. Mon.

N 70 deg E 21.09 ft. to fnd. nail/tag in S face of 12" dia. Cherry.
S 05 deg E 30.26 ft. to fnd. nail/tag in E face of 12" dia. Cherry.
S 50 deg W 26.52 ft. to fnd. nail/tag in SE face of 12" dia. Cherry.
N 40 deg W 24.85 ft. to fnd. nail/tag in SW face of 28" dia. Oak.

Center of Section, Sec. 21, T.2N., R.8E., White Lake Twp., Oakland Cty, MI. F-08 - Remon. Disc in Mon. Box

Due North 1.65 ft. to M-59 centerline.

References:

- 1) Title Policy by Title Source, Inc., Policy #5011400-427093, Dated: 1/7/13.
- 2) M-59 State Highway Maps, File #63-R-1, Project 63-45, Sheet #263-264.
- 3) Plat of "Brendel Heights Subdivision", as recorded in L. 27 of Plats, Pgs 21-21A.
- 4) B.F. Thompson, PC Survey, Job #88-2112, Dated: 1-27-89.
- 5) Grant Ward Surveyors, Survey Job #01-1105, Dated: 1-24-02.
- 6) Alpine Land Surveying, Survey Job #98-2726, Dated: 12-8-98.
- 7) Alpine Land Surveying, Survey Job #98-2593, Dated: 7-7-98.
- 8) Kieft Engineering, Survey Job #87618, Dated: 1-20-88.

PLANNED BUSINESS DEVELOPMENT AGREEMENT

This Planned Business Development Agreement (“Agreement”) is made this 14TH day of July, 2015, by and between Szott CJ Properties, LLC, a Michigan limited liability company (“Developer”), whose address is 6700 Highland Road, White Lake, MI 48383, Szott CJ Properties, LLC, a Michigan limited liability company (“Owner”), whose address is 6700 Highland Road, White Lake, MI 48383 and the Charter Township of White Lake, a Michigan municipal corporation (“Township”), whose address is 7525 Highland Road, White Lake, MI 48383.

Recitals

- A. Developer owns certain real estate situated in the Township, more particularly described on Exhibit A attached hereto and made a part hereof (the “Subject Property”).
- B. Developer has applied to the Township to establish the Subject Property as a Planned Business Development (“PBD”), pursuant to provisions of the Township Zoning Ordinance.
- C. The Zoning Ordinance requires the execution of a planned business development agreement in connection with the approval of the Final Site Plan for the development, which agreement shall be binding upon the Township, Developer and Owner. A copy of the approved Site Plan for the Szott Building Expansion PBD is attached at Exhibit B.
- D. By entering into this Agreement, Developer and Township desire to set forth their respective obligations with respect to the PBD and conditions under which the Township has granted final PBD approval.
- E. The Township is willing to establish the property as a PBD and Developer is willing to develop and maintain the PBD, subject to the terms and conditions of this Agreement.
- F. The Township Planning Commission, on August 21, 2014, considered both the Final Site Plan and Planned Business Development Agreement. The Final Site Plan was approved and the Planned Business Development Agreement was recommended for consideration to the Township Board. The Township Board considered and approved this agreement with conditions on September 16, 2014.
- G. The Township Board, on December 16, 2014, considered the signage for the project. The signage package, included as Exhibit F, was approved by the Township Board.

NOW, THEREFORE, Developer and Township hereby declare that the Subject Property shall be held, transferred, sold, conveyed and occupied, subject to any covenants, conditions, easements, restrictions, grants, and reservations set forth herein; all of which covenants, conditions, easements, restrictions, grants and reservations are for the benefit of and shall run

with and bind the Subject Property and all parties having any right, title or interest in any or all portion of the Subject Property, or any improvements therein, as well as their heirs, successors, personal representatives, and assigns.

ARTICLE I

DEFINITIONS

1.1 “Developer” shall mean Szott CJ Properties, LLC, a Michigan limited liability company, or its successors and assigns.

1.2 “Owner” shall mean the holder or holders of record fee simple title to any portion of the Subject Property. The term “Owner” shall include any grantee or lessee to all or any portion of the Subject Property.

1.3 “Person” shall mean any individual, partnership, corporation, limited liability company, trust, or any other form of business or governmental entity.

1.4 “PBD Plan” shall mean the final PBD site plan and related plans and specifications approved by and on file with the Township, as itemized on Exhibit B attached hereto and make a part hereof.

1.5 “PBD Conditions” shall mean the conditions established and required by the Township Board in connection with the approval of the PBD Plan and rezoning, as listed on Exhibit C attached hereto and made a part hereof.

ARTICLE II

ESTABLISHMENT OF PBD AND PBD PLANS

2.1 Approved Final PBD Plan; Exhibits. The PBD plan, dated July 29, 2014 has been approved by the Township as a final PBD site plan under the Township Zoning Ordinance. The PBD site plan approval grants each Owner and/or Developer the right to construct facilities as set forth in the PBD site plan, subject to obtaining permits for said construction in the ordinary course. All exhibits attached hereto are incorporated herein and made a part hereof by reference.

2.2 Statement of Planning Objectives to be Achieved by the Development. The primary planning objectives of this development are to develop the Subject Property for automotive retail use.

2.3 Development Schedule. The proposed approximate development schedule for the development of Subject Property is attached as Exhibit D attached hereto and made a part hereof, which may be modified by Developer as necessary or appropriate with the Township consent.

2.4 Adherence to Ordinances. Except as otherwise provided herein, Owner and Developer shall adhere to the Ordinances of the Township. To the extent that developing the property in accordance with the PBD Plan will deviate from the Township Zoning Ordinance or any other ordinance, resolution, rule or regulation of the Township, currently in effect or which may be adopted in the future, the Township shall be deemed to have granted, and hereby grants, variances for all such deviations. Variances from the Township Zoning Ordinance which the Township shall be deemed to have granted, and hereby grants, are as set forth on Exhibit E attached hereto and made a part hereof.

ARTICLE III

CONDITIONS, PERMITS AND STIPULATIONS

3.1 Permits and Authorizations. All state, county and federal permits required for completion of the project shall be approved prior to the scheduling of a pre-construction meeting with Developer and the Township staff and consultants.

3.2 Improvements and Alterations. Developer shall not engage in any improvements or alterations on the Subject Property, including, without limitation, site grading work or installation of utilities, until completion of the pre-construction meeting.

3.3 Performance Criteria. Developer and Owner affirmatively submit that the proposed uses on the Subject Property will meet the performance standards found in the Township Zoning Ordinance.

3.4 Future Sale or Lease. Developer and Owner do not intend the future sale or lease of all or part of the planned development as individual units, but rather as the entirety of the property.

3.5 Conditions. The conditions attached by Township Board for approval of the PBD Plan, as listed on Exhibit C attached hereto, are incorporated into the Township's PBD approval. Any violation of these conditions shall be considered to be a breach of this Agreement.

ARTICLE IV

ACTION BY THE TOWNSHIP

4.1 Maintenance of Property. In the event Developer or Owner fails at any time to maintain the Subject Property in a first class condition, using commercially reasonable standards consistent with the approved site plan and this Agreement, the Township may serve written notice upon the Developer or Owner setting forth the manner in which Developer or Owner has failed to maintain the Subject Property, and such notice shall include a demand that deficiencies be cured within a stated reasonable time period no less than thirty (30) days, and shall set forth the date, time and place of a hearing before the Township Board for the purpose of allowing Developer or Owner to be heard as to why the Township should not proceed to perform the

maintenance which has not been undertaken. In that hearing, the time for curing such deficiencies, and the hearing itself, may be extended. If, following the hearing, the Township Board shall determine that the deficiency has not been cured within the time specified at the hearing, then upon five (5) days written notice to the Developer or Owner, the Township shall thereupon have the power and authority, but not the obligation, to enter upon the Subject Property or cause its agents or contractors to enter upon the Property to cure such deficiency as reasonably found by the Township to be appropriate and/or necessary, in a manner so as to reasonably minimize any interference with the business operations on the Subject Property and the cost and expense of such curative action, including the cost of notices by the Township and reasonable legal, planning, and engineering fees and costs incurred by the Township, shall be paid by the Developer and/or Owner. Such amount shall constitute a lien on the Subject Property and the Township may require such costs and expenses to be paid prior to the commencement of work. If such costs and expenses have not been paid within sixty (60) days of a billing to the Developer or Owner, all unpaid amounts may be a) placed on a delinquent tax roll of the Township as to the Subject Property and shall accrue interest and penalties and shall be collected as and shall be deemed delinquent real property taxes according to the laws made and provided for the collection of delinquent real property taxes in the discretion of the Township; or be assessed against the Owner and collected as a special assessment on the next annual Township tax roll; b) collected by use of the applicable provisions of Michigan law providing for foreclosure by advertisement, the Owner having specifically granted the Township the required power of sale to do so; or c) collected by suit against the Owner. If suit is initiated, the Owner shall pay all of the Township's legal fees and costs. The selection of remedy shall be at the sole option of the Township, and election of one remedy shall not waive the use of any other remedy.

ARTICLE V

MISCELLANEOUS

5.1 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, successors and assigns. The rights and obligations contained in this Agreement shall run with the property.

5.2 Authority. This Agreement has been duly authorized by all necessary action of the Developer and the Township. By execution of this Agreement, the parties each warrant that they have the authority to execute this Agreement and bind the Subject Property and the respective entities to its terms and conditions.

5.3 Amendment. This Agreement contains the entire agreement of the parties. No statements promises or endorsements made by either party or agent of either party that are not contained in this Agreement shall be valid or binding. This Agreement shall only be amended pursuant to an instrument executed by the Township and Developer, or their successor in title.

No consent to the amendment of this Agreement shall be required from any other person, including mortgages.

5.4 Validity. Invalidation of any of the provisions contained in this Agreement, or of the application thereof to any person by judgment or court order shall in no way affect any of the other provisions herein or the application thereof to any other person. The same shall remain in the full force and effect.

5.5 Partnership. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Developer and the Township.

5.6 Time. Time is of the essence to this Agreement.

5.7 Waiver. Failure of either party to insist upon strict performance of any of the terms, conditions or covenants hereof shall not be deemed to be a waiver of any rights or remedies that such party may have hereunder, at law or in equity, and shall not be deemed a waiver of any subsequent breach or default under this Agreement. No waiver by either party of any default under this agreement shall be effective or binding unless made in writing and no such waiver shall be implied from any omission by the party to take an action with respect to the default. No express written waiver of any default shall effect any other default or cover any other period of time, and one or more written waivers of any default shall not be deemed to be a waiver of any subsequent default in performance of the same or any other term or provision contained in this Agreement.

5.8 Violations. Violations of the provisions of this Agreement shall be deemed to be violations of the Township Zoning Ordinance and shall entitle the Township to all the rights and remedies provided by the Zoning Ordinance or any other applicable law for such violation.

5.9 Notice. A notice of PBD approval shall be prepared by and recorded by the Township at the Office of the Oakland County Register of Deeds.

5.10 Governing Law. This Agreement shall be governed by the procedural and substantive laws of the State of Michigan.

5.11 Entrance of Property. By execution of this Agreement, Developer and Owner grant to the Township, a license to enter onto any portion of the Subject Property as necessary to undertake any inspection, required maintenance, repair, or replacement of municipal utilities, including storm water, sewer, and water.

5.12 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all such counterparts shall constitute one and the same instrument.

The undersigned have executed this Agreement effective as of the day and year first written above.

DEVELOPER:

SZOTT CJ PROPERTIES, LLC
a Michigan limited liability company

By *Tom Szott*
Tom Szott
Its: Manager

STATE OF MICHIGAN)
) §
COUNTY OF OAKLAND)

The foregoing PBD Agreement was acknowledged before me this 14th day of July, 2015, by Tom Szott, Manager, of Szott CJ Properties, LLC, a Michigan limited liability company, on behalf of said limited liability company.

Ashley E. Amburgy
Ashley E. Amburgy Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My commission expires: 6/8/2017

ASHLEY E. AMBURGY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES JUN 8, 2017
ACTING IN COUNTY OF Oakland

OWNER:

SZOTT CJ PROPERTIES, LLC
a Michigan limited liability company

By: *Tom Szott*
Tom Szott
Its: Manager

STATE OF MICHIGAN)
) §
COUNTY OF OAKLAND)

The foregoing PBD Agreement was acknowledged before me this 14th day of July, 2015, by Tom Szott, Manager, of Szott CJ Properties, LLC, a Michigan limited liability company, on behalf of said limited liability company.

Ashley E. Amburgy
Ashley E. Amburgy, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My commission expires: 6/8/2017

ASHLEY E. AMBURGY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jun 8, 2017
ACTING IN COUNTY OF Oakland

TOWNSHIP:
CHARTER TOWNSHIP OF WHITE LAKE
a Michigan municipal corporation

By: *Greg Baroni*
Greg Baroni
Its: Supervisor

By: *Terry Lilley*
Terry Lilley
Its: Clerk

STATE OF MICHIGAN)
) §
COUNTY OF OAKLAND)

The foregoing PBD Agreement was acknowledged before me this 14th day of July, 2015, by Greg Baroni, Supervisor and Terry Lilley, Clerk of the Charter Township of White Lake, a Michigan municipal corporation, on behalf of said municipal corporation.

Ashley E. Amburgy
Ashley E. Amburgy Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My commission expires: 6/8/2017

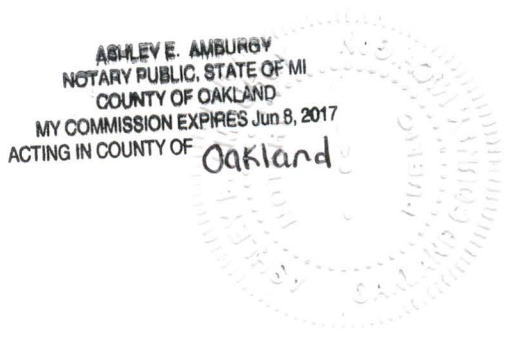


EXHIBIT A

LEGAL DESCRIPTIONS

Combined Legal Description for Assessment Purposes: Tax ID#12-21-301-030 & ID#12-20-427-005

Part of the southeast 1/4 of Section 20 and also part of the southwest 1/4 of Section 21, T.3N., R.8E., White Lake Township, Oakland County, Michigan, being also part of Lots 263 through 266, inclusive, of "Brendel Heights Subdivision", as recorded in Liber 27 of Plats, Pages 21 and 21A, Oakland County Records, and more particularly described as **COMMENCING** at the Center of Section of said Section 21, which lies 1.65 ft. south of the M-59 surveyed centerline, thence S 87 deg 53 min 27 sec W, along the east-west 1/4 line of said Section 21, 2669.70 ft. to the west 1/4 corner of said Section 21; thence S 02 deg 21 min 33 sec E., along the West line of Section 21 & the East line of Section 20, 25.00 ft., to the **POINT OF BEGINNING**; thence N 87 deg 53 min 27 sec E, along the platted north line of "Brendel Height Subdivision", 369.17 ft. (recorded as 370 ft.); thence S 02 deg 09 min 36 sec E 305.23 ft. (recorded as 305 ft.); thence S 88 deg 01 min 49 sec W 135.03 ft. (recorded as 135 ft.); thence S 02 deg 03 min 07 E 329.36 ft. (recorded as 330 ft.), to the south line of Lot 263 of said Subdivision; thence S 88 deg 05 min 14 sec W, along said south line of Lot 263 of said Subdivision, 231.32 ft. (recorded as 235 ft.), to the west line of Section 21, as currently monumented; thence S 02 deg 21 min 33 sec E, along said west Section line, 563.51 ft. (recorded as S 02 deg 20 min 55 sec E.); thence S. 87 deg 38 min 27 sec W. 100.00 ft. (recorded as S 87 deg 39 min 05 sec W.); thence S. 02 deg 21 min 33 sec E. 104.57 ft. (recorded as S 02 deg 20 min 55 sec E.); thence S. 87 deg 22 min 52 sec W. 229.62 ft. (recorded as S. 87 deg 23 min 30 sec W.); thence N. 02 deg 21 min 02 sec W. 1275.83 ft. (recorded as N. 02 deg 20 min 24 sec W.) to the South line of M-59 Highway (100 ft. wide right of way); thence North 87 deg 19 min 52 sec E. (recorded as N. 87 deg 20 min 25 sec E.), along said South line, 329.43 ft. to the East line of Section 20 and the West line of Section 21; thence N. 02 deg 21 min 33 sec W. (recorded as N. 02 deg 20 min 55 sec E.), along said Section line, 25.00 ft. to the **POINT OF BEGINNING**; containing 13.747 acres, subject to the rights of the public or any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes, also subject to easements and restrictions of record, if any.

Witnesses:

West 1/4 Corner, Sec. 21, T.2N., R.8E., White Lake Twp., Oakland Cty, MI. E-08 - Remon. Disc in Mon. Box

- N 50 deg E 89.03 ft. to SE building corner of Southerly most brick wall.
- S 10 deg E 52.96 ft. to fnd. nail/tag in NE face utility pole.
- S 10 deg W 77.11 ft. to fnd. nail/tag in W face of 40" dia. Oak.
- N 20 deg W 114.69 ft. to fnd. nail/tag in NE face utility pole.

Southwest 1/4 Corner, Sec. 21, T.2N., R.8E., White Lake Twp., Oakland Cty, MI. E-09 - Remon. Disc on 4" Conc. Mon.

- N 70 deg E 21.09 ft. to fnd. nail/tag in S face of 12" dia. Cherry.
- S 05 deg E 30.26 ft. to fnd. nail/tag in E face of 12" dia. Cherry.
- S 50 deg W 26.52 ft. to fnd. nail/tag in SE face of 12" dia. Cherry.
- N 40 deg W 24.85 ft. to fnd. nail/tag in SW face of 28" dia. Oak.

Center of Section, Sec. 21, T.2N., R.8E., White Lake Twp., Oakland Cty, MI. F-08 - Remon. Disc in Mon. Box

Due North 1.65 ft. to M-59 centerline.

References:

- 1) Title Policy by Title Source, Inc., Policy #5011400-427093, Dated: 1/7/13.
- 2) M-59 State Highway Maps, File #63-R-1, Project 63-45, Sheet #263-264.
- 3) Plat of "Brendel Heights Subdivision", as recorded in L. 27 of Plats, Pgs 21-21A.
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- 5) Grant Ward Surveyors, Survey Job #01-1105, Dated: 1-24-02.
- 6) Alpine Land Surveying, Survey Job #98-2726, Dated: 12-8-98.
- 7) Alpine Land Surveying, Survey Job #98-2593, Dated: 7-7-98.
- 8) Kieft Engineering, Survey Job #87618, Dated: 1-20-88.

EXHIBIT B

DRAWING INDEX

- C1.0 COVER SHEET
- C2.0 TOPOGRAPHIC SURVEY
 - C2.1 REMOVAL PLAN
- C3.0 SITE LAYOUT PLAN
 - C3.1 SITE LIGHTING PLAN
 - C3.2 PARKING PLAN
- C4.0 GRADING PLAN
 - C4.1 SOIL EROSION CONTROL PLAN
 - C4.2 GRADING DETAILS
- C5.0 UTILITY PLAN
 - C5.1 STORM MANAGEMENT CALCULATIONS
 - C5.2 DETENTION BASIN LAYOUT
 - C5.3 STORM PROFILES
 - C5.4 STORM PROFILES
- C6.0 SITE DETAILS
- L1.0 LANDSCAPE PLAN AND DETAILS
- STORM SEWER STANDARD DETAILS
- SANITARY SEWER STANDARD DETAILS
- WATER MAIN STANDARD DETAILS
- A1.0 OVERALL PLAN
 - A1.1 ENLARGED NEW SALES PLAN
 - A1.2 ENLARGED USED CAR SHOW ROOM PLANS
& BODY SHOP
- A2.0 ELEVATIONS
- A5.0 BUILDING SECTIONS

SZOTT M-59 CHRYSLER JEEP

6700 HIGHLAND ROAD, WHITE LAKE, MI 48383

CONSTRUCTION PLANS

OWNER

SZOTT M-59 CHRYSLER JEEP
6700 HIGHLAND ROAD
WHITE LAKE, MI 48383

CONTACT: TOM SZOTT
PHONE: 248-889-8969
FAX: 248-887-6346

CIVIL ENGINEER

BUD DESIGN & ENGINEERING SERVICES, INC.
10755 S. SAGINAW ST., SUITE B
GRAND BLANC, MI 48439

CONTACT: ANDREW ANDRE, P.E.
PHONE: (810) 695-0793
FAX: (810) 695-0569



LOCATION MAP
NOT TO SCALE

DRAWING INDEX

- C1.0 COVER SHEET
- C2.0 TOPOGRAPHIC SURVEY
- C2.1 REMOVAL PLAN
- C3.0 SITE LAYOUT PLAN
- C3.1 SITE LIGHTING PLAN
- C3.2 PARKING PLAN
- C4.0 GRADING PLAN
- C4.1 SOIL EROSION CONTROL PLAN
- C4.2 GRADING DETAILS
- C5.0 UTILITY PLAN
- C5.1 STORM MANAGEMENT CALCULATIONS
- C5.2 DETENTION BASIN LAYOUT
- C5.3 STORM PROFILES
- C5.4 STORM PROFILES
- C6.0 SITE DETAILS
- L1.0 LANDSCAPE PLAN AND DETAILS

- WHITE LAKE TOWNSHIP STANDARD DETAILS
- STORM SEWER STANDARD DETAILS
- SANITARY SEWER STANDARD DETAILS
- WATER MAIN STANDARD DETAILS

STANDARD LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BOUNDARY	---	---
SEWER SEWER	---	---
SANITARY SEWER	---	---
WATER	---	---
Gas LINE	---	---
ELECTRIC LINE	---	---
TELEPHONE LINE	---	---
MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
SECTION CORNER	⊙	⊙
FIRE HYDRANT	⊙	⊙
BASE WALK & WELL	⊙	⊙
UTILITY POLE	⊙	⊙
UTILITY MARK	⊙	⊙
SPOT	⊙	⊙
LIGHT POLE	⊙	⊙
CURB & GUTTER	---	---
FENCE	---	---
SET POINT	⊙	⊙
TREE - DECIDUOUS	---	---
TREE LINE	---	---
SPOT ELEVATION	---	---
CONTOUR LINE	---	---
SECTION CORNER	⊙	⊙
FOUND PROPERTY BORN	⊙	⊙
SET PROPERTY BORN	⊙	⊙
Gas METER	⊙	⊙
ELECTRICAL METER	⊙	⊙
TELEPHONE METER	⊙	⊙
MANHOLE	⊙	⊙
SEE BOUNDARY LOCATION	⊙	⊙

UTILITY CONTACTS	
ELECTRIC	GAS
THE ENERGY CENTER ENERGY	CONSUMERS ENERGY
3100 NORTH OLYMPIA ROAD	1000 WESTLAND AVENUE
ANN ARBOR, MI 48106	PO BOX 10000
800-377-4147	800-489-1028
WATER	ENGINEERING CONSULTANT
WHITE LAKE TOWNSHIP	JOHNSON & JOHNSON, INC.
2000 SAGINAW	400 W. HIGHLAND ROAD
WHITE LAKE, MI 48383	WHITE LAKE, MI 48383
248-887-1000	248-887-1000
STORMWATER AND SEWER	
WHITE LAKE TOWNSHIP	
2000 SAGINAW	
WHITE LAKE, MI 48383	
248-887-1000	

ZONING INFORMATION	
EU2D - PD PLANNED BUSINESS	
FE2D - PD	
REAR - VARIABLE PER PLANNING COMMISSION	
REAR - VARIABLE PER PLANNING COMMISSION	

BENCHMARKS	
MONUMENT #1	TOP OF ARCH OF
FRONT WALK TO UTILITY POLE	APPROX. BY EAST
LOCATED APPROX. 450 FEET	EAST OF THE
OF THE EAST CORNER	EAST CORNER
CONCRETE TO BENT	SECTION
SECTION	SECTION
ELEV = 875.78	ELEV = 875.78
MARK IN (S)	MARK IN (S)

UTILITY NOTE:
THE UTILITY LOCATIONS AND DEPTHS SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF RECORDS, PLANS, RECORDS, AND AS-BUILT RECORDS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE UTILITY INFORMATION THROUGH THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES ENCOUNTERED DURING THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES ENCOUNTERED DURING THE COURSE OF THE PROJECT.

PUBLIC WATER MAIN QUANTITIES	
1/4" W/3" SLEEVE	1 SA
W/4" & WELL	
4" DIA. 30' WATER MAIN	234 LF
FIRE HYDRANT ASSEMBLY	1 SA


 Bud Design & Engineering Services, Inc.
 10755 S. SAGINAW ST., SUITE B
 GRAND BLANC, MI 48439
 PHONE: (810) 695-0793
 FAX: (810) 695-0569
 WWW.BUDESG.COM

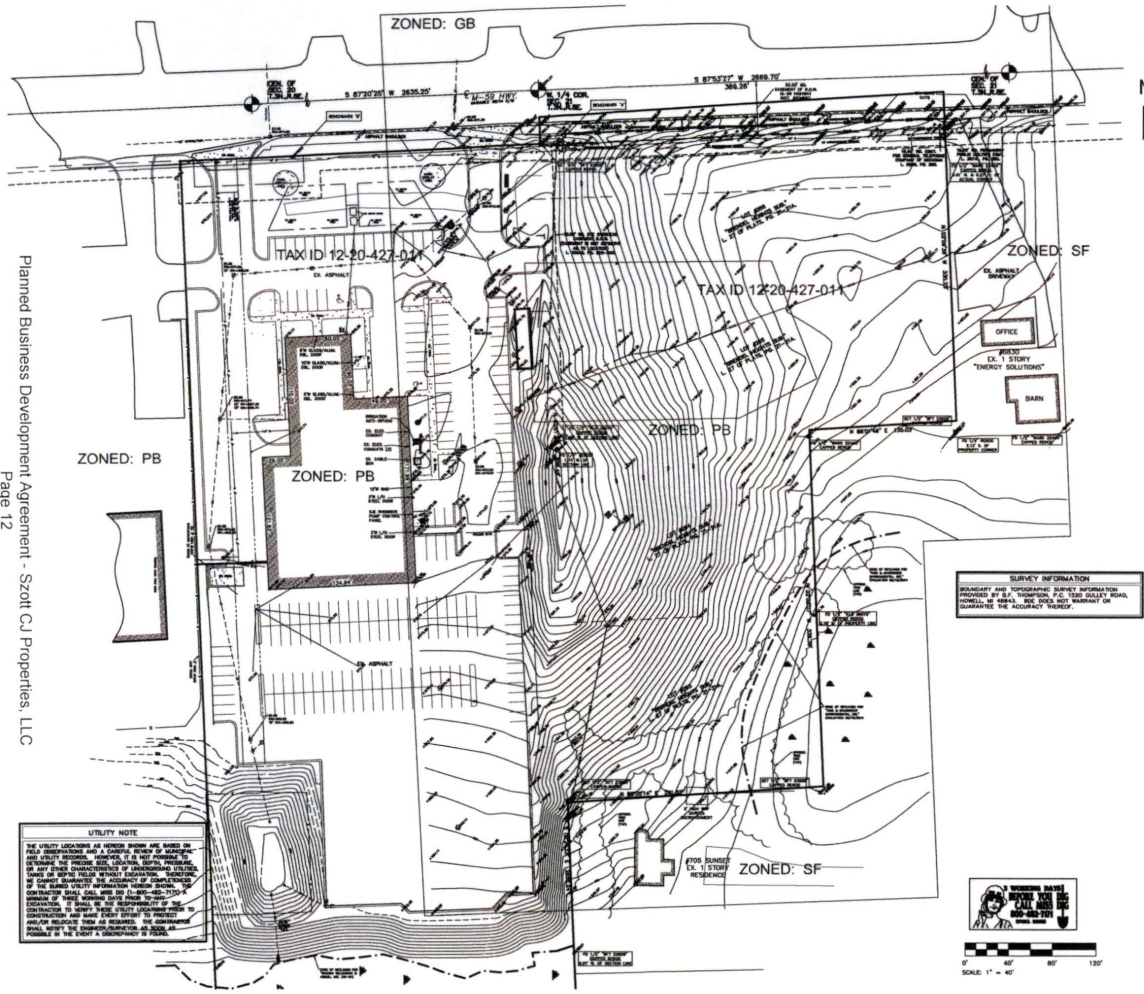
SZOTT M-59 CHRYSLER JEEP
 6700 HIGHLAND RD.
 WHITE LAKE TOWNSHIP, MI.

THE INFORMATION CONTAINED ON THESE PLANS IS THE PROPERTY OF BUD DESIGN & ENGINEERING SERVICES, INC. AND IS LOANED TO YOU FOR YOUR PROJECT ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THESE PLANS IS STRICTLY PROHIBITED.

ISSUED FOR: DATE
 CHECKED: DATE
 DRAWN: DATE
 INCHES: 1/8" = 1'-0"
 SHEET TITLE:
COVER SHEET
C1.0

Planned Business Development Agreement - Szott CJ Properties, LLC
Page 11

PROBING HAZARD
 BEFORE YOU CALL ANYONE
 TO DO ANY WORK
 YOU MUST FIRST
 CALL THE
 UTILITY LOCATIONS
 AND DEPTHS SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF RECORDS, PLANS, RECORDS, AND AS-BUILT RECORDS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE UTILITY INFORMATION THROUGH THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES ENCOUNTERED DURING THE COURSE OF THE PROJECT.



Planned Business Development Agreement - Scott C. Properties, LLC
Page 12

UTILITY CONTACTS

ELECTRIC DTE ENERGY 7330 WESTLAND AVENUE PO BOX 108 ANN ARBOR, MI 48106	GAS DOMINION ENERGY 1000 EXETER STREET ANN ARBOR, MI 48106	ENGINEERING CONSULTANT JOHN J. ANDERSON, INC. 1000 EXETER STREET ANN ARBOR, MI 48106
--	--	--

STORMWATER AND SEWER
MICHIGAN DEPARTMENT OF TRANSPORTATION
1000 EXETER STREET
ANN ARBOR, MI 48106

ZONING INFORMATION
ZONING: PB PLANNED BUSINESS
NEARLY SUITABLE FOR PLANNED COMMERCE
SIC - SUITABLE FOR PLANNED COMMERCE

BENCHMARKS

PROVISION 'X' FROM STATE OF MICHIGAN LOCAL GOVERNMENT GIVEN IN 1937 DATE: 1937 BY: 1937 MADE BY: 1937	PROVISION 'Y' FROM STATE OF MICHIGAN LOCAL GOVERNMENT GIVEN IN 1937 DATE: 1937 BY: 1937 MADE BY: 1937
--	--

LEGAL DESCRIPTIONS

Lot Description: Tax ID 12-90-427-014
Lot 12-90-427-014 is a portion of the Township of White Lake, Michigan, as shown on the plat of the Township of White Lake, Michigan, as recorded in the State of Michigan Plat Book 231 of 241, also on the plat of the Township of White Lake, Michigan, as recorded in the State of Michigan Plat Book 241 of 241, also on the plat of the Township of White Lake, Michigan, as recorded in the State of Michigan Plat Book 241 of 241, also on the plat of the Township of White Lake, Michigan, as recorded in the State of Michigan Plat Book 241 of 241.

Lot Description: Tax ID 12-20-427-014
Lot 12-20-427-014 is a portion of the Township of White Lake, Michigan, as shown on the plat of the Township of White Lake, Michigan, as recorded in the State of Michigan Plat Book 231 of 241, also on the plat of the Township of White Lake, Michigan, as recorded in the State of Michigan Plat Book 241 of 241, also on the plat of the Township of White Lake, Michigan, as recorded in the State of Michigan Plat Book 241 of 241, also on the plat of the Township of White Lake, Michigan, as recorded in the State of Michigan Plat Book 241 of 241.

ADDITIONAL LEGAL DESCRIPTIONS
Reference is made to the following legal descriptions:
1. Plat of Section 35 and 36 of Township 35 North and Range 16 West, Michigan, as recorded in the State of Michigan Plat Book 123 of 123, dated 1/21/31.
2. Plat of Section 35 and 36 of Township 35 North and Range 16 West, Michigan, as recorded in the State of Michigan Plat Book 123 of 123, dated 1/21/31.
3. Plat of Section 35 and 36 of Township 35 North and Range 16 West, Michigan, as recorded in the State of Michigan Plat Book 123 of 123, dated 1/21/31.
4. Plat of Section 35 and 36 of Township 35 North and Range 16 West, Michigan, as recorded in the State of Michigan Plat Book 123 of 123, dated 1/21/31.
5. Plat of Section 35 and 36 of Township 35 North and Range 16 West, Michigan, as recorded in the State of Michigan Plat Book 123 of 123, dated 1/21/31.

RESURVEYING INFORMATION
RESURVEYING INFORMATION
PROVIDED BY: S. THOMPSON, P.E. REGISTERED SURVEYOR
NO. 18948, MICHIGAN
THIS SURVEY DOES NOT WARRANT OR GUARANTEE THE ACCURACY THEREOF.

UTILITY NOTE
THE UTILITY LOCATIONS AS SHOWN HEREON ARE BASED ON FIELD SURVEYS AND A CAREFUL REVIEW OF AVAILABLE RECORDS. THE FIELD SURVEYS WERE CONDUCTED BY THE SURVEYOR AND A CAREFUL REVIEW OF AVAILABLE RECORDS WAS MADE. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES.

SCALE: 1" = 40'



Scott C. Properties, LLC
1000 EXETER STREET
ANN ARBOR, MI 48106
734.763.1234
www.scottcproperties.com

REVISIONS

NO.	DATE	DESCRIPTION
1	08/26/20	ISSUED FOR PERMITS
2	08/26/20	REVISED PER PERMITS
3	08/26/20	REVISED PER PERMITS
4	08/26/20	REVISED PER PERMITS

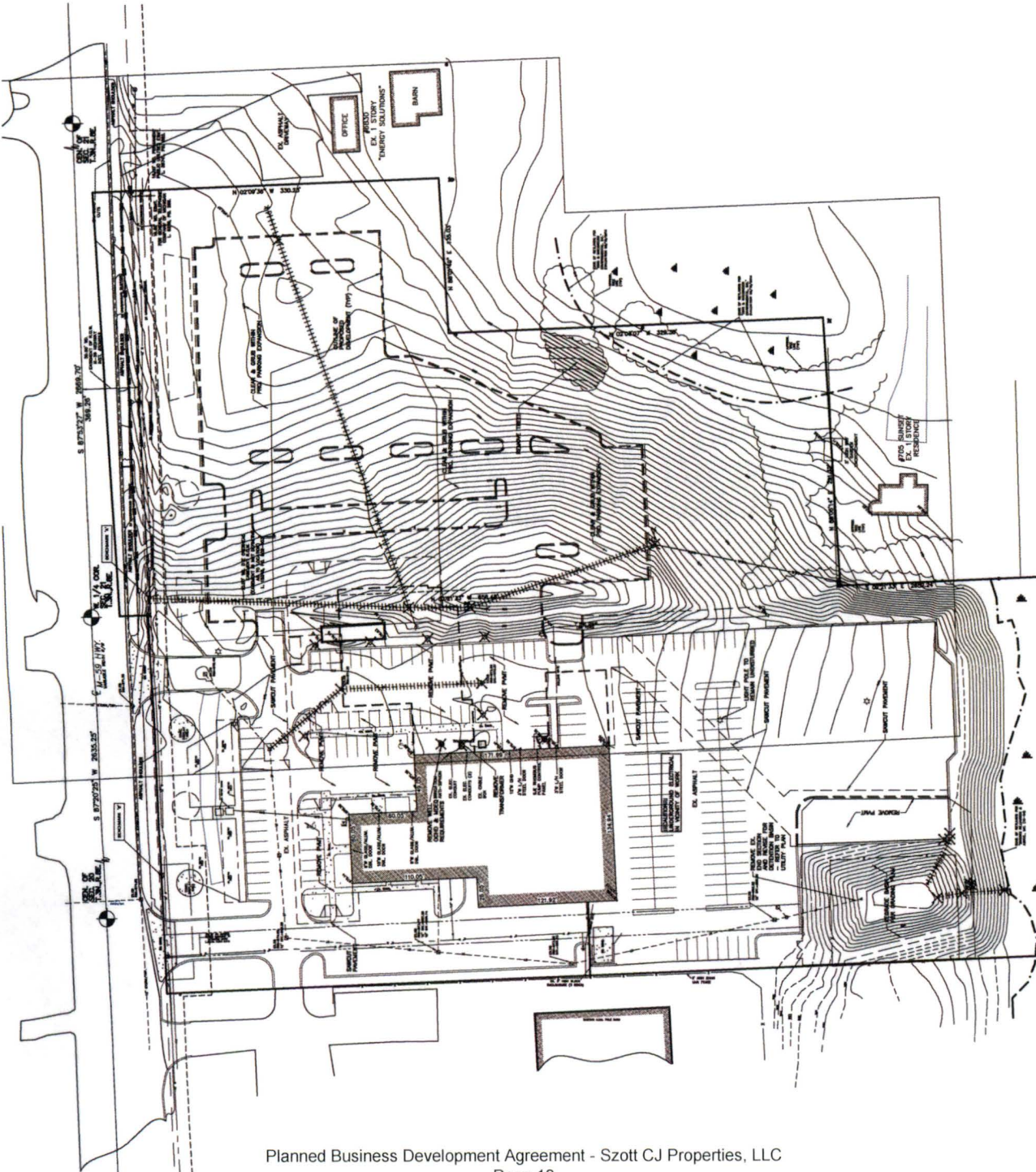
DATE: 08/26/20

PROJECT: 2019-001

CLIENT: SCOTT M-59 CHRYSLER JEEP

LOCATION: 6700 HIGHLAND RD., WHITE LAKE TOWNSHIP, MI.

C2.0



- REMOVAL NOTICE**
- CONTRACTOR OF THIS PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHER SERVICES FOR THE REMOVAL OF THE STRUCTURE AND FOR THE PROTECTION OF THE ADJACENT PROPERTIES AND THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHER SERVICES FOR THE PROTECTION OF THE ADJACENT PROPERTIES AND THE ENVIRONMENT.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BARRIERS AND SAFETY DEVICES AS REQUIRED BY THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHER SERVICES FOR THE PROTECTION OF THE ADJACENT PROPERTIES AND THE ENVIRONMENT.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHER SERVICES FOR THE PROTECTION OF THE ADJACENT PROPERTIES AND THE ENVIRONMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHER SERVICES FOR THE PROTECTION OF THE ADJACENT PROPERTIES AND THE ENVIRONMENT.
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REMOVAL LEGEND
 ITEM TO BE REMOVED
 X
 HHHHHHHH



UTILITY NOTE
 THE UTILITY LOCATIONS AS SHOWN ARE BASED ON EXISTING RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHER SERVICES FOR THE PROTECTION OF THE ADJACENT PROPERTIES AND THE ENVIRONMENT.



Bae Construction, Inc.
 12001 S. BROADWAY
 SUITE 100
 WESTLAKE, OHIO 44142
 (216) 454-7373
 www.baeconstruction.com

WHITE LAKE TOWNSHIP, MI.
7600 HIGHLAND RD.
SZOTT M-59 CHRYSLER JEEP

REVISIONS	
NO.	DATE

DATE	BY	DESCRIPTION

SITE LAYOUT AND PAVING PLAN

C3.0

Item C.

WHITE LAKE TOWNSHIP STANDARD SITE CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP.
2. THE DEVELOPER SHALL CONTACT THE TOWNSHIP PLANNING DEPARTMENT AT (248) 364-1030 PRIOR TO THE BEGINNING OF CONSTRUCTION TO OBTAIN A COPY OF ALL THE TOWNSHIP ORDINANCES THAT APPLY TO THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES, INCLUDING THE TOWNSHIP.
3. ALL UTILITIES SHOWN ON THE PLANS OR ON THE PROPERTY AT (248) 364-1030 AND ALL UTILITIES LOCATED ON THE PROPERTY SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. IF A UTILITY IS INTERRUPTED OR DAMAGED DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR REPAIRING THE UTILITY TO ORIGINAL OR BETTER CONDITION. FAILURE TO MAINTAIN ACCESS TO UTILITIES OR TO MAINTAIN UTILITIES IN GOOD WORKING ORDER SHALL BE CAUSE FOR STOPPING CONSTRUCTION BY THE TOWNSHIP. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES, INCLUDING THE TOWNSHIP.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. IF A UTILITY IS INTERRUPTED OR DAMAGED DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR REPAIRING THE UTILITY TO ORIGINAL OR BETTER CONDITION. FAILURE TO MAINTAIN ACCESS TO UTILITIES OR TO MAINTAIN UTILITIES IN GOOD WORKING ORDER SHALL BE CAUSE FOR STOPPING CONSTRUCTION BY THE TOWNSHIP.
5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. IF A UTILITY IS INTERRUPTED OR DAMAGED DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR REPAIRING THE UTILITY TO ORIGINAL OR BETTER CONDITION. FAILURE TO MAINTAIN ACCESS TO UTILITIES OR TO MAINTAIN UTILITIES IN GOOD WORKING ORDER SHALL BE CAUSE FOR STOPPING CONSTRUCTION BY THE TOWNSHIP.

- GENERAL NOTES**
1. REFER TO ARCHITECTURAL PLANS TO VERIFY BUILDING DIMENSIONS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES, INCLUDING THE TOWNSHIP.
 4. ALL UTILITIES SHOWN ON THE PLANS OR ON THE PROPERTY AT (248) 364-1030 AND ALL UTILITIES LOCATED ON THE PROPERTY SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. IF A UTILITY IS INTERRUPTED OR DAMAGED DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR REPAIRING THE UTILITY TO ORIGINAL OR BETTER CONDITION. FAILURE TO MAINTAIN ACCESS TO UTILITIES OR TO MAINTAIN UTILITIES IN GOOD WORKING ORDER SHALL BE CAUSE FOR STOPPING CONSTRUCTION BY THE TOWNSHIP.
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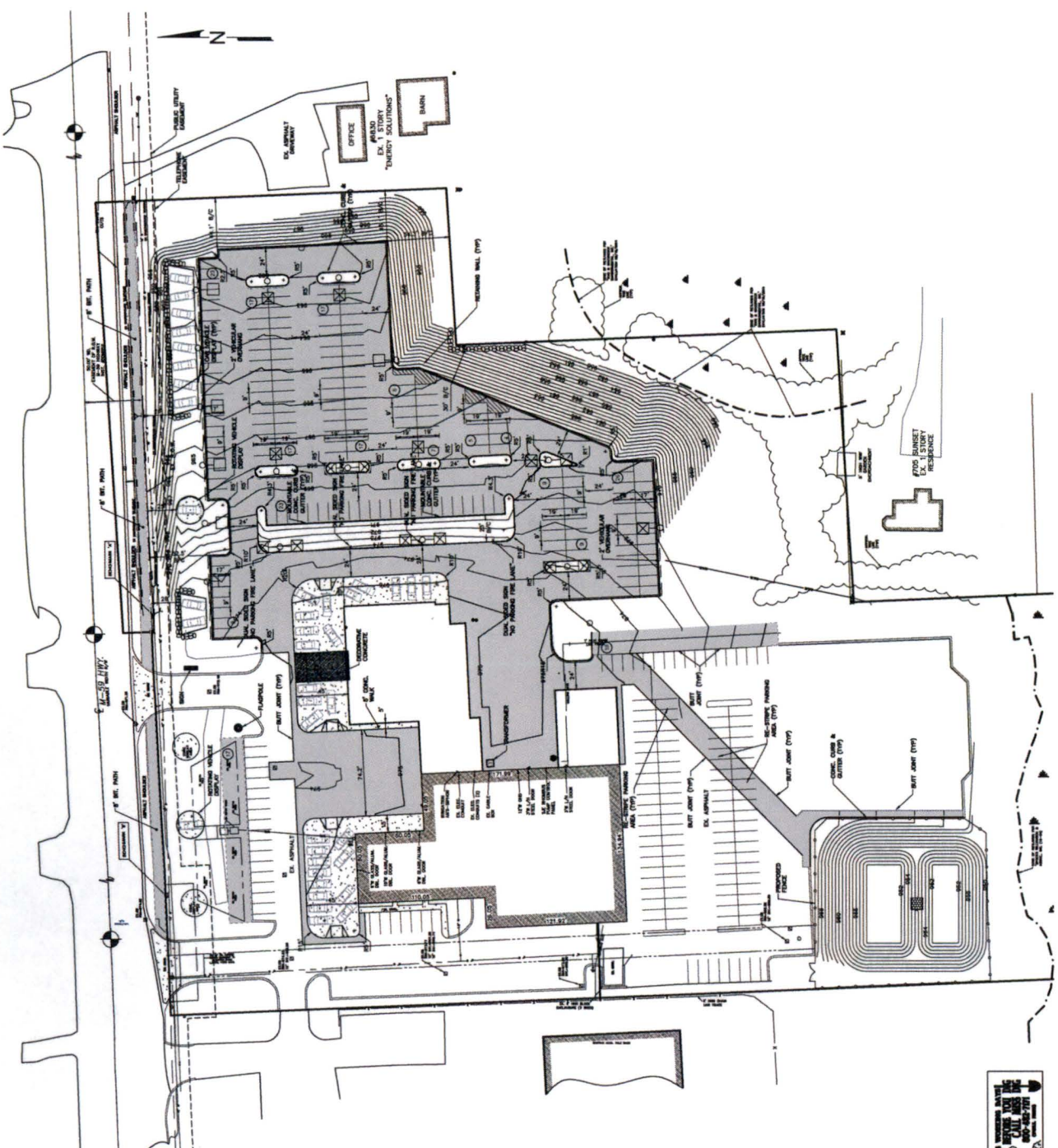
- SITE INFORMATION**
- 12" MAXIMUM SPACING
 - 18" MAXIMUM SPACING
 - 24" MAXIMUM SPACING
 - 30" MAXIMUM SPACING
 - 36" MAXIMUM SPACING
 - 42" MAXIMUM SPACING
 - 48" MAXIMUM SPACING
 - 54" MAXIMUM SPACING
 - 60" MAXIMUM SPACING
 - 66" MAXIMUM SPACING
 - 72" MAXIMUM SPACING
 - 78" MAXIMUM SPACING
 - 84" MAXIMUM SPACING
 - 90" MAXIMUM SPACING
 - 96" MAXIMUM SPACING
 - 102" MAXIMUM SPACING
 - 108" MAXIMUM SPACING
 - 114" MAXIMUM SPACING
 - 120" MAXIMUM SPACING
 - 126" MAXIMUM SPACING
 - 132" MAXIMUM SPACING
 - 138" MAXIMUM SPACING
 - 144" MAXIMUM SPACING
 - 150" MAXIMUM SPACING
 - 156" MAXIMUM SPACING
 - 162" MAXIMUM SPACING
 - 168" MAXIMUM SPACING
 - 174" MAXIMUM SPACING
 - 180" MAXIMUM SPACING
 - 186" MAXIMUM SPACING
 - 192" MAXIMUM SPACING
 - 198" MAXIMUM SPACING
 - 204" MAXIMUM SPACING
 - 210" MAXIMUM SPACING
 - 216" MAXIMUM SPACING
 - 222" MAXIMUM SPACING
 - 228" MAXIMUM SPACING
 - 234" MAXIMUM SPACING
 - 240" MAXIMUM SPACING
 - 246" MAXIMUM SPACING
 - 252" MAXIMUM SPACING
 - 258" MAXIMUM SPACING
 - 264" MAXIMUM SPACING
 - 270" MAXIMUM SPACING
 - 276" MAXIMUM SPACING
 - 282" MAXIMUM SPACING
 - 288" MAXIMUM SPACING
 - 294" MAXIMUM SPACING
 - 300" MAXIMUM SPACING
 - 306" MAXIMUM SPACING
 - 312" MAXIMUM SPACING
 - 318" MAXIMUM SPACING
 - 324" MAXIMUM SPACING
 - 330" MAXIMUM SPACING
 - 336" MAXIMUM SPACING
 - 342" MAXIMUM SPACING
 - 348" MAXIMUM SPACING
 - 354" MAXIMUM SPACING
 - 360" MAXIMUM SPACING
 - 366" MAXIMUM SPACING
 - 372" MAXIMUM SPACING
 - 378" MAXIMUM SPACING
 - 384" MAXIMUM SPACING
 - 390" MAXIMUM SPACING
 - 396" MAXIMUM SPACING
 - 402" MAXIMUM SPACING
 - 408" MAXIMUM SPACING
 - 414" MAXIMUM SPACING
 - 420" MAXIMUM SPACING
 - 426" MAXIMUM SPACING
 - 432" MAXIMUM SPACING
 - 438" MAXIMUM SPACING
 - 444" MAXIMUM SPACING
 - 450" MAXIMUM SPACING
 - 456" MAXIMUM SPACING
 - 462" MAXIMUM SPACING
 - 468" MAXIMUM SPACING
 - 474" MAXIMUM SPACING
 - 480" MAXIMUM SPACING
 - 486" MAXIMUM SPACING
 - 492" MAXIMUM SPACING
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 - 546" MAXIMUM SPACING
 - 552" MAXIMUM SPACING
 - 558" MAXIMUM SPACING
 - 564" MAXIMUM SPACING
 - 570" MAXIMUM SPACING
 - 576" MAXIMUM SPACING
 - 582" MAXIMUM SPACING
 - 588" MAXIMUM SPACING
 - 594" MAXIMUM SPACING
 - 600" MAXIMUM SPACING
 - 606" MAXIMUM SPACING
 - 612" MAXIMUM SPACING
 - 618" MAXIMUM SPACING
 - 624" MAXIMUM SPACING
 - 630" MAXIMUM SPACING
 - 636" MAXIMUM SPACING
 - 642" MAXIMUM SPACING
 - 648" MAXIMUM SPACING
 - 654" MAXIMUM SPACING
 - 660" MAXIMUM SPACING
 - 666" MAXIMUM SPACING
 - 672" MAXIMUM SPACING
 - 678" MAXIMUM SPACING
 - 684" MAXIMUM SPACING
 - 690" MAXIMUM SPACING
 - 696" MAXIMUM SPACING
 - 702" MAXIMUM SPACING
 - 708" MAXIMUM SPACING
 - 714" MAXIMUM SPACING
 - 720" MAXIMUM SPACING
 - 726" MAXIMUM SPACING
 - 732" MAXIMUM SPACING
 - 738" MAXIMUM SPACING
 - 744" MAXIMUM SPACING
 - 750" MAXIMUM SPACING
 - 756" MAXIMUM SPACING
 - 762" MAXIMUM SPACING
 - 768" MAXIMUM SPACING
 - 774" MAXIMUM SPACING
 - 780" MAXIMUM SPACING
 - 786" MAXIMUM SPACING
 - 792" MAXIMUM SPACING
 - 798" MAXIMUM SPACING
 - 804" MAXIMUM SPACING
 - 810" MAXIMUM SPACING
 - 816" MAXIMUM SPACING
 - 822" MAXIMUM SPACING
 - 828" MAXIMUM SPACING
 - 834" MAXIMUM SPACING
 - 840" MAXIMUM SPACING
 - 846" MAXIMUM SPACING
 - 852" MAXIMUM SPACING
 - 858" MAXIMUM SPACING
 - 864" MAXIMUM SPACING
 - 870" MAXIMUM SPACING
 - 876" MAXIMUM SPACING
 - 882" MAXIMUM SPACING
 - 888" MAXIMUM SPACING
 - 894" MAXIMUM SPACING
 - 900" MAXIMUM SPACING
 - 906" MAXIMUM SPACING
 - 912" MAXIMUM SPACING
 - 918" MAXIMUM SPACING
 - 924" MAXIMUM SPACING
 - 930" MAXIMUM SPACING
 - 936" MAXIMUM SPACING
 - 942" MAXIMUM SPACING
 - 948" MAXIMUM SPACING
 - 954" MAXIMUM SPACING
 - 960" MAXIMUM SPACING
 - 966" MAXIMUM SPACING
 - 972" MAXIMUM SPACING
 - 978" MAXIMUM SPACING
 - 984" MAXIMUM SPACING
 - 990" MAXIMUM SPACING
 - 996" MAXIMUM SPACING
 - 1002" MAXIMUM SPACING
 - 1008" MAXIMUM SPACING
 - 1014" MAXIMUM SPACING
 - 1020" MAXIMUM SPACING
 - 1026" MAXIMUM SPACING
 - 1032" MAXIMUM SPACING
 - 1038" MAXIMUM SPACING
 - 1044" MAXIMUM SPACING
 - 1050" MAXIMUM SPACING
 - 1056" MAXIMUM SPACING
 - 1062" MAXIMUM SPACING
 - 1068" MAXIMUM SPACING
 - 1074" MAXIMUM SPACING
 - 1080" MAXIMUM SPACING
 - 1086" MAXIMUM SPACING
 - 1092" MAXIMUM SPACING
 - 1098" MAXIMUM SPACING
 - 1104" MAXIMUM SPACING
 - 1110" MAXIMUM SPACING
 - 1116" MAXIMUM SPACING
 - 1122" MAXIMUM SPACING
 - 1128" MAXIMUM SPACING
 - 1134" MAXIMUM SPACING
 - 1140" MAXIMUM SPACING
 - 1146" MAXIMUM SPACING
 - 1152" MAXIMUM SPACING
 - 1158" MAXIMUM SPACING
 - 1164" MAXIMUM SPACING
 - 1170" MAXIMUM SPACING
 - 1176" MAXIMUM SPACING
 - 1182" MAXIMUM SPACING
 - 1188" MAXIMUM SPACING
 - 1194" MAXIMUM SPACING
 - 1200" MAXIMUM SPACING
 - 1206" MAXIMUM SPACING
 - 1212" MAXIMUM SPACING
 - 1218" MAXIMUM SPACING
 - 1224" MAXIMUM SPACING
 - 1230" MAXIMUM SPACING
 - 1236" MAXIMUM SPACING
 - 1242" MAXIMUM SPACING
 - 1248" MAXIMUM SPACING
 - 1254" MAXIMUM SPACING
 - 1260" MAXIMUM SPACING
 - 1266" MAXIMUM SPACING
 - 1272" MAXIMUM SPACING
 - 1278" MAXIMUM SPACING
 - 1284" MAXIMUM SPACING
 - 1290" MAXIMUM SPACING
 - 1296" MAXIMUM SPACING
 - 1302" MAXIMUM SPACING
 - 1308" MAXIMUM SPACING
 - 1314" MAXIMUM SPACING
 - 1320" MAXIMUM SPACING
 - 1326" MAXIMUM SPACING
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 - 1344" MAXIMUM SPACING
 - 1350" MAXIMUM SPACING
 - 1356" MAXIMUM SPACING
 - 1362" MAXIMUM SPACING
 - 1368" MAXIMUM SPACING
 - 1374" MAXIMUM SPACING
 - 1380" MAXIMUM SPACING
 - 1386" MAXIMUM SPACING
 - 1392" MAXIMUM SPACING
 - 1398" MAXIMUM SPACING
 - 1404" MAXIMUM SPACING
 - 1410" MAXIMUM SPACING
 - 1416" MAXIMUM SPACING
 - 1422" MAXIMUM SPACING
 - 1428" MAXIMUM SPACING
 - 1434" MAXIMUM SPACING
 - 1440" MAXIMUM SPACING
 - 1446" MAXIMUM SPACING
 - 1452" MAXIMUM SPACING
 - 1458" MAXIMUM SPACING
 - 1464" MAXIMUM SPACING
 - 1470" MAXIMUM SPACING
 - 1476" MAXIMUM SPACING
 - 1482" MAXIMUM SPACING
 - 1488" MAXIMUM SPACING
 - 1494" MAXIMUM SPACING
 - 1500" MAXIMUM SPACING

FINISH INFORMATION

- REFINISH CONCRETE
- CONCRETE FINISH
- ASPHALT FINISH
- GRASS FINISH
- MULCH FINISH
- LANDSCAPE FINISH

UTILITY NOTE

THE UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF A UTILITY IS INTERRUPTED OR DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE UTILITY TO ORIGINAL OR BETTER CONDITION. FAILURE TO MAINTAIN ACCESS TO UTILITIES OR TO MAINTAIN UTILITIES IN GOOD WORKING ORDER SHALL BE CAUSE FOR STOPPING CONSTRUCTION BY THE TOWNSHIP.



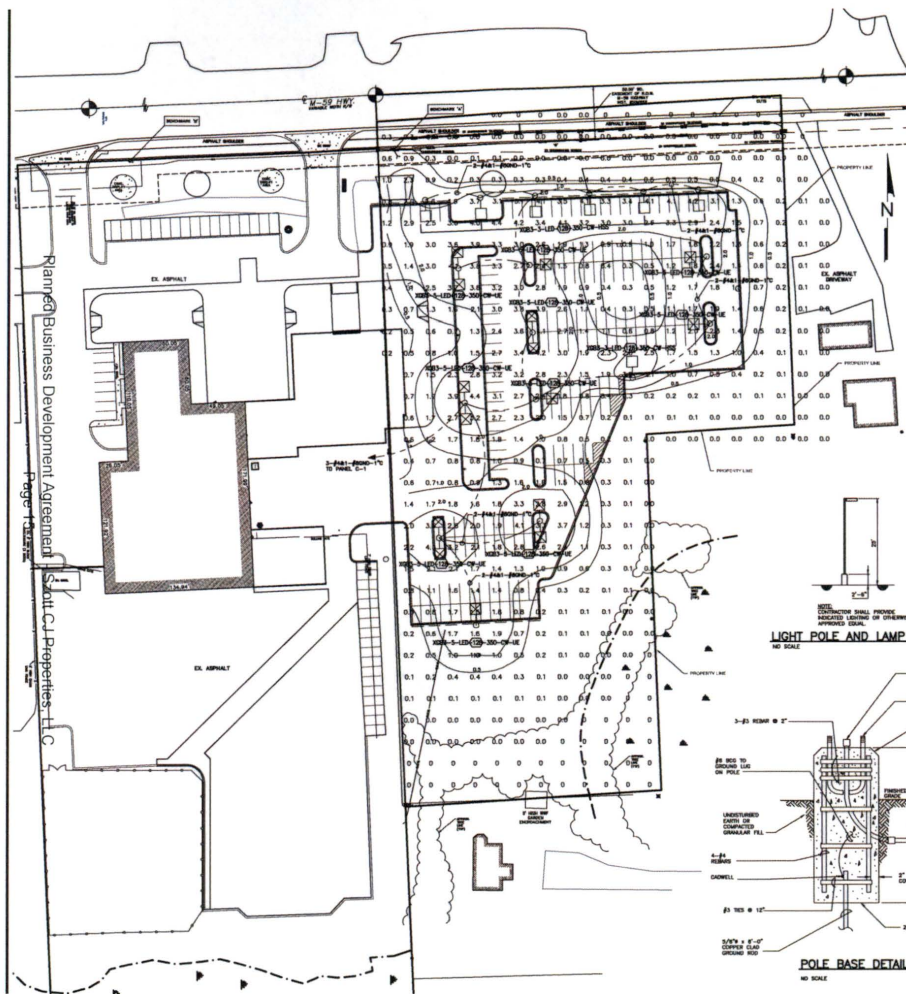


SCOTT M-59 CHRYSLER JEEP
6700 HIGHLAND RD.,
WHITE LAKE TOWNSHIP, MI.

DATE: 12/15/11
SCALE: AS SHOWN
SHEET NO. 1 OF 1

ISSUED FOR DATE
PROJECT NO. 111111
SHEET NO. 1 OF 1
DATE: 12/15/11
SCALE: AS SHOWN
SHEET NO. 1 OF 1
DATE: 12/15/11
SCALE: AS SHOWN
SHEET NO. 1 OF 1

DATE: 12/15/11
SCALE: AS SHOWN
SHEET NO. 1 OF 1



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	BALLAST	MOUNTING	MODEL	FOOTS
K0B3-3-LED-128-350-CW-HSS (HOUSE SIDE SHIELD)		ELECTRONIC	POLE	LD INDUSTRIES K0B3-3-LED-128-350-CW-HSS	120V 1P 2W
K0B3-5-LED-128-350-CW-UC		ELECTRONIC	POLE	LD INDUSTRIES K0B3-5-LED-128-350-CW-UC	120V 1P 2W

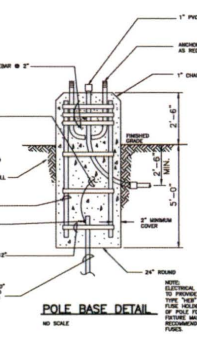
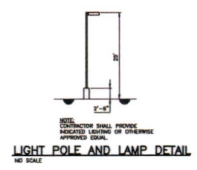
LIGHTING SCHEDULE

UTILITY NOTE

THE UTILITY LOCATIONS AND DEPTHS SHOWN ARE BASED ON ALL INFORMATION AVAILABLE TO THE DESIGNER. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS REVIEWED ALL AVAILABLE RECORDS. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS REVIEWED ALL AVAILABLE RECORDS. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS REVIEWED ALL AVAILABLE RECORDS.

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOTCANDLES	1.97
MINIMUM FOOTCANDLES	0.0
MAXIMUM FOOTCANDLES	4.4
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	8002.65
AVERAGE TO MINIMUM FC RATIO	1412.88



LED AREA LIGHTS - (K0B3) 128

lighting facts

Parameter	Value
Light Output (lm)	15000
Beam Spread	100°
Beam Diameter (ft)	10.4
Beam Diameter (m)	3.2
Beam Angle	75°
Beam Spread	100°
Beam Diameter (ft)	10.4
Beam Diameter (m)	3.2
Beam Angle	75°

FEATURES: 128 LED's provide uniform lighting. 100° beam spread. 10.4 ft diameter. 3.2 m diameter. 75° beam angle. 100° beam spread. 10.4 ft diameter. 3.2 m diameter. 75° beam angle.

OPERATING TEMPERATURE: -40°C to +100°C

OPERATING HUMIDITY: 5% to 95% RH

OPERATING VOLTAGE: 120V AC

OPERATING FREQUENCY: 60 Hz

OPERATING CURRENT: 1.2 A

OPERATING POWER: 144 W

OPERATING EFFICIENCY: 110 lm/W

OPERATING LIFETIME: 50,000 hours

OPERATING WEIGHT: 1.2 lbs

OPERATING DIMENSIONS: 10.4" x 10.4" x 10.4"

OPERATING MATERIALS: Aluminum, Steel, Plastic

OPERATING FINISH: Powder Coat

OPERATING COLOR: Black

OPERATING WEIGHT: 1.2 lbs

OPERATING DIMENSIONS: 10.4" x 10.4" x 10.4"

OPERATING MATERIALS: Aluminum, Steel, Plastic

OPERATING FINISH: Powder Coat

OPERATING COLOR: Black

C3.1



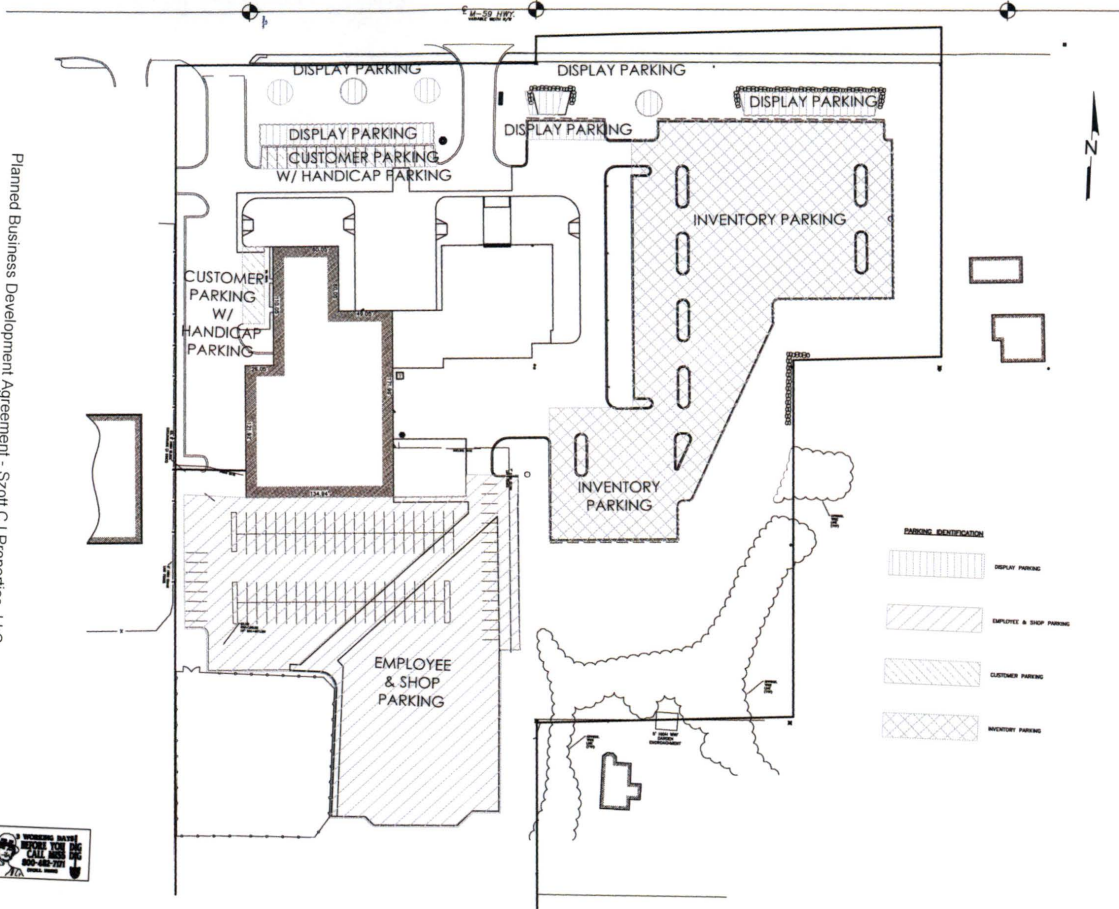
SZOTT M-59 CHRYSLER JEEP
6700 HIGHLAND RD.
WHITE LAKE TOWNSHIP, MI.



SCOTT C. J. PROPERTIES, LLC
10000 W. HAWTHORNE AVE. SUITE 100
TROY, MI 48068
TEL: 313.486.1234

ISSUED FOR	DATE
FILE NO.	SYMBOL
SHEET NAME	SYMBOL
DATE:	
DRAWN: ALC	
DESIGNED: FTD	
SCALE: 1/8"=1'-0"	
DATE: 10/15/08	
SHEET NO. 1	
PARKING PLAN	
SHEET	
C3.2	

Planned Business Development Agreement - Scott C.J. Properties, LLC
Page 16





**SCOTT M-59 CHRYSLER JEEP
6700 HIGHLAND RD.
WHITE LAKE TOWNSHIP, MI.**

DATE:	08/14/2013
PROJECT:	SCOTT M-59 CHRYSLER JEEP
CLIENT:	SCOTT M-59 CHRYSLER JEEP
DESIGNER:	B&E BUILD DESIGN & ENGINEERING, INC.
PROJECT NO.:	13-001
SHEET NO.:	01
TITLE:	GRADING PLAN
SCALE:	AS SHOWN
PROJECT LOCATION:	6700 HIGHLAND RD., WHITE LAKE, MI 48745
PROJECT OWNER:	SCOTT M-59 CHRYSLER JEEP
PROJECT NO.:	13-001
SHEET NO.:	01
TITLE:	GRADING PLAN
SCALE:	AS SHOWN

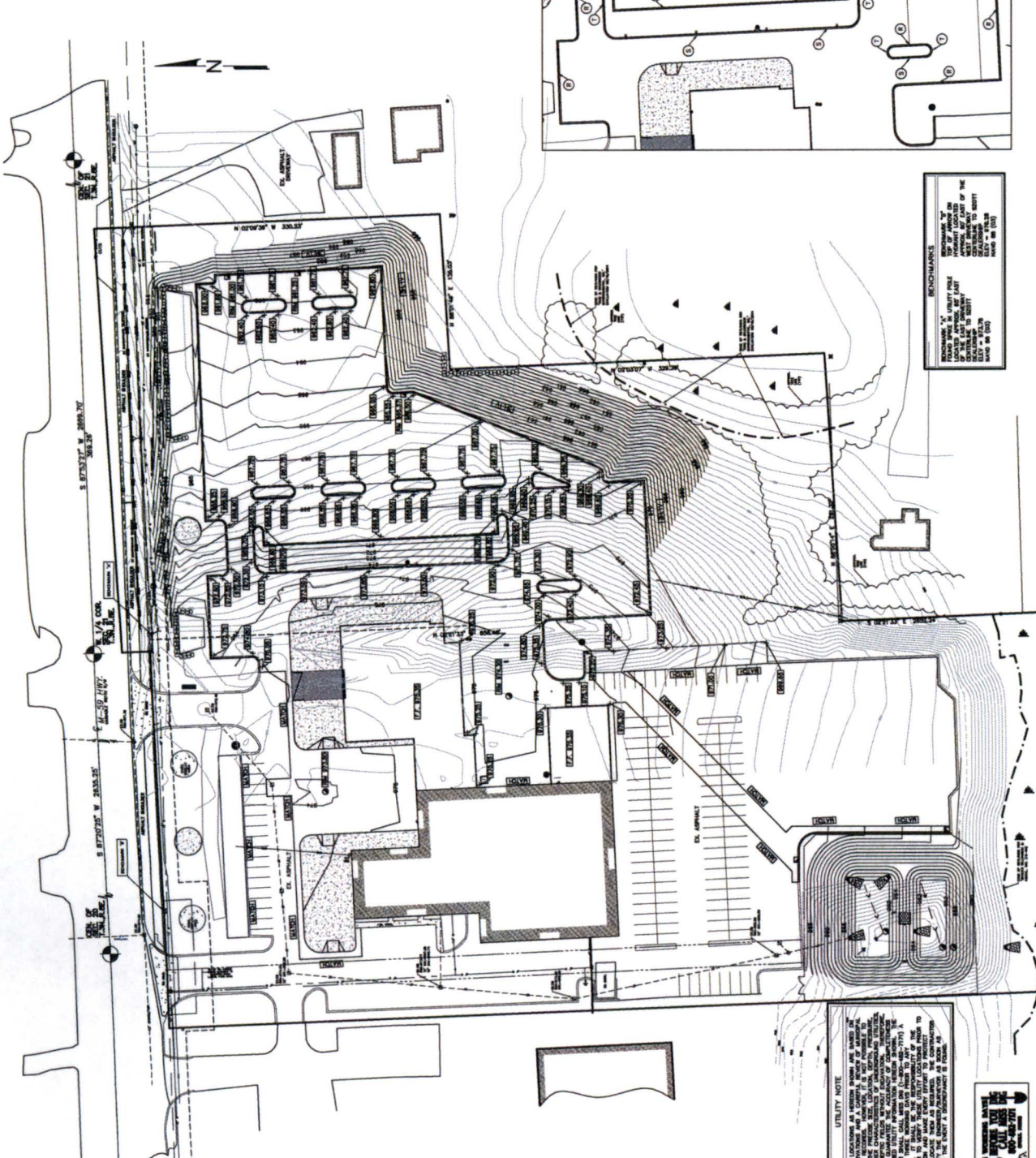
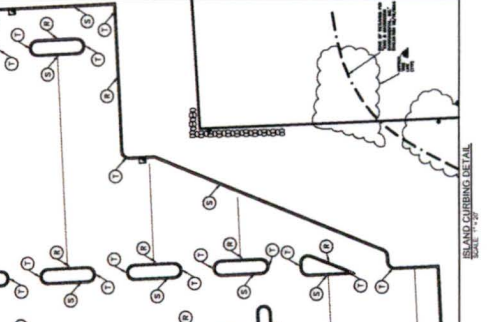
Item C.
C4.0
SHEET

WHITE LAKE TOWNSHIP STANDARD SITE CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP.
- THE DEVELOPER SHALL CONTACT THE TOWNSHIP PLANNING DEPARTMENT AT 248.366.8222 FOR A PRELIMINARY REVIEW OF THE CONSTRUCTION PLAN. APPROVAL OF THE CONSTRUCTION PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE DEVELOPER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP AND STATE AGENCIES.
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- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP AND STATE AGENCIES.

GENERAL NOTES

- REFER TO ARCHITECTURAL PLANS TO VERIFY BUILDING DIMENSIONS.
- IF THE CONSTRUCTION REQUIREMENTS TO REMOVE ALL EXISTING AND EXISTING UTILITIES AND MAKE THEM BEING CORRECTED PER TO THE ARCHITECTURAL PLANS.
- THE CONSTRUCTION SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES TO BE REMOVED OR RELOCATED. THE CONSTRUCTION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP AND STATE AGENCIES.
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- THE CONSTRUCTION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP AND STATE AGENCIES.



BENCHMARKS

THE BENCHMARKS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE TOWNSHIP OF WHITE LAKE. THE BENCHMARKS ARE TO BE USED TO VERIFY THE ELEVATION OF THE CONSTRUCTION. THE BENCHMARKS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

UTILITY NOTE

THE UTILITY LOCATIONS ARE AS SHOWN ON THE ARCHITECTURAL PLANS. THE DEVELOPER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES TO BE REMOVED OR RELOCATED. THE CONSTRUCTION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP AND STATE AGENCIES.

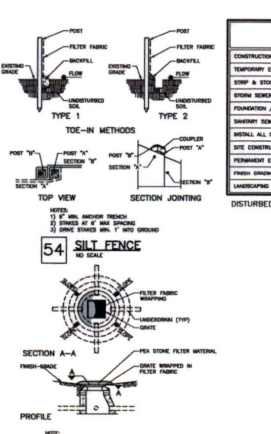
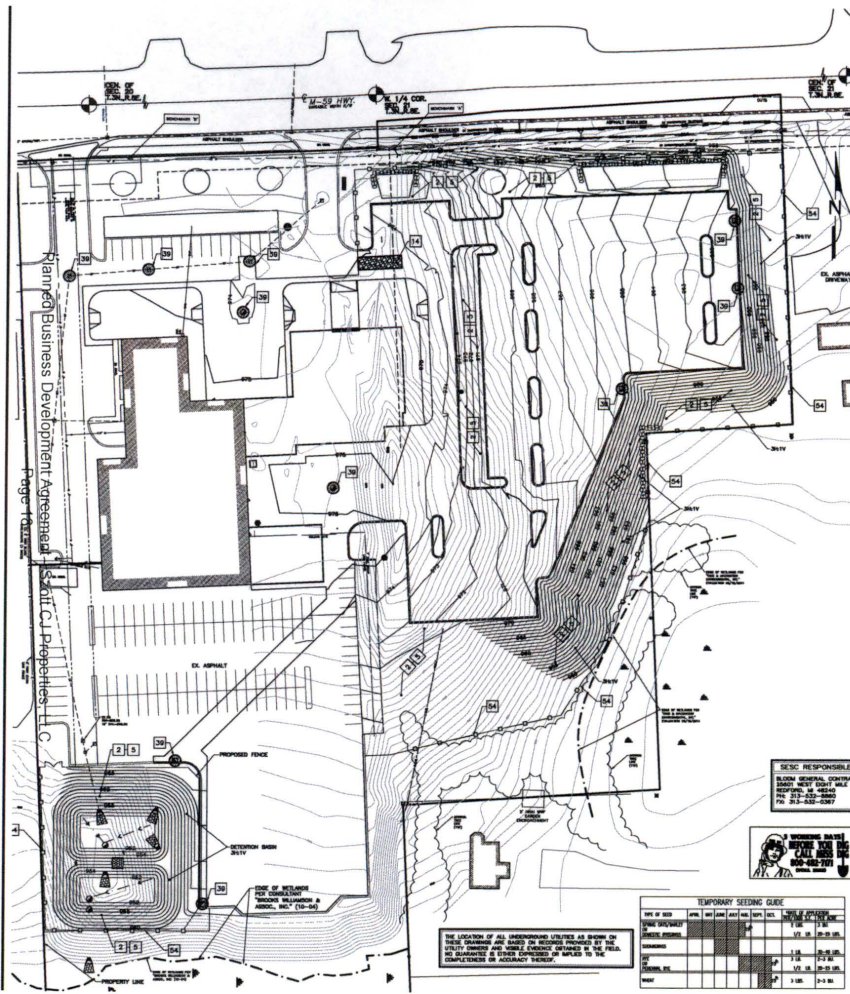




SCOTT M-59 CHRYSLER JEEP
6700 HIGHLAND RD.
WHITE LAKE TOWNSHIP, MI.



ISSUED FOR DATE
PROJECT NO. 03-00001
DATE 03/05/09
CONTRACT 030
SCALE 1/8"=1'-0"
SHEET 012
SOIL EROSION CONTROL PLAN
C4.1



SOIL EROSION & SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

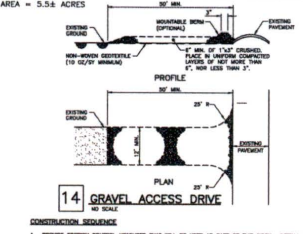
CONSTRUCTION SEQUENCE	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG
TEMPORARY EROSION CONTROL MEASURES												
SEED & STABILIZE TOPSOIL / ROBERT GRADE												
EROSION CONTROL MEASURES												
FOUNDATION / SLAB CONSTRUCTION												
SHAWNTY SEWER & WATER SERVICE LINES												
INSTALL ALL OTHER UTILITIES												
FINAL CONSTRUCTION & PAVEMENT												
PERMANENT EROSION CONTROL MEASURES												
FINISH GRADING												
LANDSCAPING												



39 LOW POINT INLET FILTER

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WHITE LAKE TOWNSHIP ORDINANCES AND SPECIFICATIONS.
2. PROVIDE RETARDS FOR MAINTAINING THE DRAINAGE CONSTRUCTION OF MEASURES.
3. CONSTRUCT AND MAINTAIN SILT FILTER AT ALL CATCH BASINS.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
5. ANY EROSION OR DAMAGE FROM WORK ON THIS SITE SHALL BE CORRECTED IMMEDIATELY. REPAIRS SHALL BE PERFORMED IMMEDIATELY AND SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
6. CONSTRUCTION SHALL MAINTAIN EROSION CONTROL MEASUREMENTS AND MAINTENANCE RECORDS AS REQUIRED AND AS SPECIFIED ON THESE PLANS.
7. ALL EROSION CONTROL MEASUREMENTS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT MAINTENANCE PERIODS.
8. EROSION CONTROL SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR.
9. ALL MAIN, SANITARY AND SEWER TRUNKS SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT MAINTENANCE PERIODS.
10. PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 14 DAYS AFTER THE END OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT MAINTENANCE PERIODS.
11. WHITE LAKE TOWNSHIP SHALL MAINTAIN ALL SOIL EROSION CONTROL MEASUREMENTS THROUGHOUT MAINTENANCE PERIODS.



CONSTRUCTION SEQUENCE

1. REMOVE EXISTING EROSION CONTROL MEASURES THAT WILL BE USED AS PART OF THE JOB. INSTALL ADDITIONAL MEASURES AS REQUIRED BY THESE DRAWINGS AND AS FIELD CONDITIONS DICTATE IN ACCORDANCE WITH THE WHITE LAKE TOWNSHIP.
2. REMOVE STRUCTURES, PAVEMENT AND FOUNDATIONS (PILLARS, REMAINING WALLS, SHEETS, TRUNKS AND HOSE SYSTEMS TO REMAIN SAFETY OF 4" AND 12" DIAMETER OFF-SITE PROJECT TRUCKS TO REMAIN WITH CONSTRUCTION FENCING PLACED AROUND PERIMETER OF TREE SPACING.
3. INSTALL TEMPORARY SOIL EROSION CONTROL MEASURES INCLUDING SILT FENCE INSTALLATION AND GRAVEL ACCESS DRIVE.
4. STRIP TOPSOIL AND STOCKPILE.
5. CONSTRUCT SEWER SYSTEM COMPLETE. IMMEDIATELY INSTALL SILT FILTERS ON ALL EXISTING DRAINAGE.
6. INSTALL ALL OTHER UTILITIES.
7. INSTALL ALL PAVEMENT.
8. REIN STATEMENT AND TEMPORARY SETTING AND BRACING. ALL CUT AND FILL SLOPES SHALL BE STABILIZED AND REVEALED IMMEDIATELY AFTER FILLING.
9. ONLY GRASS SEEDING, MULCHING AND WEEDING SHALL BE REQUIRED.
10. COMPLETE REINSTALLATION OF PERMANENT EROSION CONTROL MEASURES INCLUDING SEEDING OPERATIONS. PERFORM PERMANENT INSTALLATION.
11. FINISH GRADING, REVEALING TOPSOIL AND REVEALING VEGETATION ON ALL DISTURBED GRADING AREAS.
12. CLEAN PAVEMENT AND STOCKPILE OF ALL SOILS.
13. MAINTAIN SOIL EROSION CONTROL MEASURES AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.
14. INSTALL LANDSCAPING.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL SOIL EROSION CONTROL MEASURES ARE MAINTAINED AND MONITORED.

MAINTENANCE NOTES

2. SOIL EROSION CONTROL MEASUREMENTS SHOULD BE DONE TO ENSURE EXISTING EROSION HAS NOT OCCURRED OR TO REPAIR OR MAINTAIN THE MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE MEASUREMENTS THROUGHOUT MAINTENANCE PERIODS.

IF THE FENCE IS DAMAGED OR THE SOIL HAS SETTLED OR SLOTTED (I.E.) THE HEIGHT OF THE FENCE, THE SOIL SHOULD BE REPAIRED AND CLOSING OFF-SITE DAMAGED. DUST TO BE CONTROLLED BY WATERING THE FENCE AND TO CONTROL THE DUST, THE FENCE SHOULD BE REPAIRED AND REINSTALLED FOLLOWING THE PROCEDURES DATED ABOVE.

IF THE FENCE IS DAMAGED (I.E. IF WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REPAIRED AND REINSTALLED FOLLOWING THE PROCEDURES DATED ABOVE.

IF THE FENCE IS DAMAGED (I.E. IF WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REPAIRED AND REINSTALLED FOLLOWING THE PROCEDURES DATED ABOVE.

TEMPORARY SEEDING DATE

NO. OF SEED	AREA	DATE	SEEDING DATE
1	1.00	03-05-09	03-05-09
2	1.00	03-05-09	03-05-09
3	1.00	03-05-09	03-05-09
4	1.00	03-05-09	03-05-09
5	1.00	03-05-09	03-05-09
6	1.00	03-05-09	03-05-09
7	1.00	03-05-09	03-05-09
8	1.00	03-05-09	03-05-09
9	1.00	03-05-09	03-05-09
10	1.00	03-05-09	03-05-09

WHITE LAKE TOWNSHIP STANDARD RETE CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN THE TOWNSHIP CENTERLINE AT ALL TIMES. THE TOWNSHIP CENTERLINE SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.
4. ALL MAINTENANCE AND REPAIRS SHALL BE ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.

GENERAL NOTES

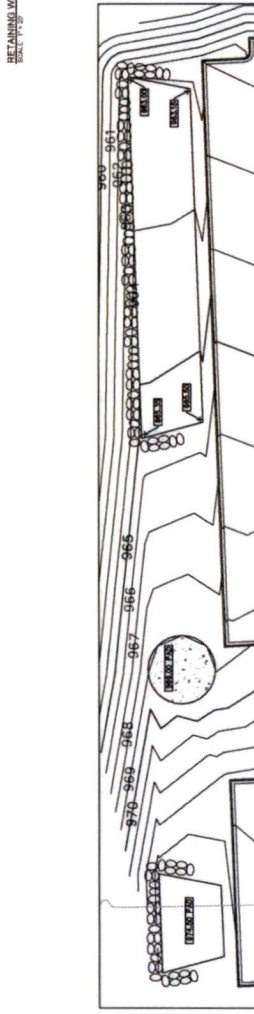
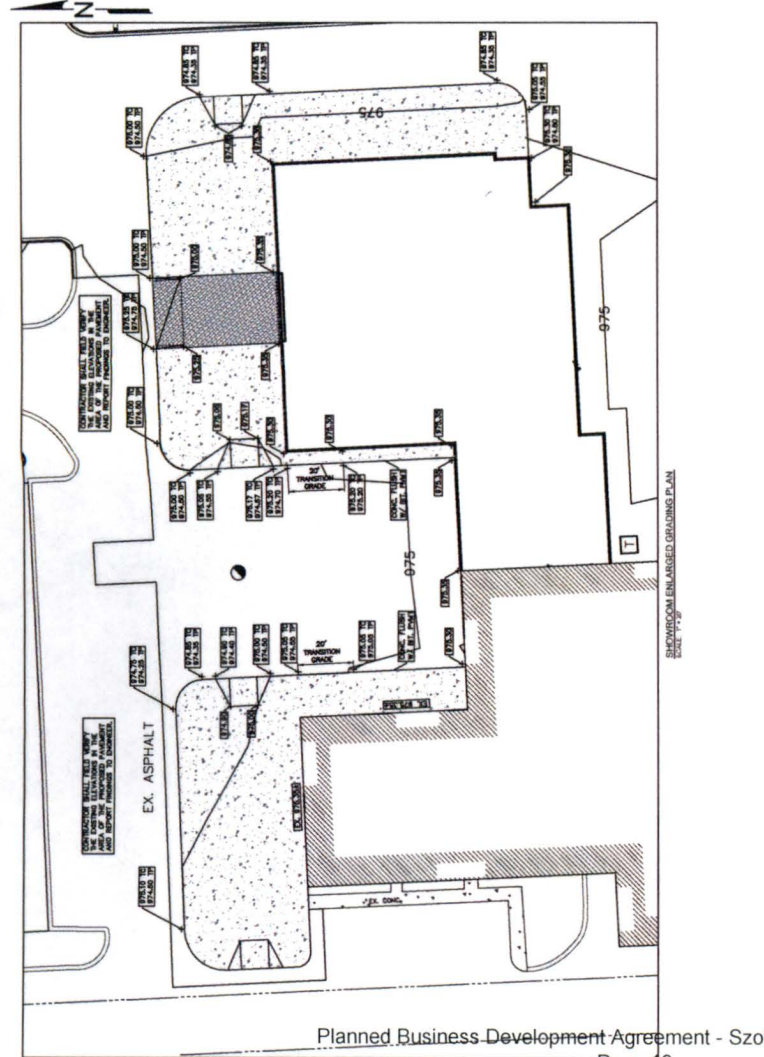
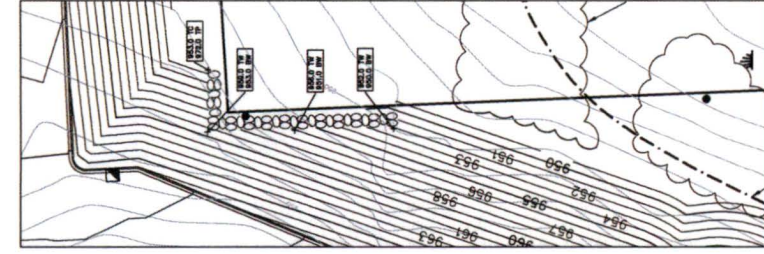
1. REFER TO ARCHITECTURAL PLANS TO VERIFY BUILDING DIMENSIONS.
2. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.
4. ALL MAINTENANCE AND REPAIRS SHALL BE ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.

BENCHMARKS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.

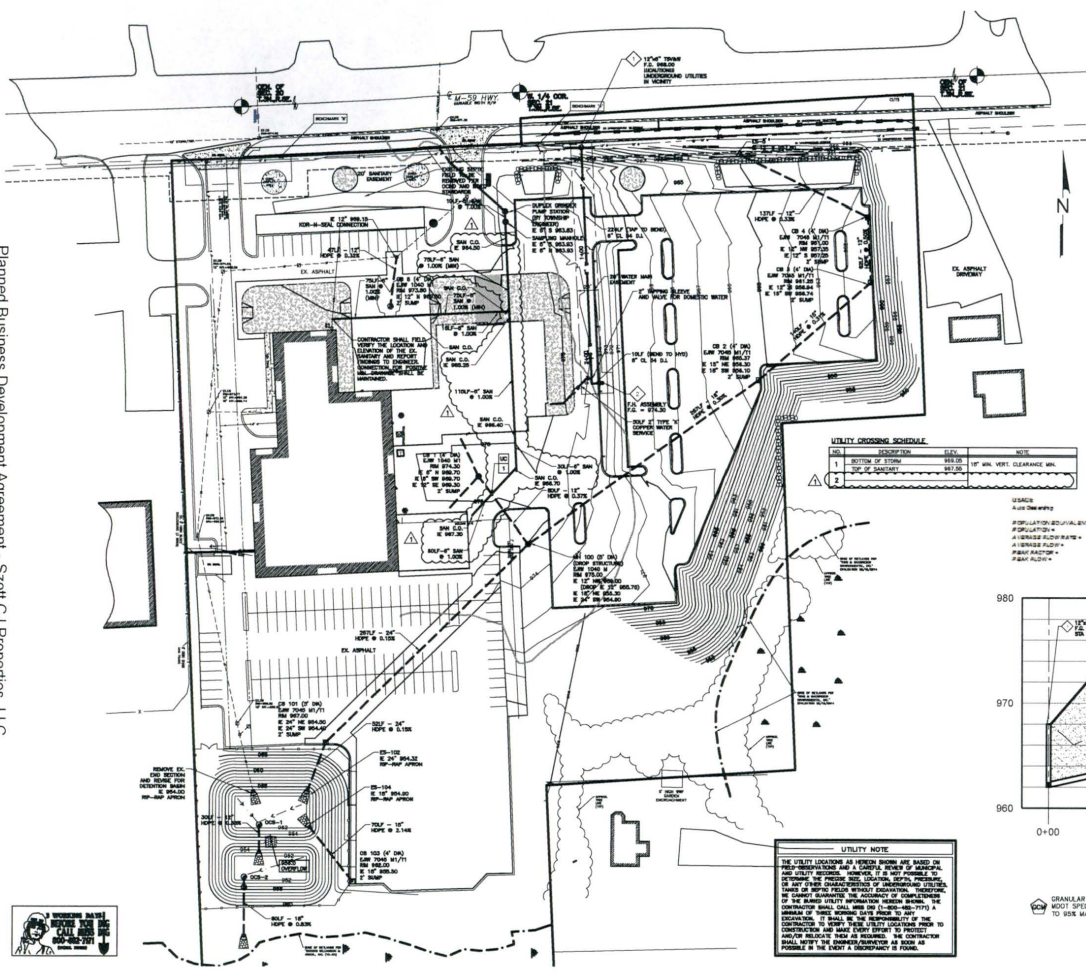
UTILITY NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.





SCOTT M-59 CHRYSLER JEEP
6700 HIGHLAND RD.
WHITE LAKE TOWNSHIP, MI.



Planned Business Development Agreement - Scott C.J Properties, LLC
Page 20

WHITE LAKE TOWNSHIP STANDARD SITE CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP.
2. THE DEVELOPER SHALL CONTACT THE TOWNSHIP PLANNING DEPARTMENT AT (248) 885-3300 TO REVIEW A PRE-CONSTRUCTION MEETING. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNDERSTANDING CONTRACTING STANDARDS, EROSION CONTROL, AND POST-CONSTRUCTION MAINTENANCE. POST-CONSTRUCTION MAINTENANCE SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
3. THE CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AT (248) 885-3300 WITHIN 30 DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL KEEP THE TOWNSHIP ENGINEER ADVISED OF THE STATUS OF THE PROJECT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE TOWNSHIP ENGINEER'S DELAY IN REVIEWING THE PROJECT. THE TOWNSHIP ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING THE PROJECT. THE TOWNSHIP ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING THE PROJECT. THE TOWNSHIP ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING THE PROJECT.
4. ALL WATER MAIN OR SANITARY SERVICE WORK SHALL BE DONE WITHIN THE TOWNSHIP ENGINEER'S RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE TOWNSHIP ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE TOWNSHIP ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE TOWNSHIP ENGINEER.
5. THE CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AT (248) 885-3300 14-DAYS IN ADVANCE OF CONSTRUCTION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED. THE CONTRACTOR SHALL CONTACT THE WHITE LAKE TOWNSHIP ENGINEER AT (248) 885-3300 14-DAYS IN ADVANCE OF CONSTRUCTION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED.

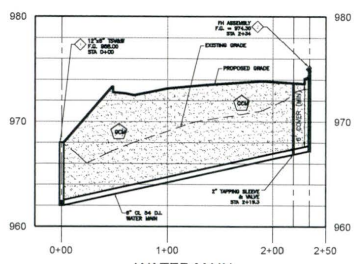
GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS TO VERIFY FINISH DIMENSIONS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL SIGNS PRIOR TO CONSTRUCTION OR BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND POSTING ALL SIGNS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION, DEPTH, AND PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND PROTECTION OF ALL UTILITIES.
4. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
5. HIGH VOLTAGE TRANSMISSION LINES SHALL BE AVOIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
6. SANITARY SERVICE SHALL BE 8-INCH DIA. 200 PIPES WITH 24" COVER. WATER MAINS SHALL BE 12-INCH DIA. 200 PIPES WITH 36" COVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

PUBLIC WATER MAIN QUANTITIES

- 1 6" WATER MAIN 1 EA
- 1 8" WATER MAIN 1 EA
- 1 12" WATER MAIN 1 EA

SANITARY USE CALCULATION



UTILITY NOTE
THE UTILITY LOCATIONS AT VARIOUS POINTS ARE BASED ON FIELD SURVEY DATA AND A LIMITED NUMBER OF EXISTING RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

WATER MAIN

SCALE: 1"=40' HOR / 1"=4' VERT

- KEY NOTES**
- 1 GRANULAR COMPACTED MATERIAL
 - 2 MOIST SIFTED CLAS. 5 COMPACTED TO 95% MAXIMUM DRY DENSITY (TYP)
 - 3 UTILITY CROSSING - REFER TO C&G FOR DETAIL

COLLECTION DATE: 5/20/18
 DESIGN DATE: 5/20/18
 SCALE: 1"=40' HOR / 1"=4' VERT
 SHEET: C5.0

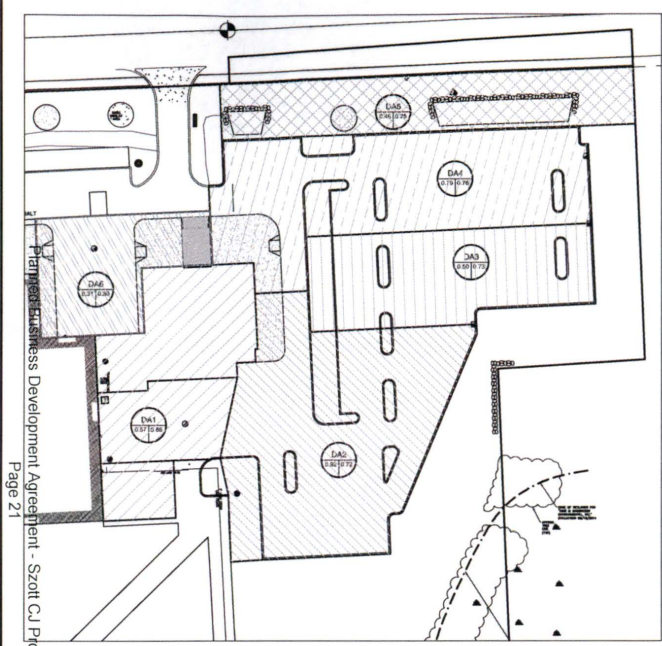
Item C.



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C5.1



Drainage Area Plan
SCALE: 1" = 40'



WEIGHTED Cw CALCULATIONS

Drainage Area	Area (S.F.)	Permits Area (S.F.)	Roof Area (S.F.)	C Pav	C Perm	C Roof	Area Total (acres)	Cw
DA1	2497 SF	0	1607 S.F.	0.30	0.80	0.90	0.87	0.87
DA2	2178 SF	267 SF	1407 SF	0	0.30	0.80	0.80	0.80
DA3	2158 SF	262 SF	1407 SF	0	0.30	0.80	0.80	0.80
DA4	2467 SF	264 SF	1300 SF	0	0.30	0.80	0.80	0.80
DA5	2611 SF	1438 SF	1773 SF	0	0.30	0.80	0.80	0.80
TOTAL	13607 SF	0	13607 SF	0	0.30	0.80	0.80	0.80

STORM SEWER CALCULATIONS

$C_u = C \cdot I^{0.14}$
 $C_u = A + 1.485 \cdot I^{0.77} + 3.1^2$
 $I = 1.56(20 + L) / L \text{ for } 10 \text{ year storm event}$

AREA NO.	FROM INCH	TO INCH	AREA AC	C	A x C	COEFF	TIME MIN	RT MIN	TIME H	Q CAP CFS	PPE CAP	PPE LEN	PPE DIA	PPE SLOPE	VEL FPM	TIME MIN	FLOW FULL	FLOW HWY	ELV END	ELV HWY	ELV END	ELV HWY	INVERT	INVERT
DA1	1	4	0.46	0.35	0.16	0.48	0.25	0.12	15.00	3.80	0.010	0.45	3.00	137	12	0.33%	3.30	0.87	957.00	951.00	953.20	952.81	957.80	957.38
DA4	4	3	0.76	0.35	0.26	1.26	0.57	0.72	15.00	4.20	0.010	0.50	3.25	42	12	0.30%	4.17	0.26	961.00	961.20	962.81	961.53	965.86	966.86
DA3	3	2	0.80	0.35	0.28	1.75	0.61	1.08	15.00	4.20	0.010	0.50	4.00	140	18	0.31%	3.81	0.81	961.20	961.37	961.83	961.48	966.74	966.30
DA2	2	100	0.80	0.72	0.58	2.87	0.85	1.74	15.00	4.20	0.010	0.50	7.00	287	18	0.30%	4.23	1.05	965.37	975.00	981.20	980.28	998.20	998.20
DA5	5	100	0.80	0.30	0.24	0.57	0.88	0.48	15.00	4.20	0.010	0.50	2.00	80	12	0.33%	3.38	0.37	974.20	975.00	974.84	975.30	986.20	986.20
...
DA6	6	63	0.80	0.30	0.24	0.88	2.23	1.81	15.00	3.90	0.010	0.50	11.30	52	24	0.15%	3.83	0.24	975.00	974.52	959.20	959.21	954.00	954.22
DA7	7	63	0.80	0.30	0.24	0.88	2.23	1.81	15.00	3.90	0.010	0.50	11.30	52	24	0.15%	3.83	0.24	975.00	974.52	959.20	959.21	954.00	954.22

DETENTION CALCULATIONS

Drainage Area: A = 5.32 ACRES
 $C_u = 0.89$

REQUIRED FOREBAY VOLUME (1-YEAR EVENT)
 (Outfall County Method)
 $Q_u = 0.2(I+1) \text{ ac-ft}$
 $Q_u = 0.98$ CFS
 $Q_u = P(U)(A)(C_u)$
 $Q_u = 0.261$ CFS
 $T_u = 2.5(0.0001Q_u)^{0.27}$
 $T_u = 71.29$ min
 $V_{10} = 1000(T_u)(Q_u)(0.45) / (4.74)(1.48)$
 $V_{10} = 2.96$ FT³
 $V_{10} = P(U)(A)(C_u)(T_u)$
 $V_{10} = 0.271$ FT³ Elev = 953.5
 $h_{10} = (ELEV) - (ELEV_{10})$ Res. Forebay = 954.0
 $h_{10} = 2.83$ FT
 Discharge Time = 6 hours
 $Q = 0.24$ CFS
 $A = Q / (8.027)(h_{10})^{0.5}$
 $A = 5.93$ FT²
 # FT DIA HOLES = 6 @ ELEV = 953.5

REQUIRED DETENTION VOLUME (100-YEAR EVENT)
 (Outfall County Method)
 $Q_u = 0.2(I+1) \text{ ac-ft}$
 $Q_u = 0.98$ CFS
 $Q_u = P(U)(A)(C_u)$
 $Q_u = 0.261$ CFS
 $T_u = 2.5(0.0001Q_u)^{0.27}$
 $T_u = 183.18$ min
 $V_{100} = 1000(T_u)(Q_u)(0.45) / (4.74)(1.48)$
 $V_{100} = 12.67$ FT³
 $V_{100} = P(U)(A)(C_u)(T_u)$
 $V_{100} = 0.718$ FT³
 Detention Volume for Existing Site
 S.F. Stormwater P.C.
 (1514.6) / (4.74)(1.48)(0.30)
 Area = 5.30 acres / $C_u = 1.075 @ 0.20$ in/s
 Volume required = 81.30 FT³
 Total Volume Required
 Total Volume Req = 81.30 FT³
 $R = P(U)(A)(C_u)(h_{10})$
 $R = 0.692$
 Res. Forebay Elev = 959.7
 Required Discharge
 $Q_u = 0.261$ CFS - Proposed Detention
 $Q_u = 0.268$ CFS - Existing Detention
 $Q_u = 0.527$ CFS - Total Discharge
 $h_{10} = (ELEV) - (ELEV_{100})$
 $h_{10} = 8.21$ FT
 $A = Q_u / (8.027)(h_{10})^{0.5}$
 $A = 6.04$ FT²
 $A = Q_u / (8.027)(h_{10})^{0.5}$
 $A = 6.04$ FT²
 # FT DIA HOLES = 7 @ ELEV = 960.4
 $T_u = V_{100} / Q_u$
 $T_u = 26$ HR

OUTLET STRUCTURE - OVERFLOW PPE DISCHARGE CALCULATIONS
 ALLOWABLE
 OUTLET: OUTFALL UPSTREAM DOWNSTREAM DISTANCE SLOPE PPE PPE ADD.
 PPE: 184' INVERT: 184' SLOPE: 0.7% (2) 20' DIA CAP: 36" CAP
 OCS: 1.73 965.50 965.00 60 0.55% 18 12.47 O.K.

DETENTION BASIN VOLUME

ELV AREA (S.F.)	INCREMENTAL VOLUME (S.F.)	FOREBAY AREA (S.F.)	INCREMENTAL VOLUME (S.F.)	HELL VOLUME (S.F.)	CUMULATIVE VOLUME (S.F.)
953.5	0	0	0	0	0
953.5	771	365	193	0	193
953.0	1,842	1196	771	0	1,711
952.5	1,823	1,984	1,812	0	1,812
952.0	2,105	2,380	2,094	0	2,094
951.5	2,415	2,910	3,724	0	3,724
954.0	2,726	2,884	5,009	954.0	1,718
954.5	3,053	3,232	6,416	954.5	2,187
955.0	3,401	4,785	8,072	955.0	3,896
955.5	6,169	7,933	10,464	955.5	2,819
956.0	8,937	9,918	14,241	956.0	4,771
956.5	9,886	10,078	18,890	0	27,232
957.0	10,495	10,752	23,938	0	32,290
957.5	11,049	11,045	29,312	0	37,866
958.0	11,543	11,045	34,880	0	43,338
958.5	12,295	11,984	40,882	0	49,315
959.0	12,867	12,913	47,200	0	55,803
959.5	13,548	13,816	53,806	0	62,219
960.0	14,189	13,863	60,789	0	69,141

SCALE: 1" = 40'

REVISIONS
 NO. DATE
 1 08/15/20
 2 08/15/20
 3 08/15/20
 4 08/15/20
 5 08/15/20
 6 08/15/20
 7 08/15/20
 8 08/15/20
 9 08/15/20
 10 08/15/20

C5.1



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WHITE LAKE TOWNSHIP, MI.

DATE: _____
DRAWN: ACA
CHECKED: PJD
SCALE: 1/8"=1'-0"
JOB NO: 0610-140
SHEET TITLE: DETENTION BASIN LAYOUT
SHEET NO: _____

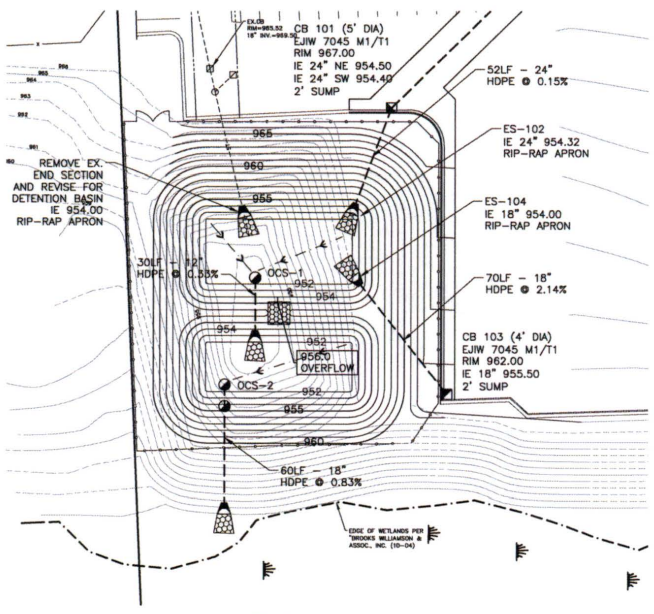
C5.2

TASK	CONSTRUCTION				FREQUENCY
	INSTALL	TEST	ADJUST	REMOVE	
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	ANNUALLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	X	AS NEEDED & PRIOR TO TURNOVER
INSPECT FOR FLOWS AND SEEPS	X	X	X	X	ANNUALLY
CLEANING OF FLOWLINES AND SEEPS	X	X	X	X	QUARTERLY AND AT TURNOVER
INSPECTION FOR EROSION	X	X	X	X	ANNUALLY
RECONSTRUCT FURNISH REVISIONS ON ERODED SLOPES	X	X	X	X	AS NEEDED & PRIOR TO TURNOVER
REPLACEMENT OF GRATEL JACKETS	X	X	X	X	AS NEEDED
WARNING	X	X	X	X	EVERY 3-5 YEARS AS NEEDED
REMOVE STRUCTURAL ELEMENTS DURING SET	X	X	X	X	0-2 TIMES PER YEAR
REPAIR AND CORRECT TO ORIGINAL STATE BY PROFESSIONAL ENGINEER (REPORTING TO THE OWNER)	X	X	X	X	ANNUALLY
MAKE ADJUSTMENTS OF REVISIONS AS DETERMINED BY MANUAL, NET WEIGHTED INSPECTION	X	X	X	X	AS NEEDED
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AND REPORT TO OWNER	X	X	X	X	ANNUALLY
KEEP RECORDS OF ALL COSTS FOR INSPECTION, MAINTENANCE AND REPAIRS SUBJECT TO CHECK	X	X	X	X	ANNUALLY
TURN OVER COST STATEMENTS OF THE INSPECTION, MAINTENANCE, REPAIRS AND MAKE ADJUSTMENTS AS NEEDED	X	X	X	X	ANNUALLY
OWNER TO SIGN & PROFESSIONAL ENGINEER CARRY OUT EMERGENCY REPAIRS UPON COMPLETION OF FOUR MONTHS	X	X	X	X	AS NEEDED

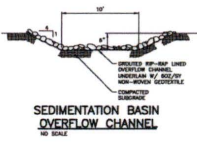
CONSTRUCTION MAINTENANCE SCHEDULE

TASK	CONSTRUCTION				FREQUENCY
	INSTALL	TEST	ADJUST	REMOVE	
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	ANNUALLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	X	EVERY 3-10 YEARS AS NEEDED
INSPECT FOR FLOWS AND SEEPS	X	X	X	X	ANNUALLY
CLEANING OF FLOWLINES AND SEEPS	X	X	X	X	ANNUALLY
INSPECTION FOR EROSION	X	X	X	X	ANNUALLY
RECONSTRUCT FURNISH REVISIONS ON ERODED SLOPES	X	X	X	X	AS NEEDED
REPLACEMENT OF GRATEL JACKETS	X	X	X	X	EVERY 3-5 YEARS AS NEEDED
WARNING	X	X	X	X	0-2 TIMES PER YEAR
REMOVE STRUCTURAL ELEMENTS DURING SET	X	X	X	X	ANNUALLY
REPAIR AND CORRECT TO ORIGINAL STATE BY PROFESSIONAL ENGINEER (REPORTING TO THE OWNER)	X	X	X	X	ANNUALLY
MAKE ADJUSTMENTS OF REVISIONS AS DETERMINED BY MANUAL, NET WEIGHTED INSPECTION	X	X	X	X	AS NEEDED
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AND REPORT TO OWNER	X	X	X	X	ANNUALLY
KEEP RECORDS OF ALL COSTS FOR INSPECTION, MAINTENANCE AND REPAIRS SUBJECT TO CHECK	X	X	X	X	ANNUALLY
TURN OVER COST STATEMENTS OF THE INSPECTION, MAINTENANCE, REPAIRS AND MAKE ADJUSTMENTS AS NEEDED	X	X	X	X	ANNUALLY
OWNER TO SIGN & PROFESSIONAL ENGINEER CARRY OUT EMERGENCY REPAIRS UPON COMPLETION OF FOUR MONTHS	X	X	X	X	AS NEEDED

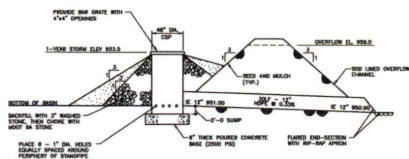
MAINTENANCE SCHEDULE



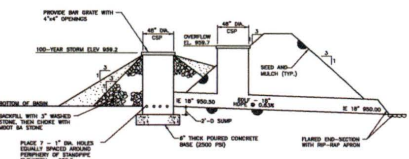
DETENTION BASIN DETAIL
SCALE: 1" = 30'



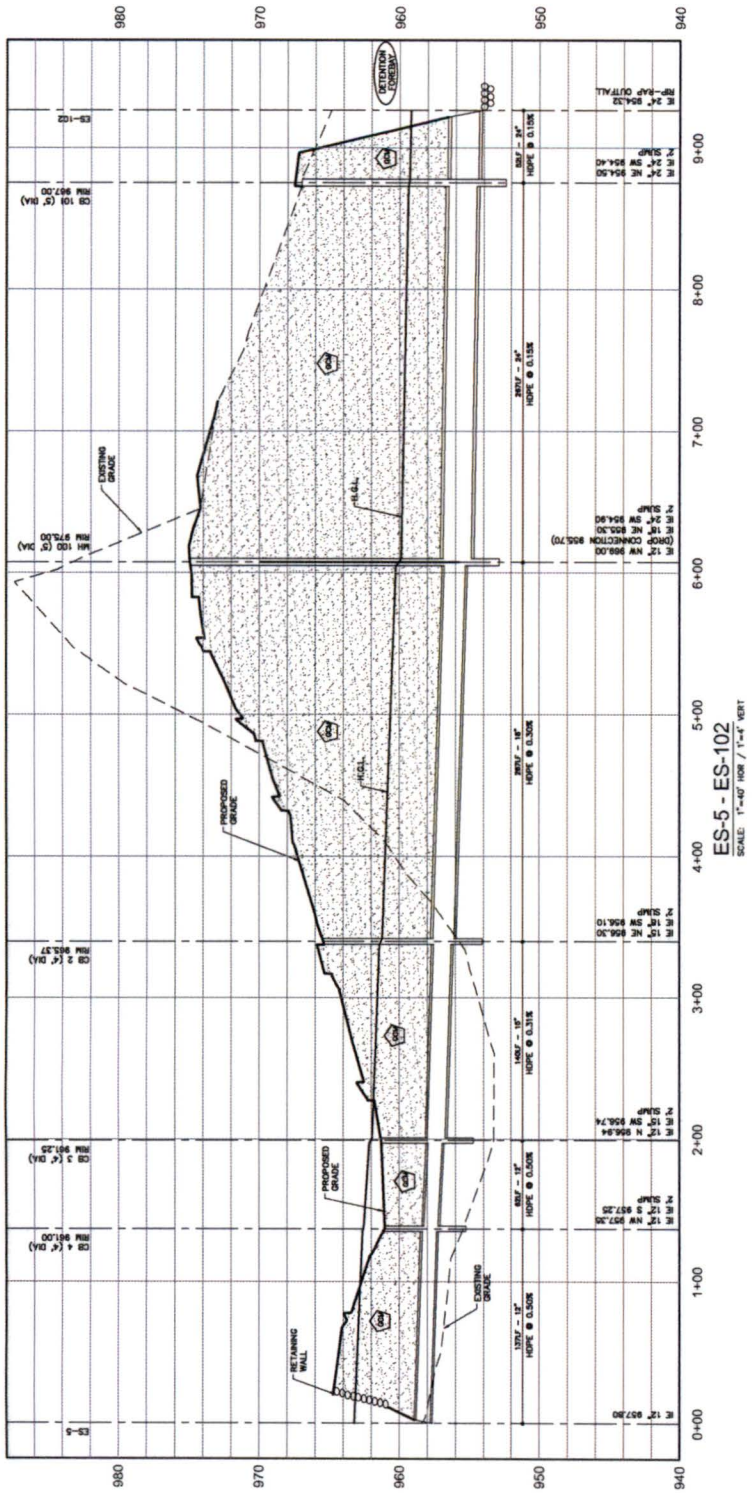
SEDIMENTATION BASIN OVERFLOW CHANNEL
1/4" = 1'-0"



SEDIMENTATION BASIN OCS-1
1/4" = 1'-0"



DETENTION BASIN OCS-2
1/4" = 1'-0"



KEY NOTES

- 1. GRANULAR COMPACTED MATERIAL - REFER TO SPEC SECTION 704.
- 2. GRANULAR FILL WITH MINIMUM DRY DENSITY (TYP) - REFER TO SPEC SECTION 704.
- 3. UTILITY CROSSING - REFER TO SPEC SECTION 704 FOR DETAIL.

UTILITY NOTE

THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION. ANY UTILITY CROSSINGS ARE TO BE MAINTAINED AS SHOWN ON THIS PLAN. ANY CHANGES TO THE UTILITY LOCATIONS SHALL BE MADE AT THE OWNER'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE UTILITY LOCATIONS BEFORE CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE UTILITY OWNERS BEFORE ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT THE UTILITIES. THE CONTRACTOR SHALL CALL 811 BEFORE ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT THE UTILITIES.

WHITE LAKE TOWNSHIP STANDARD SITE CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP.
2. THE DEVELOPER SHALL VERIFY THE TOWNSHIP PLANNED DEPARTMENT # 2 (PDF) RECORD DRAWINGS AND CHECK THE CONSTRUCTION SHALL ATTEND. A COPY OF ALL THE RECORD DRAWINGS SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION. THE TOWNSHIP ENGINEER SHALL HAVE THE FINAL SAY AS TO WHETHER THE CONSTRUCTION SHALL BE APPROVED FOR CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE UTILITY LOCATIONS BEFORE CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE UTILITY OWNERS BEFORE ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT THE UTILITIES. THE CONTRACTOR SHALL CALL 811 BEFORE ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT THE UTILITIES.
4. ALL WELLS SHALL BE SLOPED TO THE STREET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE UTILITY LOCATIONS BEFORE CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE UTILITY OWNERS BEFORE ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT THE UTILITIES. THE CONTRACTOR SHALL CALL 811 BEFORE ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT THE UTILITIES.
5. THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION. ANY UTILITY CROSSINGS ARE TO BE MAINTAINED AS SHOWN ON THIS PLAN. ANY CHANGES TO THE UTILITY LOCATIONS SHALL BE MADE AT THE OWNER'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE UTILITY LOCATIONS BEFORE CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE UTILITY OWNERS BEFORE ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT THE UTILITIES. THE CONTRACTOR SHALL CALL 811 BEFORE ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT THE UTILITIES.





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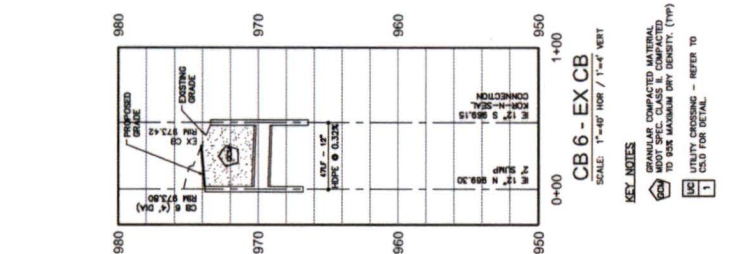
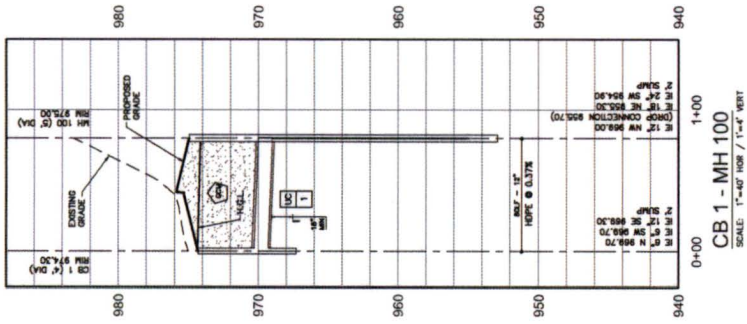
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6700 HIGHLAND RD.
WHITE LAKE TOWNSHIP, MI.

SHEET

ISSUED FOR	DATE
CONTRACT NUMBER	
DATE	
CONTRACT FISCAL YEAR	
SCALE	
JOB NO.	

STORM PROFILES
SHEET
C5.4

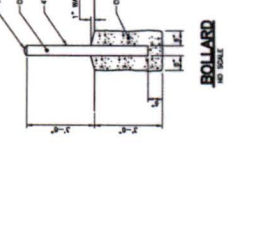
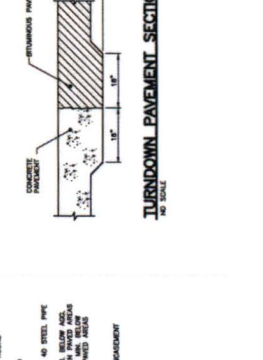
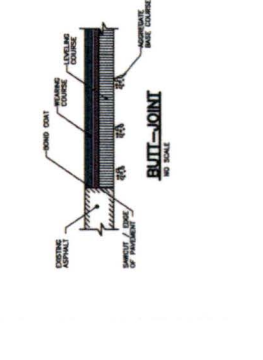
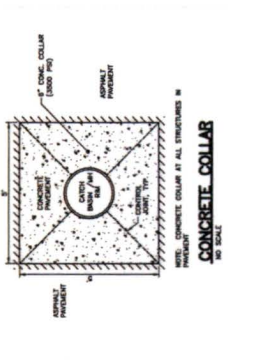
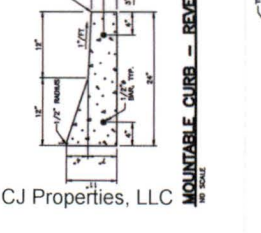
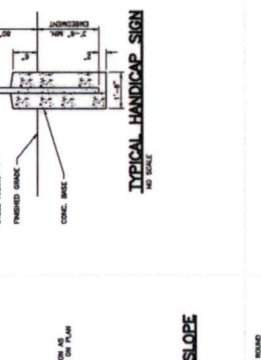
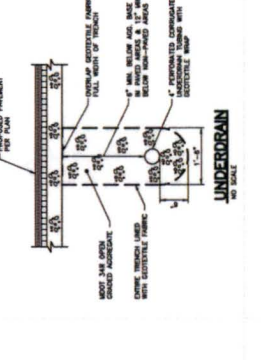
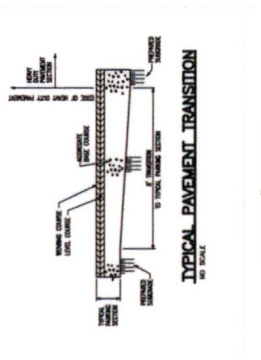
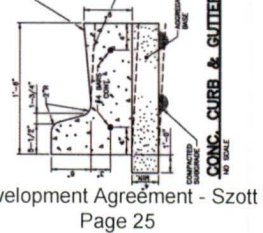
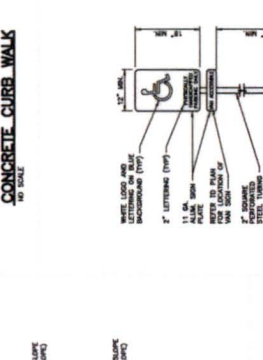
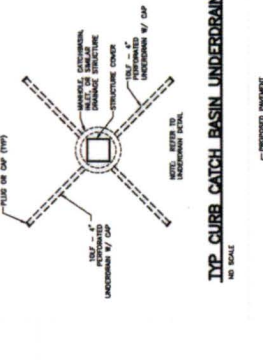
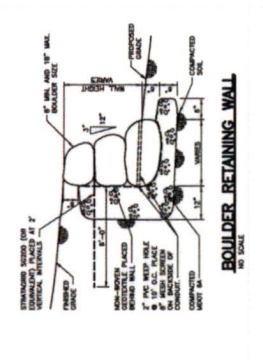
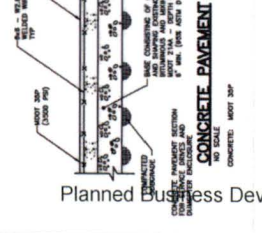
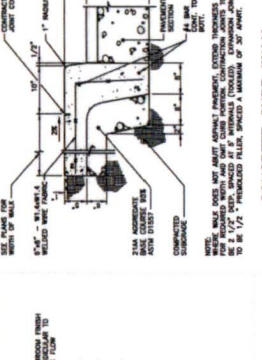
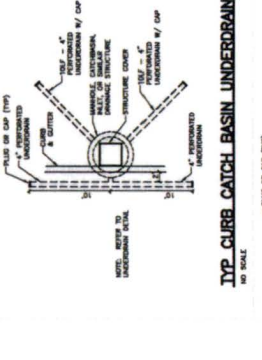
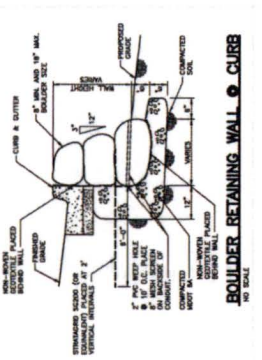
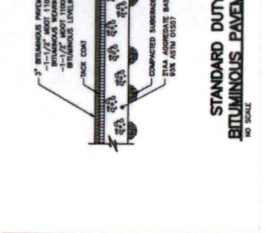
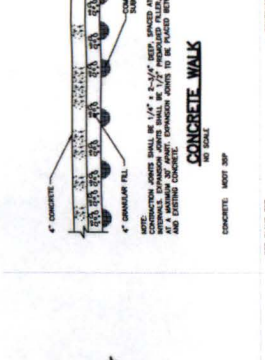
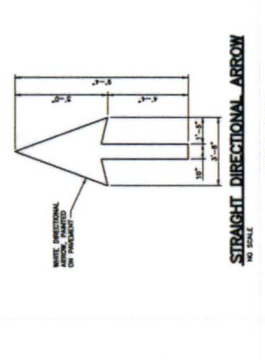
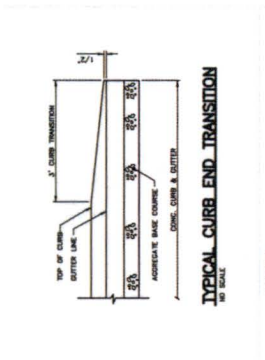
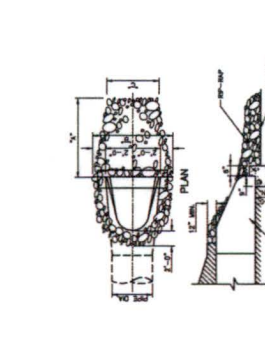
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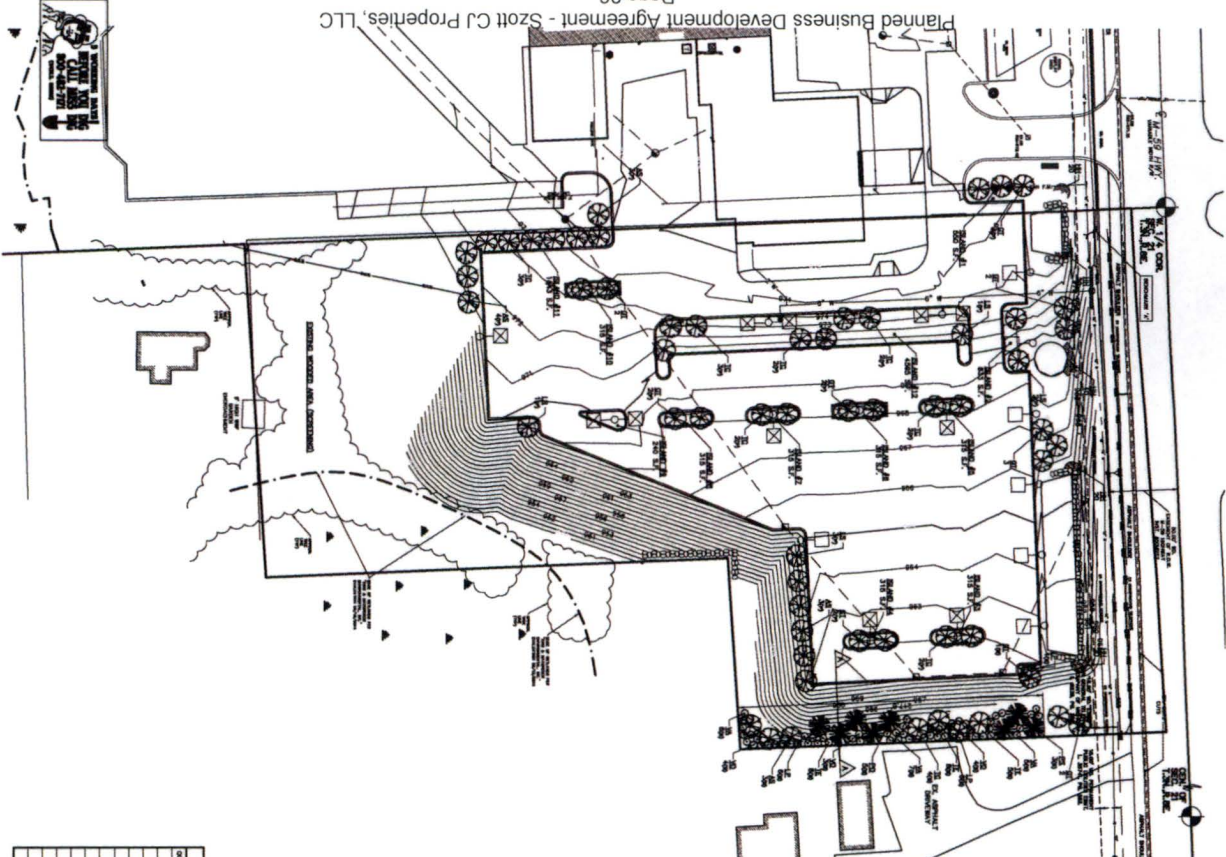


KEY NOTES
 GRANULAR COMPACTED MATERIAL TO BE MAINTAINED TO 90% MAXIMUM DRY DENSITY (TYP)
 UTILITY CROSSINGS - REFER TO CSD FOR DETAIL

UTILITY NOTE
 THE UTILITY LOCATIONS ARE SHOWN BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE UTILITY LOCATIONS MAY VARY FROM THE SHOWN LOCATIONS. THE CONTRACTOR SHALL VERIFY THE UTILITY LOCATIONS BY FIELD SURVEY AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

- WHITE LAKE TOWNSHIP - STANDARD SITE CONSTRUCTION NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ORDINANCES AND SPECIFICATIONS OF WHITE LAKE CHARTEER TOWNSHIP.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND THE STATE OF MICHIGAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND THE STATE OF MICHIGAN.
 3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 4. ALL WATER MAIN OR SANSEWER LINES SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

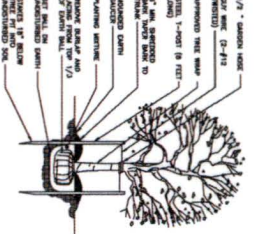




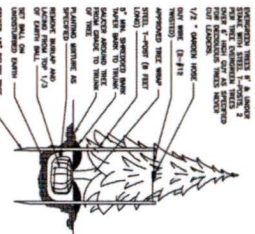
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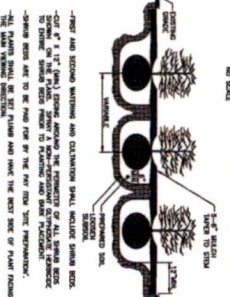
DECIDUOUS TREE PLANTING



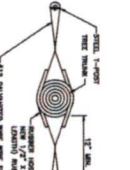
EVERGREEN TREE PLANTING



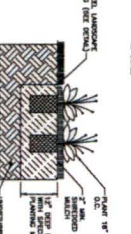
SHRUB BED PLANTING



BRACING DETAIL



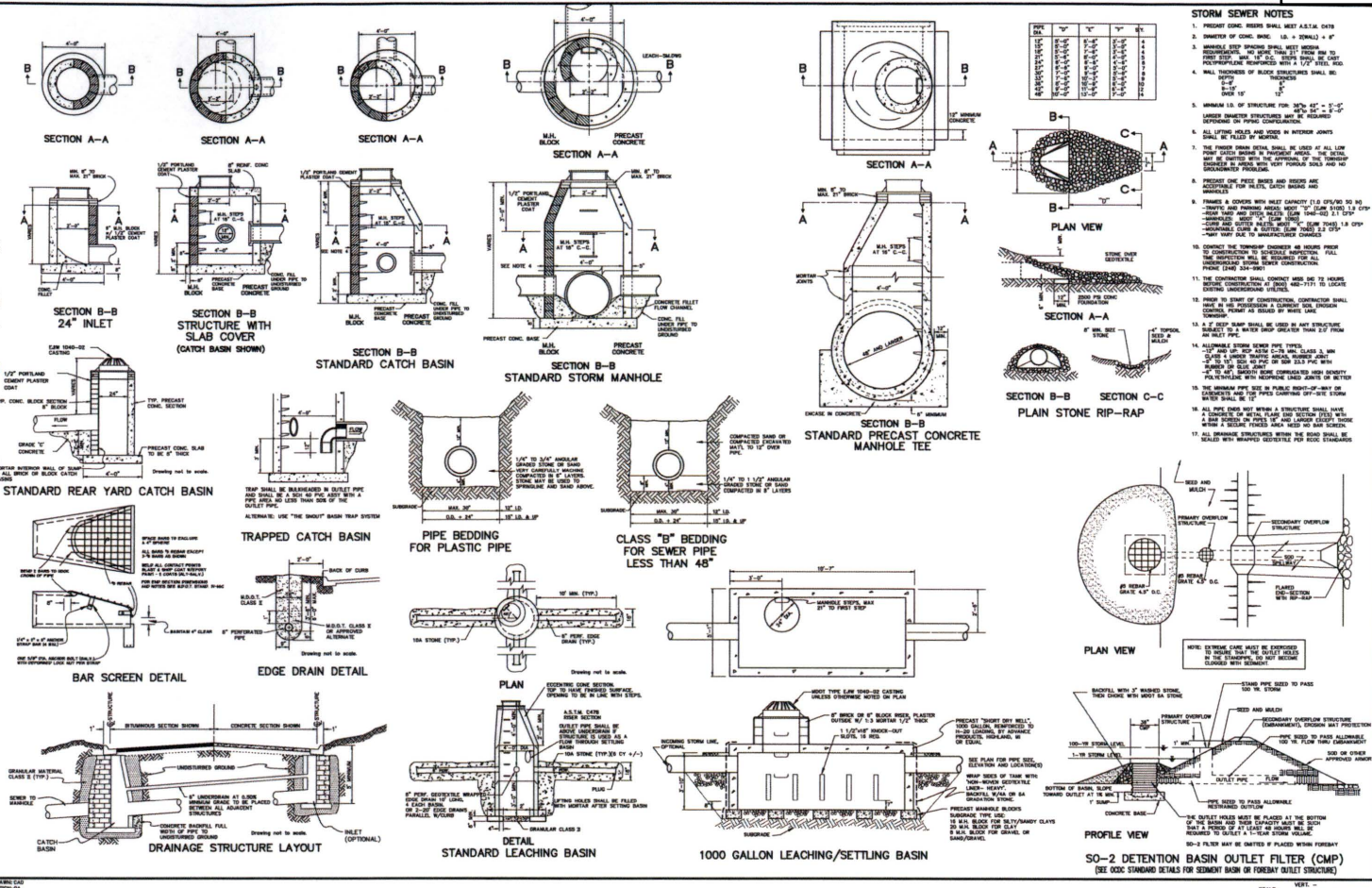
PERENNIAL PLANTING BED



PLANT LIST

NO.	SYM.	COMMON NAME	PLANT HGT.	CONTAINER SIZE
1	AS	ASTERS 'N' VARIETY	1'-2"	24" X 24"
2	BA	BURNING BUSH	1'-2"	24" X 24"
3	BR	BURNING BUSH 'N' VARIETY	1'-2"	24" X 24"
4	CA	CALLUNA VULGARIS	1'-2"	24" X 24"
5	CS	CRAB APPLES	1'-2"	24" X 24"
6	CO	CORNUS ALBA	1'-2"	24" X 24"
7	CR	CRABAPPLE 'N' VARIETY	1'-2"	24" X 24"
8	CU	CUNILA	1'-2"	24" X 24"
9	DA	DWARF HYDRANGEA	1'-2"	24" X 24"
10	DI	DWARF IRIS	1'-2"	24" X 24"
11	DO	DWARF ORANGE	1'-2"	24" X 24"
12	DR	DWARF RIVERBIRCH	1'-2"	24" X 24"
13	DU	DWARF UNCLE TOM'S CAB	1'-2"	24" X 24"
14	EA	EARLY BLOSSOMING	1'-2"	24" X 24"
15	EL	ELM 'N' VARIETY	1'-2"	24" X 24"
16	EN	ENGLISH SPINACH	1'-2"	24" X 24"
17	EP	EPHEDRA	1'-2"	24" X 24"
18	ER	ERUCA	1'-2"	24" X 24"
19	ES	ESCHERICHIA	1'-2"	24" X 24"
20	ET	ETERNAL BLOSSOM	1'-2"	24" X 24"
21	EU	EUROPEAN LARCH	1'-2"	24" X 24"
22	EV	EVONYMUS	1'-2"	24" X 24"
23	EX	EXOTIC	1'-2"	24" X 24"
24	FA	FAUCONIER	1'-2"	24" X 24"
25	FB	FORSYTHIA	1'-2"	24" X 24"
26	FC	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
27	FD	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
28	FE	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
29	FF	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
30	FG	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
31	FH	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
32	FI	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
33	FJ	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
34	FK	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
35	FL	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
36	FM	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
37	FN	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
38	FO	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
39	FP	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
40	FQ	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
41	FR	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
42	FS	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
43	FT	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
44	FU	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
45	FV	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
46	FW	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
47	FX	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
48	FY	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
49	FZ	FORSYTHIA 'N' VARIETY	1'-2"	24" X 24"
50	GA	GALANGAL	1'-2"	24" X 24"
51	GB	GARDEN SPINACH	1'-2"	24" X 24"
52	GC	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
53	GD	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
54	GE	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
55	GF	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
56	GG	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
57	GH	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
58	GI	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
59	GJ	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
60	GK	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
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62	GM	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
63	GN	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
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71	GV	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
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74	GX	GARDEN SPINACH 'N' VARIETY	1'-2"	24" X 24"
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77	HB	HAWKBIT 'N' VARIETY	1'-2"	24" X 24"
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131	JD	JACINTH 'N' VARIETY	1'-2"	24" X 24"
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133	JD	JACINTH 'N' VARIETY	1'-2"	24" X 24"
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152	JW	JACINTH 'N' VARIETY	1'-2"	24" X 24"
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156	KA	KAUAIKI	1'-2"	24" X 24"
157	KB	KAUAIKI 'N' VARIETY	1'-2"	24" X 24"
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163	KG	KAUAIKI 'N' VARIETY	1'-2"	24" X 24"
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166	KJ	KAUAIKI 'N' VARIETY	1'-2"	24" X 24"
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172	KP	KAUAIKI 'N' VARIETY	1'-2"	24" X 24"
173	KQ	KAUAIKI 'N' VARIETY	1'-2"	24" X 24"
174	KR	KAUAIKI 'N' VARIETY	1'-2"	24" X 24"
175	KS	KAUAIKI 'N' VARIETY	1'-2"	24" X 24"
176	KT	KAUAIKI 'N' VARIETY	1'-2"	24" X 24"
177	KU	KAUAIKI 'N' VARIETY	1'-2"	

Planned Business Development Agreement - Scot CJ Properties, LLC



NO.	DATE	BY	DESCRIPTION
1	01-15-02	JAS	PRELIMINARY
2	02-10-02	JAS	REVISED
3	03-10-02	JAS	REVISED
4	04-10-02	JAS	REVISED
5	05-10-02	JAS	REVISED
6	06-10-02	JAS	REVISED
7	07-10-02	JAS	REVISED
8	08-10-02	JAS	REVISED
9	09-10-02	JAS	REVISED
10	10-10-02	JAS	REVISED
11	11-10-02	JAS	REVISED
12	12-10-02	JAS	REVISED
13	01-10-03	JAS	REVISED
14	02-10-03	JAS	REVISED
15	03-10-03	JAS	REVISED
16	04-10-03	JAS	REVISED
17	05-10-03	JAS	REVISED
18	06-10-03	JAS	REVISED
19	07-10-03	JAS	REVISED
20	08-10-03	JAS	REVISED
21	09-10-03	JAS	REVISED
22	10-10-03	JAS	REVISED
23	11-10-03	JAS	REVISED
24	12-10-03	JAS	REVISED

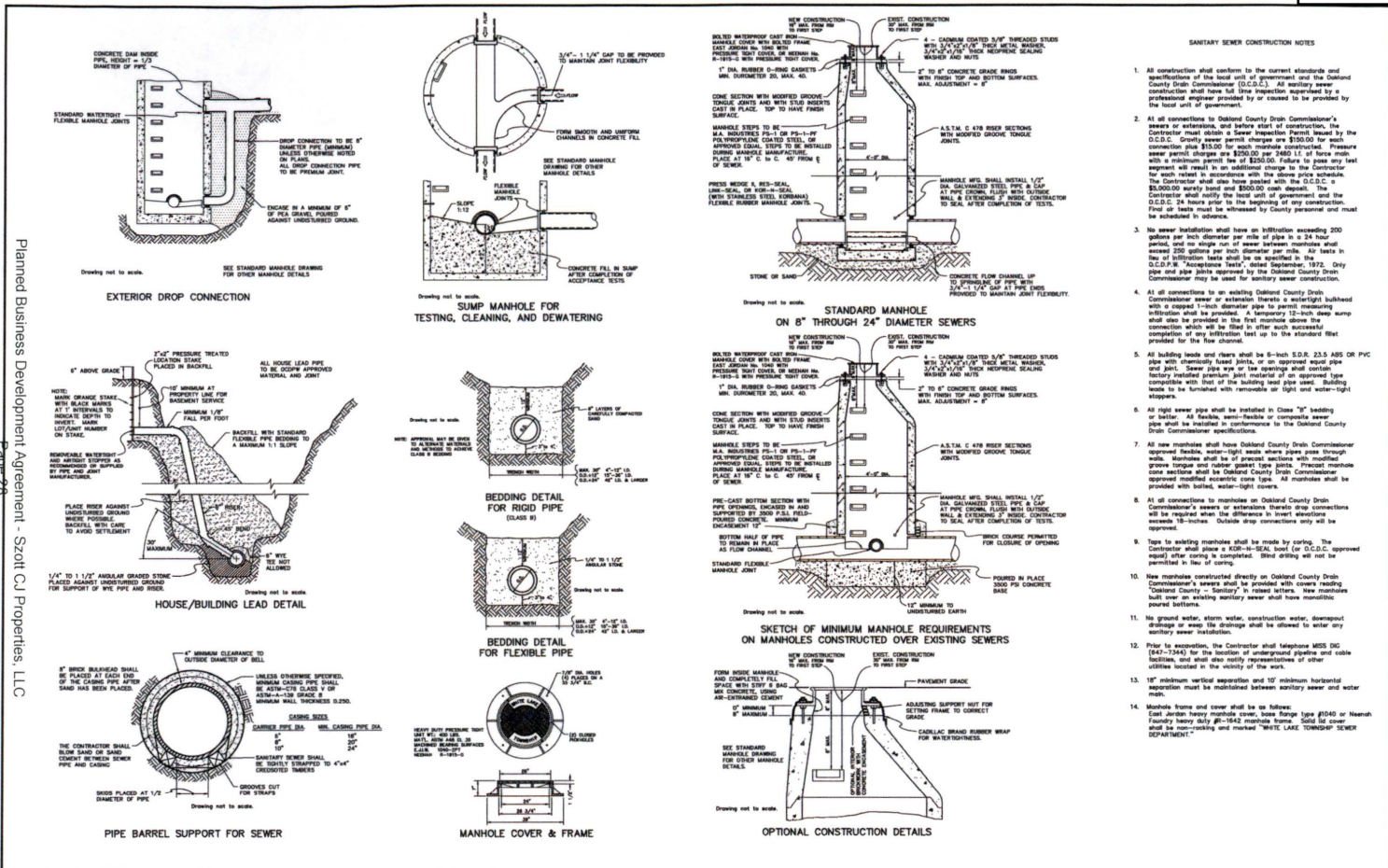
Johnson & Anderson
 2000 Woodland Avenue, Suite 7
 Michigan City, Michigan 49826
 (231) 526-3300 Fax (231) 526-3301
 4500 North Zeeb Road, Suite 100
 Michigan City, Michigan 49826
 (231) 526-3300 Fax (231) 526-3301

White Lake Township
 7525 Highland Road (M-59)
 White Lake, Michigan 48183
 248-6696-3300

STORM SEWER STANDARD DETAILS

SCALE: VERT. - NONE AS NOTED
 JOB NO. _____
 DRAWN BY: (NAME) _____
 SHEET NO. _____

Planned Business Development Agreement - Scott Cj Properties, LLC Page 26



SANITARY SEWER CONSTRUCTION NOTES

- All construction shall conform to the current standards and specifications of the local jurisdiction and the Oakland County Drain Commissioner (O.C.D.C.). All sanitary sewer construction shall meet the minimum requirements of a professional engineer provided by or issued to be provided by the local unit of government.
- All all connections to Oakland County Drain Commissioner's sewer or extension, and before start of construction, the Contractor shall obtain a Sewer Installation Permit issued by the O.C.D.C. County sewer permit charges are \$150.00 for each connection plus \$15.00 for each manhole constructed. Pressure sewer permit charges are \$200.00 per 3482 L.I. of force main plus a minimum fee of \$250.00 per mile. To close any lot for such relief in accordance with the above price schedule, 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 feet per inch diameter per mile. All tests in the field infiltration tests shall be as specified in the O.C.D.C.'s "Acceptance Tests", dated September 1977. Only pipe and pipe joints approved by the Oakland County Drain Commissioner may be used for sanitary sewer construction.
- All all connections to an existing Oakland County Drain Commissioner sewer or extension thereto a water-tight bulkhead with a capped 1-inch diameter pipe to permit measuring infiltration shall be provided. A temporary 12-inch diameter pipe shall also be provided in the first manhole above the connection which will be fitted in either such successful completion of any infiltration test up to the standard that provided for the flow channel.
- All building leads and flues shall be 6-inch S.D.R. 23.5 ABS OR PVC pipe with watertight pipe joints, or an approved equal pipe and joint. Sewer pipe size or less openings shall contain sanitary installation standard type approved type manhole connections shall be Oakland County Drain Commissioner approved modified acceptable cone type. All manholes shall be provided with bolted, water-tight covers.
- All right sewer pipe shall be installed in Class "B" bedding unless otherwise specified or approved in writing by the local unit of government. All pipe shall be installed in conformance to the Oakland County Drain Commissioner requirements.
- All manholes shall have Oakland County Drain Commissioner approved modified acceptable cone type. All manholes shall be provided with bolted, water-tight covers.
- All all connections to manholes on Oakland County Drain Commissioner's sewers or extensions thereto drop connections will be required when the difference in level elevations exceeds 18-inches. Outside drop connections only will be approved.
- Top to existing manholes shall be made by coring. The Contractor shall use a KOB-II-55A tool (or O.C.D.C. approved equal) after coring is completed. Sited filling 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 manholes poured bottoms.
- No ground water, storm water, construction water, basement drainage or water from driveways shall be allowed to enter any sanitary sewer installation.
- Prior to excavation, the Contractor shall telephone MSD DC (847-7344) for the location of underground pipeline and cable location, 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:
Cast iron heavy manhole frame, base frame type #1040 or Neuhoff heavy duty #1-1842 manhole frame. 5000 lb cover shall be non-slip and marked "WHITE LAKE TOWNSHIP SEWER DEPARTMENT".

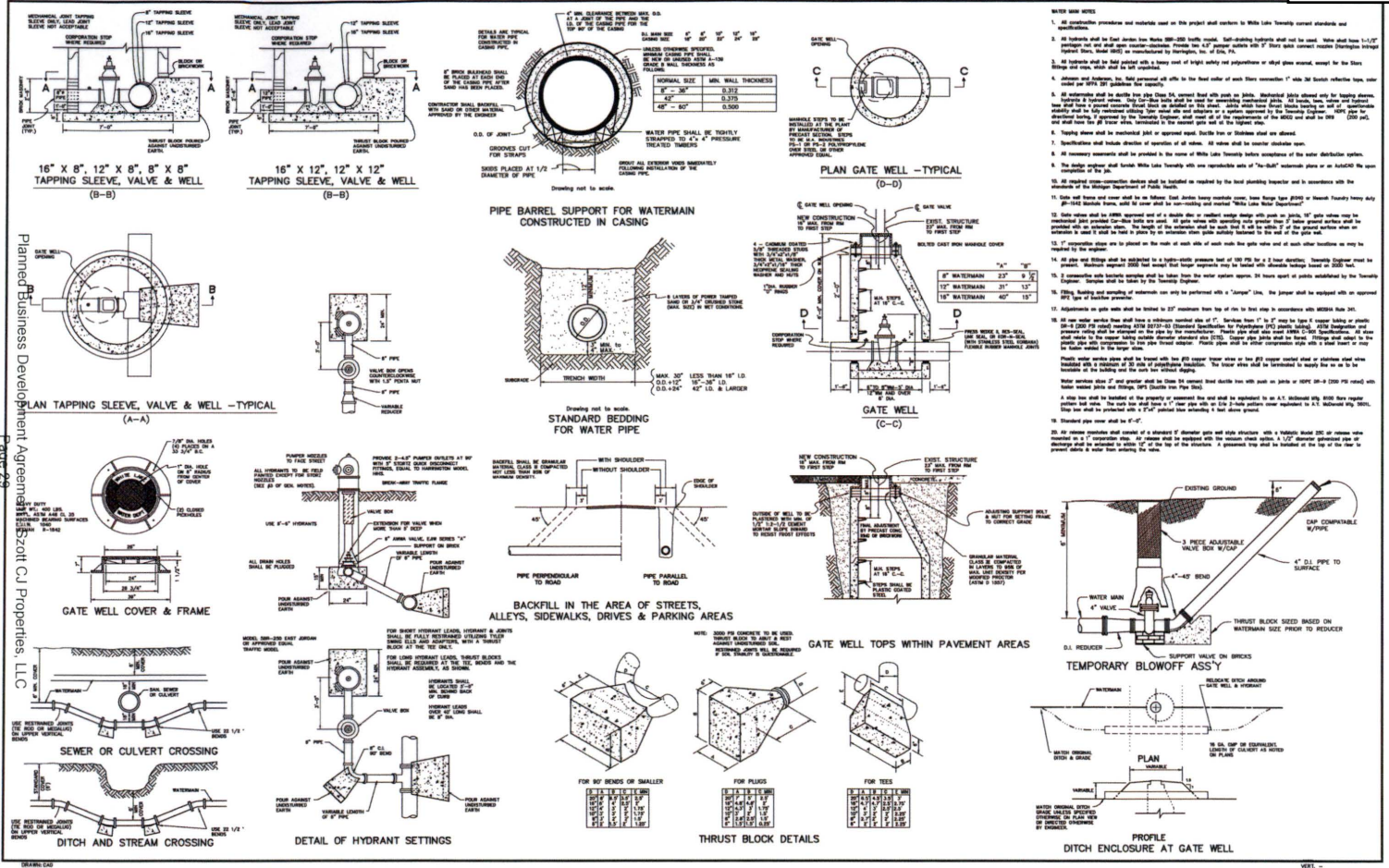
DATE	BY	REVISION
08/11/2011	JAS	ISSUED FOR PERMIT
08/11/2011	JAS	ISSUED FOR PERMIT
08/11/2011	JAS	ISSUED FOR PERMIT

Johnson & Anderson
 10000 Westpark Drive, Suite 100
 White Lake, Michigan 48384
 248-669-3300

White Lake Township
 7525 Highland Road (M-59)
 White Lake, Michigan 48383
 248-669-3300



SANITARY SEWER STANDARD DETAILS



Planned Business Development Agreement with Scott Cj Properties, LLC

		White Lake Township 7525 Highland Road (M-59) White Lake, Michigan 48383 248-6606-3389																																																																																																																																																																																																																																																												
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Bud Design & Inc.
 Registered Professional Engineer
 10001 15th Street, Suite 100
 White Lake, Michigan 48391
 973.676.5273
 www.budeng.com

**SCOTT M-59 CHRYSLER JEEP
 6700 HIGHLAND RD.
 WHITE LAKE TOWNSHIP, MI.**

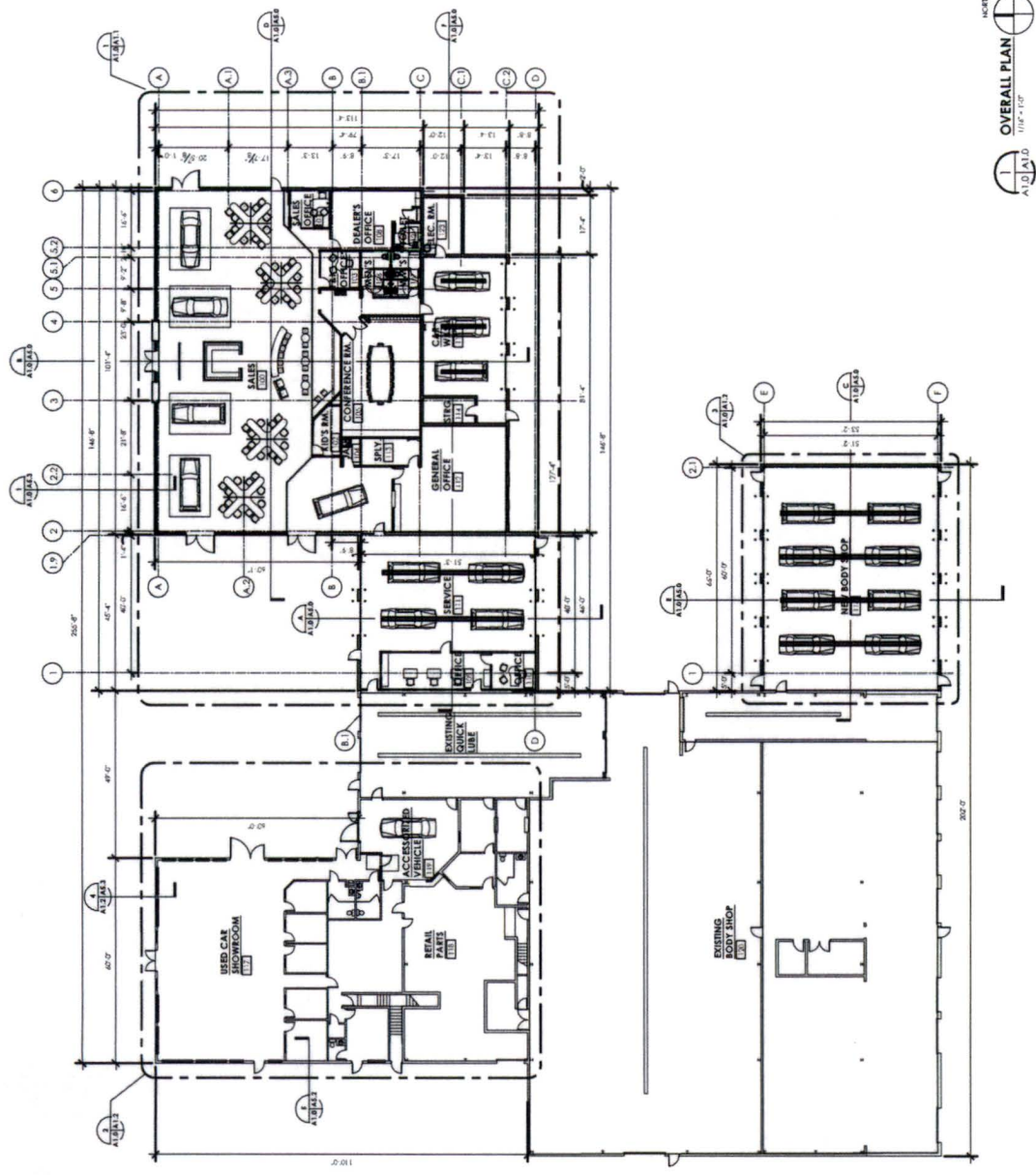
SCALE:
 1/4" = 1'-0"
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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DATE	10/20/2020
PROJECT NO.	100-20-0001
CLIENT	SCOTT M-59 CHRYSLER JEEP
CONTRACT NO.	100-20-0001
DATE	10/20/2020
DRAWN BY	J.P.
CHECKED BY	J.P.
SCALE	1/4" = 1'-0"
PROJECT	SCOTT M-59 CHRYSLER JEEP
DATE	10/20/2020
PROJECT	SCOTT M-59 CHRYSLER JEEP
DATE	10/20/2020
PROJECT	SCOTT M-59 CHRYSLER JEEP

A1.0
 SHEET

Item C.



OVERALL PLAN
 1/4" = 1'-0"
 A1.0



SZOTT M-59 CHRYSLER JEEP
6700 HIGHLAND RD.
WHITE LAKE TOWNSHIP, MI.

REVISIONS
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REVISION NO.	DATE	BY
1	10-10-2019	ALM
2	10-10-2019	ALM
3	10-10-2019	ALM
4	10-10-2019	ALM
5	10-10-2019	ALM
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9	10-10-2019	ALM
10	10-10-2019	ALM

Item C.

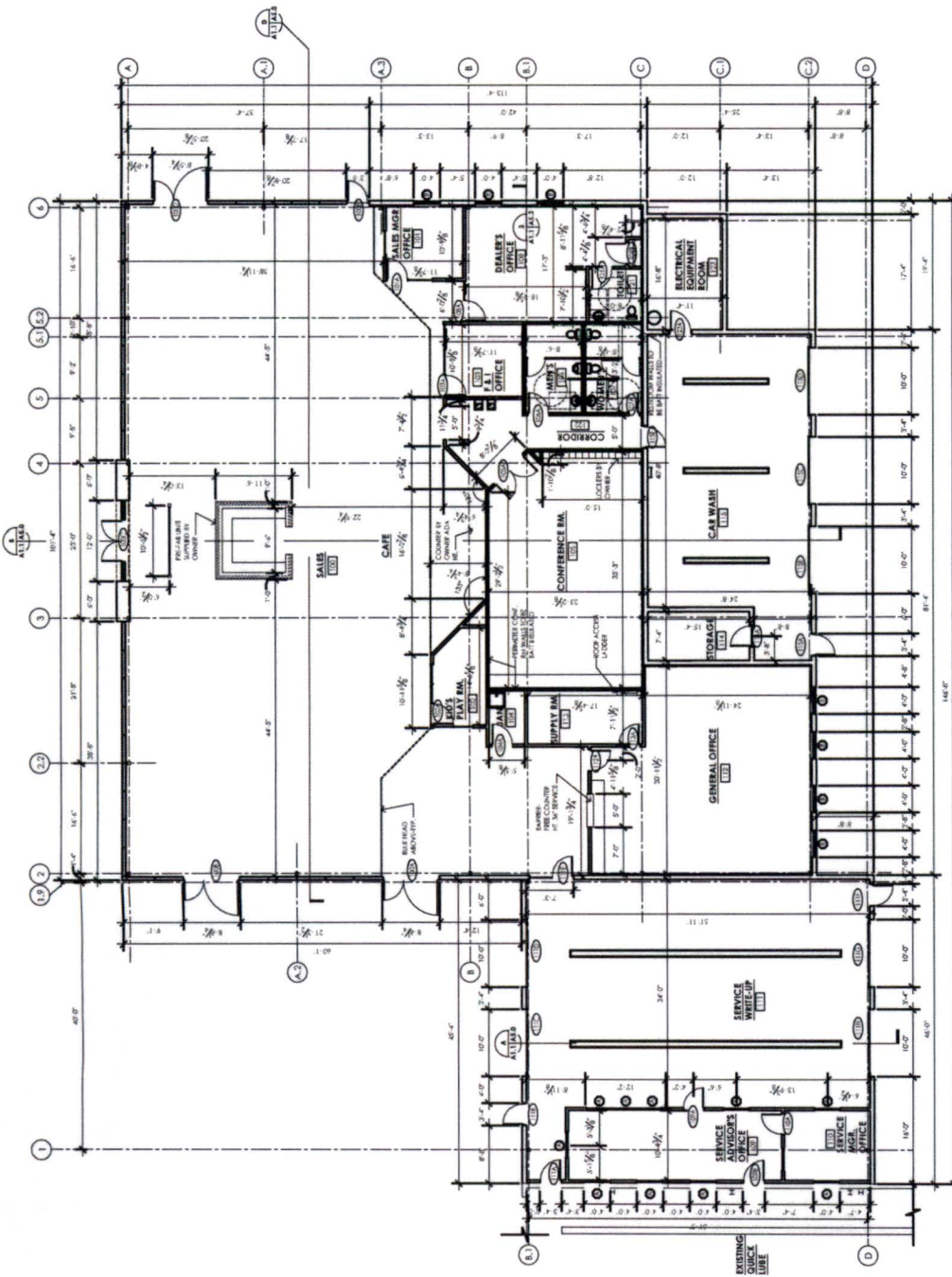
- GENERAL NOTES**
1. CONTRACTOR SHALL PROVIDE, OBTAIN, MAINTAIN AND PROTECT ALL UTILITIES, ELECTRICAL, MECHANICAL, AND PLUMBING, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN THE SITE.
 2. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE.
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 10. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE.
 11. REFER TO OTHER SHEETS FOR DETAILS AND NOTES.
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WINDOW SCHEDULE

- A. TYPICAL GLASS WINDOW
- B. TYPICAL GLASS WINDOW
- C. TYPICAL GLASS WINDOW

WALL LEGEND

WALL TYPES SHALL BE: 09.10.1
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 09.10.29
 09.10.30



ENLARGED NEW SHOWROOM
 1/8" = 1'-0"
 NORTH

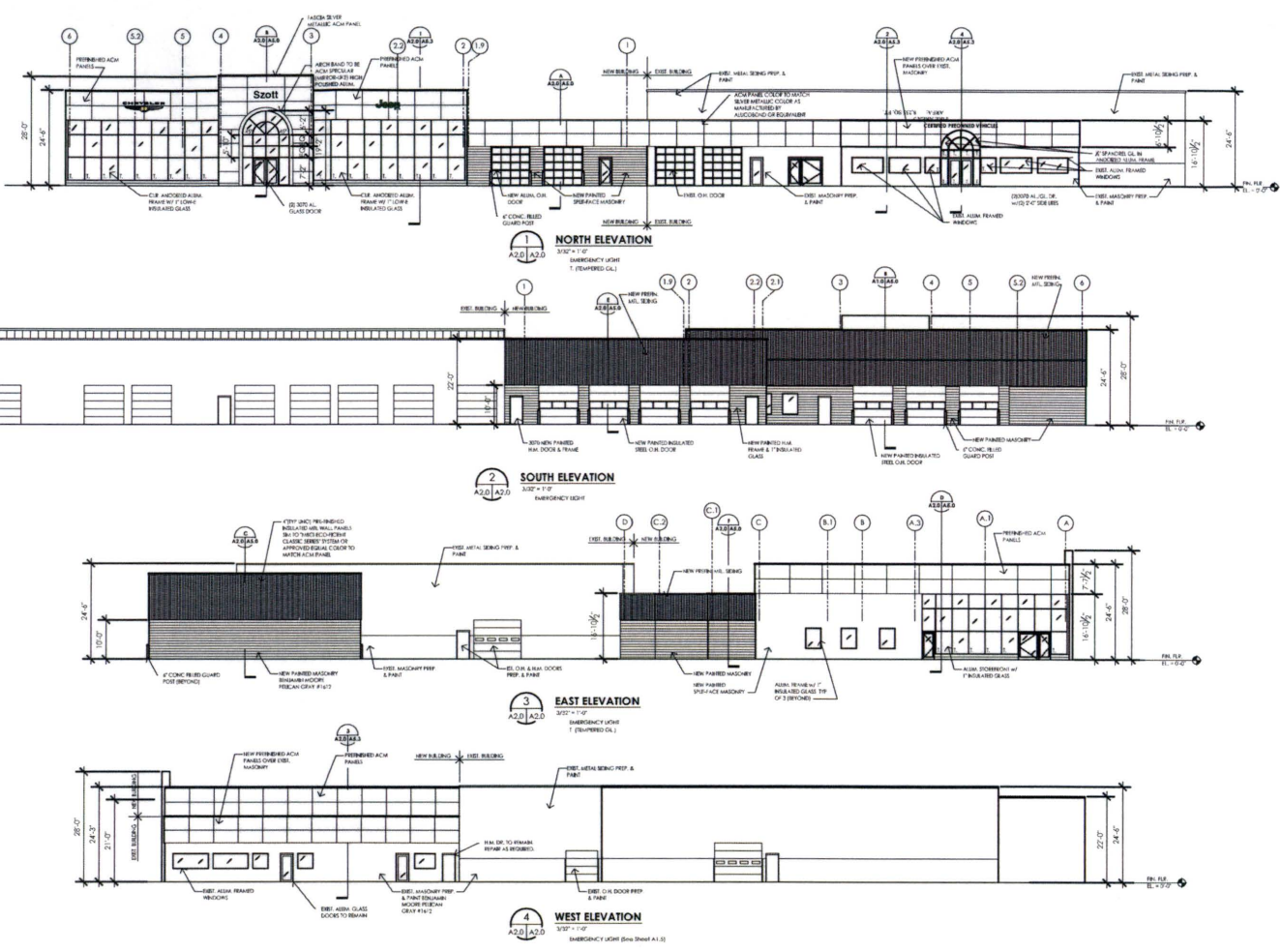


SCOTT M-59 CHRYSLER JEEP
6700 HIGHLAND RD.
WHITE LAKE TOWNSHIP, MI.

MECHANICAL

ISSUED FOR	DATE
CONTRACT REVIEW	08-20-2008
DESIGN	08-20-2008
PERMITS	08-20-2008
CONSTRUCTION	08-20-2008
DATE: 08-20-08	
DRAWN: JFS	
CHECKED: JFS	
SCALE: 1/8" = 1'-0"	
JOB NO: 08-0008	
SHEET TITLE: MECHANICAL	
SHEET	
A2.0	

Planned Business Development Agreement - Scott CJ Properties, LLC
 Page 33

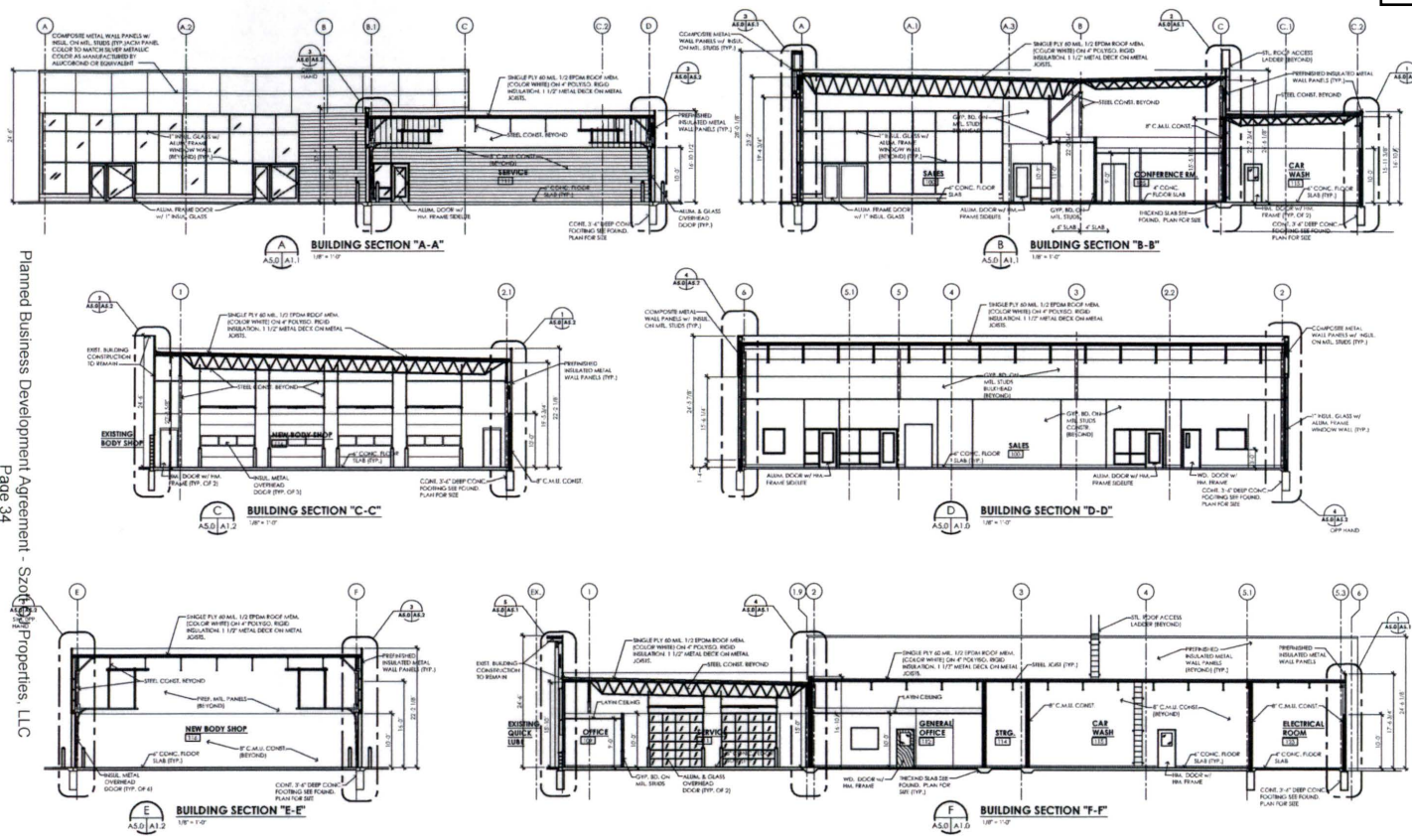




SCOTT M-59 CHRYSLER JEEP
6700 HIGHLAND RD.
WHITE LAKE TOWNSHIP, MI.

Planned Business Development Agreement - Scott M-59 Properties, LLC

REVISION NO.	DATE	DESCRIPTION
01	10-09-2014	ISSUED FOR PERMITS
02	10-09-2014	PERMITS
03	10-09-2014	CONSTRUCTION
04	10-09-2014	CONSTRUCTION
05	10-09-2014	CONSTRUCTION
06	10-09-2014	CONSTRUCTION
07	10-09-2014	CONSTRUCTION
08	10-09-2014	CONSTRUCTION
09	10-09-2014	CONSTRUCTION
10	10-09-2014	CONSTRUCTION
11	10-09-2014	CONSTRUCTION
12	10-09-2014	CONSTRUCTION
13	10-09-2014	CONSTRUCTION
14	10-09-2014	CONSTRUCTION
15	10-09-2014	CONSTRUCTION
16	10-09-2014	CONSTRUCTION
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100	10-09-2014	CONSTRUCTION



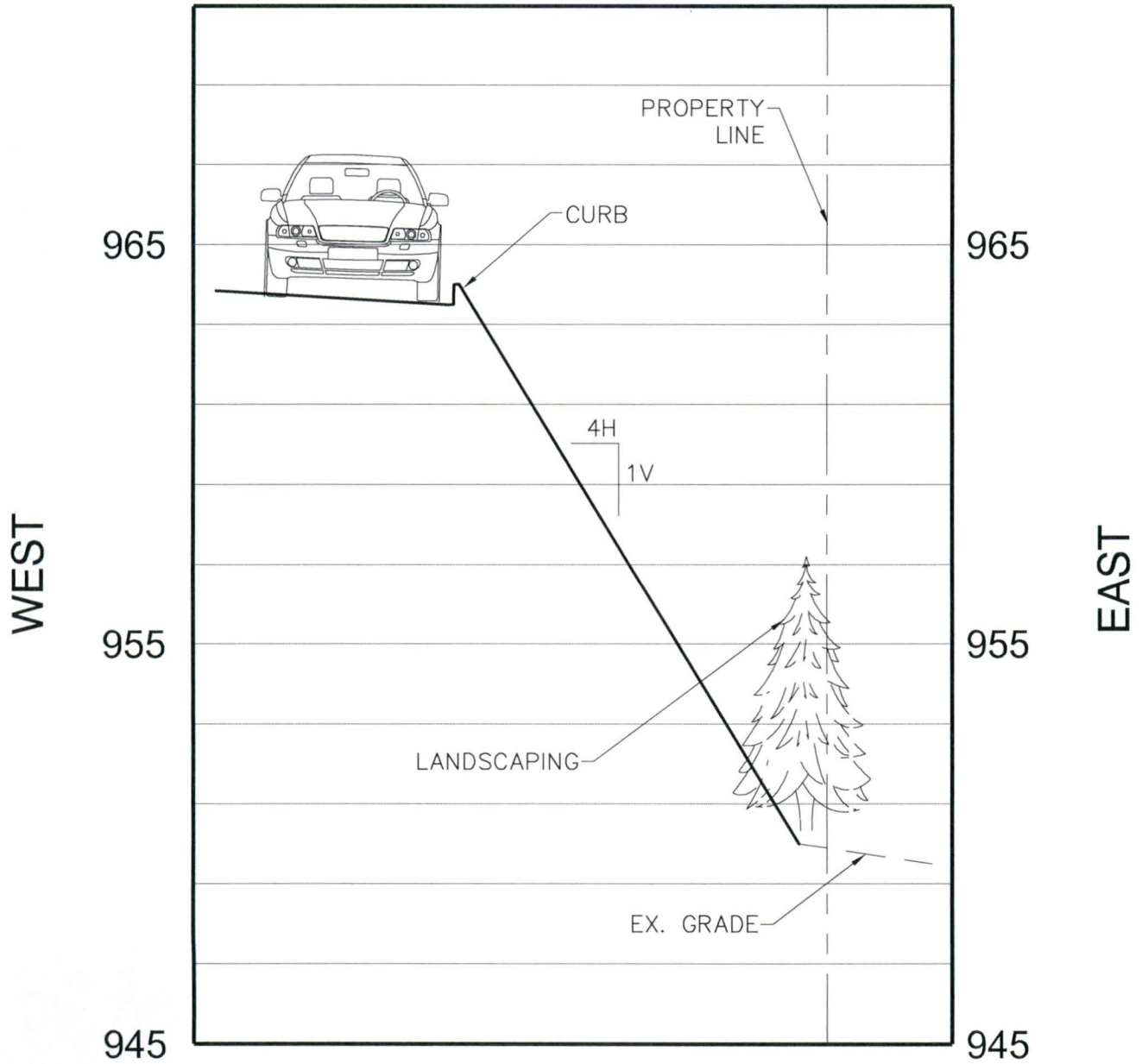
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EXHIBIT C

TOWNSHIP SPECIAL CONDITIONS

1. PERSPECTIVE LANDSCAPE SECTION OF EASTERN PROPERTY AREA FROM THE EAST DIRECTED WEST AS REQUESTED AT THE AUGUST 21, 2014 PLANNING COMMISSION MEETING - (INCORPORATED INTO APPROVED LANDSCAPE PLANS).

PERSPECTIVE LANDSCAPE SECTION



SECTION A-A

SCALE: 1"=20' HOR / 1'=4' VERT

EXHIBIT D

DEVELOPMENT SCHEDULE

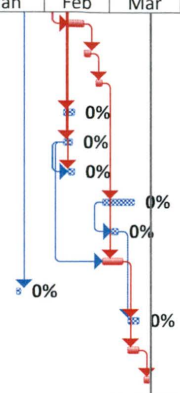
ID	Task Name	Duration	Start	Finish	Predecessors	Gantt Chart											
						Aug	Sep	Qtr 4, 2014			Qtr 1, 2015			Qtr 2, 2015			
1	Szott M-59	127 days	Fri 9/19/14	Wed 3/18/15		0%											
2	Site	39 days	Fri 9/19/14	Fri 11/7/14		0%											
3	Soil erosion	2 days	Fri 9/19/14	Mon 9/22/14		0%											
4	Site Demolition	13 days	Tue 10/7/14	Tue 10/21/14	3	0%											
5	Site Fill	12 days	Tue 9/23/14	Wed 10/8/14	3	0%											
6	Site Utilities	10 days	Thu 10/9/14	Mon 10/20/14	5	0%											
7	New Electrical Service	6 days	Tue 10/7/14	Tue 10/14/14		0%											
8	Grading	5 days	Tue 10/21/14	Mon 10/27/14	5,6,7	0%											
9	Curbing	10 days	Tue 10/28/14	Fri 11/7/14	8	0%											
10	Flatwork	7 days	Tue 10/28/14	Tue 11/4/14	8	0%											
11	Asphalt	5 days	Mon 11/3/14	Fri 11/7/14	8,9SS+5 days	0%											
12	DTE Transfer	2 days	Sat 11/1/14	Mon 11/3/14		0%											
13	DTE Pole Removal	2 days	Tue 11/4/14	Wed 11/5/14	12	0%											
14	Building	102 days	Wed 10/22/14	Wed 3/18/15		0%											
15	Building Pad	10 days	Wed 10/22/14	Mon 11/3/14	4	0%											
16	Foundations	10 days	Tue 10/28/14	Fri 11/7/14	15SS+4 days	0%											
17	Structural Steel	10 days	Mon 11/10/14	Fri 11/21/14	16	0%											
18	Underground	6 days	Mon 11/24/14	Tue 12/2/14	17	0%											
19	Masonry	10 days	Mon 11/24/14	Mon 12/8/14	17	0%											
20	Flatwork	8 days	Tue 12/9/14	Thu 12/18/14	19	0%											
21	Roofing	5 days	Mon 11/24/14	Mon 12/1/14	17	0%											
22	Framing	10 days	Fri 12/19/14	Wed 1/7/15	17,19,20	0%											
23	Existing Demolition	4 days	Tue 12/9/14	Fri 12/12/14	19	0%											
24	ACM Panels	8 days	Thu 1/8/15	Mon 1/19/15	22,25	0%											
25	Storefront Glazing	5 days	Mon 12/29/14	Tue 1/6/15	19,22SS+4 days	0%											
26	Rough Electric	20 days	Tue 12/23/14	Fri 1/23/15	22SS+2 days	0%											
27	Rough Plumbing	10 days	Thu 1/8/15	Wed 1/21/15	22	0%											
28	HVAC	5 days	Mon 11/24/14	Mon 12/1/14	17	0%											
29	Rough Inspections	3 days	Mon 1/26/15	Wed 1/28/15	26,27	0%											
30	OH Doors	6 days	Tue 12/9/14	Tue 12/16/14	17,19	0%											
31	Drywall	7 days	Thu 1/29/15	Fri 2/6/15	29	0%											
32	Acoustical Grid	4 days	Mon 2/9/15	Thu 2/12/15	31	0%											

Planned Business Development Agreement - Szott C.J. Properties, LLC Page 38

Szott Master Schedule 10-1-14.mpp

Item C.

ID	Task Name	Duration	Start	Finish	Predecessors	Q14		Qtr 4, 2014			Qtr 1, 2015			Qtr 2, 2015	
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	
33	MEP Drops	5 days	Wed 2/11/15	Tue 2/17/15	32SS+2 days										
34	Ceiling Inspections	3 days	Wed 2/18/15	Fri 2/20/15	33										
35	Acoustical Pads	3 days	Mon 2/23/15	Wed 2/25/15	34										
36	D/F/H	5 days	Mon 2/9/15	Fri 2/13/15	31										
37	Painting	4 days	Mon 2/9/15	Thu 2/12/15	31										
38	Millwork	3 days	Wed 2/11/15	Fri 2/13/15	31,37SS+2 days										
39	Flooring	10 days	Thu 2/26/15	Wed 3/11/15	35										
40	Finish Plumbing	3 days	Mon 3/2/15	Wed 3/4/15	39SS+2 days										
41	Finish Electrical	7 days	Thu 2/26/15	Fri 3/6/15	35,37SS+2 days										
42	Sinage	2 days	Tue 1/20/15	Wed 1/21/15	24										
43	Final Inspections	5 days	Mon 3/9/15	Fri 3/13/15	40,41										
44	Punch list	5 days	Mon 3/9/15	Fri 3/13/15	41										
45	Final Clean	3 days	Mon 3/16/15	Wed 3/18/15	44										



Planned Business Development Agreement - Szott C.J Properties, LLC
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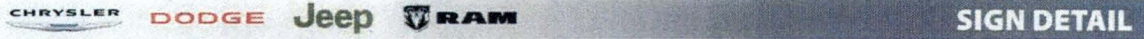
EXHIBIT E

APPROVED FINAL PBD VARIANCES

1. Permit the use of 25-foot high light fixtures within parking expansion area per drawing C3.1, given that the light crossing the lot line is less than the 0.2 foot candle requirement.
2. Permit the use of 25-foot high light fixture, which is located approximately 78-feet from the property line per drawing C3.1, given that the light crossing the lot line is less than the 0.2 foot candle requirement.
3. Permit reduction in landscape buffering per drawing L1.0.
4. Waive the requirement of Community Impact Statement per Planning Commission motion on 08/21/14.
5. Waive the requirement of Traffic Impact Study per Planning Commission motion on 08/21/14.
6. Waive the requirement of a list and the application status of all required state and federal permits for the proposed activity per Planning Commission motion on 08/21/14.

EXHIBIT F

PROJECT SIGNAGE



**CUSTOM 5 SERIES 6' x 8'
BRAND SIGN at 20' OAH (DUAL BRAND)**

Square Footage

- 53.5 ft'

Manufacturing Details

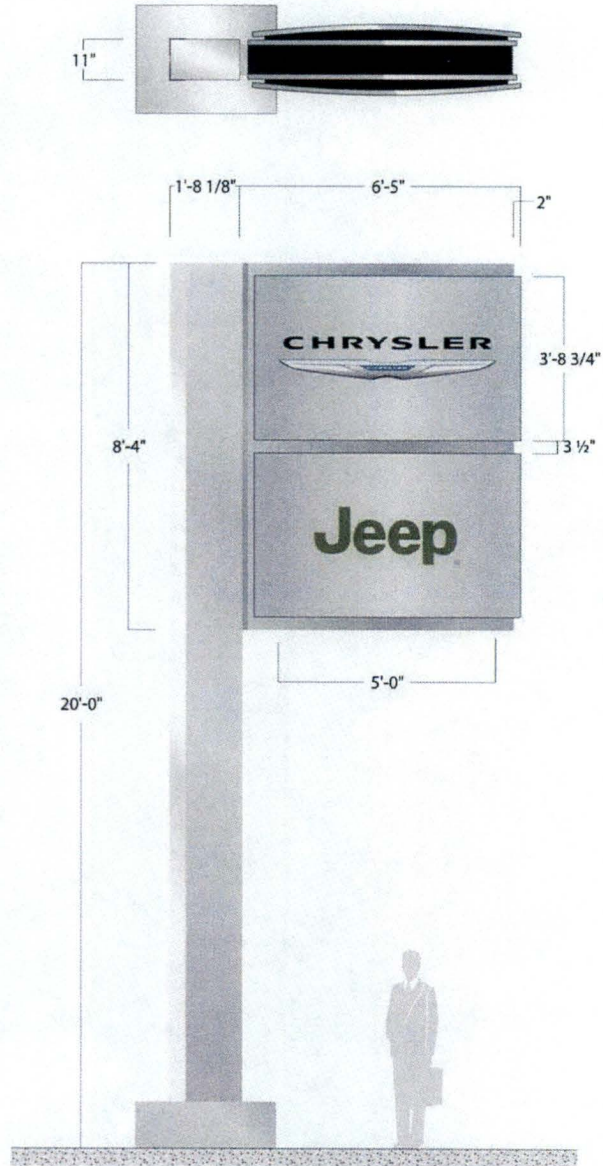
- Painted aluminum exterior construction with chrome accents on cladding.
- Clear acrylic logos pushed thru cabinet face with 1st surface decoration vinyl /color digital print.

Electrical Requirements

- Fluorescent internal illumination
(7) F72 / T12 / Daylight / High Output Lamps
- (2) Transco Ballast TRA-16-832EP at 2.0 amps each
- LED external halo illumination
(144) Agilight White Tuffrayz
- (2) Advance Xitanium Power Supply
LED-120A-0012V-50F at 0.63 amps each
- Total Load: 5.26 amps at 120 V
(1) 20 amp Circuit Required

Colors

- Chrysler Badge: Black ■ Process Black
Blue ■ PMS 287
Silver
- Jeep Badge: Green ■ PMS 371
White
Silver



WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

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

DATE: January 26, 2022

RE: Lake Pointe and West Valley final site plan extensions

Seiber Keast Lehner, on behalf of JMF White Lake LLC, submitted a letter dated January 18, 2022 requesting a one-year extension of the final site plan approval for Lake Pointe and West Valley. The Township zoning ordinance allows the applicant of the final site plans to request an extension in writing prior to the expiration date.

Both Lake Pointe (located on the east side of Union Lake Road, north of Carpathian Drive) and West Valley (located on the west side of Union Lake Road, across from Carpathian Drive) consist of 69 attached-single family ranch-style apartments.

The Township Board previously granted preliminary site plan extensions for Lake Pointe (February 16, 2021) and West Valley (October 20, 2020). Last year the Planning Commission granted final site plan approval for Lake Pointe (May 6, 2021) and West Valley (March 18, 2021). The current final site plan approvals would have expired on March 18, 2022 (West Valley) and May 6, 2022 (Lake Pointe) if the applicant had not applied for an extension. The applicant is requesting a one-year extension of the final site plans. If approved the new expiration dates would be March 18, 2023 (West Valley) and May 6, 2023 (Lake Pointe).

Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny the extension requests. If the extensions are denied, the applicant must resubmit the preliminary site plans. A motion to approve the final site plan extensions is provided.

- **Move to approve extending final site plan approval for Lake Pointe to May 6, 2023 and extending final site plan approval for West Valley to March 18, 2023.**

Attachment:

1. Letter from Seiber Keast Lehner requesting extensions dated January 18, 2022.

January 18, 2022

Sean O’Neil, AICP
Planning Director
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

RE: West Valley & Lake Pointe – Final Site Plan – Request for 1 Year Extension

Dear Mr. O’Neil,

On behalf of the Applicant, JMF White Lake LLC, Seiber Keast Lehner, Inc (“SKL”) respectfully requests the White Lake Township Planning Commission (“WLT PC”) to extend the Final Site Plan Approval for West Valley for one year from March 18, 2022 to March 18, 2023 and to extend the Final Site Plan Approval for Lake Pointe by one year from May 6, 2022 to May 6, 2023. When considering this request, the Applicant would like to request the WLT PC to consider the following:

1. A site plan was recently submitted to White Lake Township (“Township”) for Comfort Care on Parcel 12-36-176-002.
2. The Applicant for West Valley and the Applicant for Comfort Care have been in contact with each other and are currently coordinating their Site Plans. The coordination of these projects could potentially have many benefits for the Township’s residents and for the Township Public Services including:
 - a. One less water main tap to the existing water main in Union Lake Road which would result in less future maintenance for the Department of Public Services / Water & Sewer.
 - b. On less Pressure Relief Valve on the proposed water main systems which would result in less future maintenance for the Department of Public Services / Water & Sewer.
 - c. Providing a positive drainage storm water outlet for the Comfort Care Site which would eliminate the need for an on-site retention storm water basin and will give the project the ability to provide an on-site (Township preferred) detention storm water basin.
 - d. Provide a secondary means of emergency access between the two projects to improve access for emergency response vehicles.
 - e. Eliminate the need for a secondary access road on West Valley to Cedar Island Drive which removes the gate and snow removal concerns from the Township’s Fire Department and a paved access point to Cedar Island Road.
3. Lake Pointe depends on West Valley for a storm water outlet and therefore needs its Site Plan Approval extend as well so West Valley and Comfort Care can engineer the potential synergies between the two projects.
4. Should the WLT PC grant the Final Site Plan extension, the applicant intends on submitting Final Site Plans and obtaining Final Site Plan approval prior to the extended Final Site Plan dates.

West Valley & Lake Pointe
Final Site Plan
1 Year Extension Request
January 18, 2022

Please feel free to contact me at 248-308-3331 or je@seiberkeast.com should you have any questions.

Sincerely,

SEIBER KEAST LEHNER, INC.



Jason M. Emerine, P.E

cc: Michael Furnari, JMF White Lake, LLC (via email only)
Aaron Potter, White Lake Township DPS Water / Sewer
Mike Leuffgen, DLZ, Township Engineer
John Holland, White Lake Township Fire Marshall

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
MAY 6, 2021 @ 7:00 p.m.
Electronic Meeting

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

ROLL CALL: Steve Anderson, White Lake, MI
Peter Meagher, White Lake, MI
Matt Slicker, Commerce, MI
Rhonda Grubb – Secretary, White Lake, MI
Mark Fine, White Lake, MI
Joe Seward, White Lake, MI
Debbie Dehart, White Lake, MI
Scott Ruggles, White Lake, MI

Absent: Merrie Carlock, White Lake, MI

Also Present: Sean O’Neil, WLT Planning Director
Sherri Barber, Recording Secretary

Visitors: Mike Leuffgen (DLZ)

Approval of Agenda

Commissioner Meagher moved to approve the agenda as presented. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Approval of Minutes

a. April 15, 2021

Commissioner Meagher moved to approve the minutes of April 15, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

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

Scott Shepherd (6500 Cedar Island) wanted to hear what was proposed for the rezoning of parcel 12-29-476-006.

Public Hearing:

a) Stanford Holding LLC Rezoning

Location: Property described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 10.3 acres.

Request: **Rezoning from (AG) Agricultural to (R1-A) Single Family Residential or any other appropriate district.**

Applicant: Stanford Holding LLC

Deed holders: Stanford Holding LLC

Mr. O'Neil wanted to hit the highlights on the McKenna letter. Only 10.3 acres of the 45 acres are being proposed right now. The Southerly strip is proposed to be rezoned from AG to R1-A. They want to make 8 large acreage parcels in that area. The property is surrounded by similarly zoned property, or more dense zoning. The proposed homes should accommodate the traffic. He would recommend that the traffic study be waived. This does not create an unplanned spot zone. Mr. O'Neil wanted to mention that there was a question about utilities. The homes would be served by septic and well.

Tom Thomasma was in attendance on behalf of Stanford Holding LLC. He stated that they are looking to split off 8 one acre lots for the purpose of building single family residential R1A zoned homes.

Commissioner Anderson opened the public hearing at 7:17 p.m.

Mr. Shepherd (6500 Cedar Island) lives across the street and wondered if they would do anything for barriers along Bogie Lake to mitigate the traffic noise?

Autumn Gibson (1211 Bogie Lake Road) wanted to comment that her biggest concern is that eventually there will be another neighborhood there. There is already a lot of traffic and accidents. The school zone gets backed up and it's hard to get out of their neighborhood. She moved from Livonia and they don't want to lose the natural areas of White Lake.

Commissioner Anderson closed the public hearing at 7:24 p.m.

Commissioner Dehart didn't see the width for the access. It is on Exhibit B-1 in the agenda. It does meet the land division act. Commissioner Ruggles asked when he would start the homes. Mr. Thomasma would like to start this fall. Thomasma doesn't know what the future development may be on the remaining acres. In reference to the traffic concerns, the 8 lots are 8 single family homes with the drives going to Cedar Island Road. Mr. O'Neil stated that he is showing 8 parcels, if he didn't fit the leg through, he could probably get 9 lots. The Township requires one acre parcels and he loses some with the road right of way. If this was zoned R1A he won't even be here, it's just changing the zoning.

Commissioner Slicker noted that he's going for rezoning but we don't know if he has the splits. If he doesn't have the splits he wouldn't be able to create as many. Will he be required to put sidewalks in? The sidewalk ordinance doesn't apply to individual metes and bounds parcels. Mr. O'Neil noted

that we have had interaction with the ITC corridor and they are pretty responsive. Mr. Leuffgen noted that they have to get approvals and possibly a maintenance easement. The insurance requirement was pretty significant in agreements with the ITC previously. Commissioner Slicker doesn't like the stub roads. Mr. O'Neil would like to see if we could leave the opening closer to the ITC and intersect Caya Way.

Commissioner Anderson noted that it meets the master plan, the traffic plan for 8 homes is small and you can consider the recommendation to waive that traffic plan because it's such a small area.

Mr. O'Neil wanted to note that the neighborhoods to the west have sidewalks and its important for kids walking to school. It would be very much appreciated and he encourages Mr. Thomasma to put sidewalks in. Mr. Thomasma stated that he will take it under consideration. Commissioner Anderson stated that the sidewalks would be good for the Township.

Commissioner Ruggles moved to recommend to the White Lake Township Board of Trustees the approval of the rezoning of the property described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 10.3 acres from (AG) Agricultural to (R1-A) Single Family Residential. Subject to all Planning Department and consultant comments and the waiver of the traffic plan. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

This will be forwarded to the Township board for the first reading.

Old Business:

No old business.

New Business

a) Lakepointe

Location: Located on the northeast corner of Union Lake Road and Carpathian, consisting of approximately 13.32 acres. The property is currently zoned PD (Planned Development). Identified as parcel numbers 12-36-177-002 and 17-36-177-003.

**Request: i) Final Site Plan
ii) Planned Development Agreement**

Applicant: Fairview Construction Company

Mr. Leuffgen referenced his letter and noted that they recommend approval with other agency approvals. This development is tied into West Valley across the street.

Commissioner Slicker noticed in the detention calculations that it drains to the north, not the ultimate outlet. He wanted to make sure he checked the outlet downstream. They designed Lakepointe site to detain water on site. Originally it was proposed as retention, now detention with outlet through West Valley. They acquired the adequate discharge permits through EGLE.

Commissioner Anderson asked if the water flow was going to be underneath Union Lake, and that is correct. How do they manage that? Is it a situation that won't affect the traffic flow? All utilities are bore and jack or directional, with no road closures. How far below the road surface? It's a

minimum of three feet of cover. The northeast side of Union Lake Road doesn't currently have drainage and it floods, this will resolve the flooding.

Commissioner Meagher saw some unresolved items from Mr. Leuffgen's letter. One of the items was a comment about a bypass lane and it was not needed.

Commissioner Slicker asked about the sidewalk layouts. The layout was the only way they could make them ADA compliant and extend them to the sidewalks along the road. ADA requires maximum longitude slope of 5%. He feels the sidewalk is pushing people towards walking in the road. Mr. Furnari will pay \$ 2,050 toward the sidewalk fund since they were unable to connect to Independence Village. The sidewalks would have to comply and probably have a landing on the other side of the road. Mr. Emerine said that they were asked to do this about two years ago. On the final construction site plan we'll make sure it's compliant.

Mr. O'Neil presented the McKenna letter. One item has to do with a deficiency in plantings. There is some existing vegetation. They are short shrubs and planting trees and perennials in place. Mr. O'Neil has no objection to that. There is no street lights, they are proposing coach lights. They proposed this across the street at West Valley. The applicants have indicated that they intend to meet all the requirements.

Commissioner Dehart still has an issue with the bypass lane. The traffic is horrendous and she thought we said that we wanted a traffic study. Is there anyway to alleviate the turning issues without putting in the turn lane? Mr. Emerine noted that they spoke with someone who is very familiar with the traffic study. The level of service did not change per her study. She did the analysis showing that the level of service didn't change and also included West Valley. Commissioner Anderson took issue with the study. We have passing lanes on Elizabeth Lake Road and other areas where the traffic is less than Union Lake Road. He felt she couldn't validate why we have turning lanes in other areas. Commissioner Anderson noted that we definitely have some concerns about this. Mr. Leuffgen stated that we reviewed the assessment and checked the numbers, they did not disagree with the numbers.

Mr. O'Neil noted that the Community Impact Study is required to document the impact of intensive developments. A Meijer would be intensive. This is the same level of intensity as the development across the street. It didn't seem equitable. Commissioner Meagher asked if the issue for the Community Impact Study is the time it takes or the cost, it's probably both. Commissioner Anderson asked if the other subdivisions and developers don't have a problem with this. Mr. Emerine can't speak to that.

Mr. Emerine can go into the CIS for some items, but he will defer others to Mr. Furnari. Mr. Furnari stated that we think we're providing a unique property keeping active adults and empty nesters in your community. It is a product that is lacking in a lot of communities. Financially it is a multi million dollar property. We're bringing utilities along Union Lake Road. These studies are typically for larger developments. Typically you don't need it for a 69 unit development.

Commissioner Grubb wanted to comment that she has concerns about traffic and people having to wait for people to turn in front of them. She doesn't have a problem with the landscape deficiencies.

Commissioner Slicker asked if the RCOC has looked at the whole corridor and looked at the acceleration/deceleration lanes. Mr. O'Neil doesn't know, he doesn't meet with them regularly.

He's a little disappointed they didn't require it. These two projects are at the tail end of decades worth of development with little attention paid to cars. This project probably doesn't have an opportunity to make it any better or any worse. Commissioner Anderson asked if we can do anything about a bypass lane. Mr. O'Neil noted that if we were concerned about it, we should have dug in on this at the very first meeting and this puts us in an odd spot that the RCOC says we don't have to do it.

Mr. Leuffgen went over his letter dated 4-23-21 for the development agreement. They defer to the Township attorney for agreement language. They recommend a joint maintenance agreement between West Valley and Lakepointe, West Valley is critical to Lakepointe. Mr. O'Neil discussed the McKenna review letter and the attorney review. Mr. O'Neil noted that in the future if they did condos, they would need a private road agreement. If the applicant agrees to conditions of the letter, we'll be in good shape for the development agreement. Mr. O'Neil wanted to note that there was discussion about community benefit and Mr. Furnari agreed to make a \$ 5,000 contribution to Parks fund and \$2,050 to the sidewalk fund. We need to have final action on the site plan and the planned development agreement.

Mr. Emerine wanted to comment that they have revised the planned development agreement and everything has been addressed. The development schedule comment will be addressed. Commissioner Slicker wanted to ask about the clubhouse being built as part of the site plan, it has to be built per the site plan.

Commissioner Meagher moved to recommend to the White Lake Township Board of Trustees the approval of the Planned Development agreement for Lakepointe. The approval will include the waiver of the Community Impact Study and is subject to all Planning Department and consultant comments. The development agreement will include a \$5,000 contribution to the Park Fund and a \$ 2,050 contribution to the sidewalk fund. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Commissioner Meagher moved to recommend that the Planning Commission approve the Final Site Plan for Lakepointe. The approval is subject to all Planning Department and consultant comments. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Liaison's Report

Commissioner Grubb reported that Parks and Recreation will have a meeting next Wednesday, May 12th.

Trustee Ruggles reported that the White Lake Township board of trustees met twice since the last Planning Commission meeting. They will meet in person for the next meeting. At the last meeting the board recommended to approve River Caddis as our developer to work together for the Civic Center Development Committee. Trustee Ruggles thanked everyone for their time with the CCDC. He respects the committee decision when they put in so much time. The Fee Ordinance was updated. The Township entered into a contract with our new Fire Chief, John Holland. Supervisor Kowall read a resolution about May being mental health awareness Month.

Commission Dehart noted that the ZBA meetings have run quite long lately. They go through the state standards on each case to make sure each case meets the state standards.

Planning Consultant's Report

Mr. Leuffgen reported that the Bogie Lake north sanitary sewer project is nearing an end. The plans are in for Aspen Meadows iron filtration. The plans are in for permits to bring water to the Huron Valley Schools complex.

Director's Report:

Mr. O'Neil reported that last weekend a few people were out at 4 Corners for a temporary Certificate of Occupancy for 8030 Wadi for the 1st and 2nd floor. 4 Corners has about 8 units rented out. They are a few months behind on 8020 Wadi and it looks pretty good exterior wise. The Preserve at Hidden Lake determined townhouses won't be in their best interest and they will go to a duplex concept for the north end. The townhouses have lots of stairs and probably are not widely embraced in White Lake Township. They are reducing units. Mr. O'Neil noted that the development at the old Ruggles farm lot will probably not be successful unless they incorporate the vision of the Planning Commission and CCDC. New Hope is making progress and working on a storm water issue. Centerpointe Plaza nearing completion and looking for tenants. We hope they get finished and tenanted out. Construction costs are so high right now, but we remain optimistic.

Trustee Ruggles wanted to note that Township board didn't see anything impressive with the plans for the corner of M-59 and Elizabeth Lake Road.

Other Business:

None.

Communications:

Mr. O'Neil noted that there is a 50/50 chance of having either of the next two meetings.

Next Meeting Dates: May 20th, 2021
June 3rd, 2021

Adjournment:

Commissioner Meagher moved to adjourn the meeting at 9:08 p.m. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
MARCH 18, 2021 @ 7:00 p.m.
Electronic Meeting

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

ROLL CALL: Debby Dehart, White Lake, MI
Steve Anderson, White Lake, MI
Merrie Carlock, White Lake, MI
Peter Meagher, Cape Coral, FL
Matt Slicker, Commerce, MI
Scott Ruggles, Board Liaison, White Lake, MI
Rhonda Grubb – Secretary, White Lake, MI

Absent: Joe Seward
Mark Fine

Also Present: Sean O’Neil, WLT Planning Director
Sherri Barber, Recording Secretary

Visitors: Mike Leuffgen (DLZ)

Approval of Agenda

Mr. Meagher moved to approve the agenda as amended. Ms. Carlock supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes

Approval of Minutes

a. February 18, 2021

Mr. Meagher moved to approve the minutes of February 18, 2021 as presented. Ms. Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes

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

No members of the public called in.

Public Hearing:

No public hearing.

Old Business:

No old business.

New Business

a) West Valley

Location: Located on the west side of Union Lake Road, across from Carpathian Drive, and north of Cooley Lake Road, consisting of approximately 15 acres. Identified as parcel 12-36-176-003. Currently zoned as (RM-1) Attached Single Family

Request: **Final Site Plan Approval**

Applicant: Fairview Construction Company

Mr. O’Neil reported that the project has taken a while to get through the process and it was given an extension. Part of the delay is that it needed to be reengineered to take stormwater from Lake Pointe across the street, which is also Fairview’s property. We’re happy that the project is coming down to final approval. The planning review items included use of existing vegetation in place of new. We can count some of the existing landscape toward that. There is lighting detail needed before the pre-construction meeting and some labeling on the sheets that needs to be corrected. The recommendation is that this is approved tonight. Mr. Emerine noted that we would like to save as many mature trees as possible. The house abutting the property will have their driveway repaved because the fire lane will come across it. The location of the 12’ watermain allows for water to be extended in the future, and the developer agreed to upsize the watermain. They also put the storm water basin about 10’ off the property to keep it from the adjacent property owner. The site does have a pump station. Not much has changed since preliminary site plan approval. The project provides an 8’ sidewalk.

Mr. Leuffgen presented his report dated March 9, 2021. The comments have been largely addressed and he feels good about the final site plan. He recommends approval with some “subject to’s”: Fire Department review for emergency access, there is a Michigan Bell easement and he is asking for a statement that they are allowed to construct in that area. Regarding the detention basin particularly the side slope – it’s a dry pond not meant to hold water but he wanted to bring up the slide slope in case the Planning Commission wanted to address this.

Mr. Emerine reported that they did an analysis and they can add it to the plan showing it works. They are expecting a legal opinion soon on the Michigan Bell easement. The basin is all sand, and will discharge the water within 24-48 hours.

Ms. Carlock asked if the easement is for overhead lines? There is nothing in the easement, there are no overhead lines. She’s asking if the basin has to be this steep with those soil conditions. In theory the basin could be designed to infiltrate instead, but that’s very technical and complicated and becomes a long-term maintenance problem. The sides will be grasses, he’s unsure if it will be mowed.

Mr. Meagher asked what the depth of the basin could be in the event of a large storm. That’s only under a 100-year storm event. Mr. Emerine hasn’t ran those calculations. The outlet design is preferred.

Mr. Slicker noted that there is a puddle to the north that gets standing water. He asked if these are rentals, and they are. The basins are the HOA's requirement to maintain, once they are in the road right of way they will be maintained by the RCOC. There are no plans for a pedestrian crossing across Union Lake Road. Mr. O'Neil is unsure if they have talked with RCOC about signage. They have not spoken to the RCOC about it, and they have added more parking at the pool. Mr. Slicker asked if the development to the north will connect to Hidden Cove. There isn't a requirement for a connection. There is a gated emergency access between the two developments. Roads that connect and go somewhere are better for a lot of reasons. Ms. Grubb asked how much the monthly rent will be? They anticipate rents around \$2,000.

Mr. Ruggles wanted to thank the developer for working with the neighbor on the southwest corner and he looks forward to seeing the project get underway. He wants to save as many trees as possible. It brings more aesthetics, a natural feel.

Ms. Dehart asked about the detention basin. There isn't much other outdoor land the residents can use. There is a center park that meets ordinance. Mr. Slicker asked if the 1 in 4 is standard. Mr. Leuffgen said that 1 in 4 can be used for dry ponds. 1 in 4 is the standard in Oakland County. Grading standards for grassy areas are 1 on 3. Ms. Carlock stated that the ordinance is 1 on 6 and she doesn't like a 1 on 4, it's not really mowable. Mr. Emerine stated that if they did a 1 on 6, they would need to increase the size and be closer to the neighbor and use retaining walls.

Motion by Mr. Meagher for recommendation for the Final Site Plan approval for West Valley (located on the west side of Union Lake Road, across from Carpathian Drive, and north of Cooley Lake Road, consisting of approximately 15 acres. Identified as parcel 12-36-176-003. Currently zoned as (RM-1) Attached Single Family) subject to all Planning Department and consultant comments and with a special notation that the amount of vegetation that the developer plans to leave satisfies the Township requirements. Ms. Dehart supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes

Mr. Emerine thanked everyone for their time and great questions.

Liaison's Report

Ms. Grubb reported that Parks and Recreation met last week to discuss the Stanley Park grant application and the purchase of picnic tables for the park. The Township asked that the board look for less expensive picnic tables.

Mr. Ruggles reported that the CCDC has met and had proposals for two companies and this is moving along. He was not at the last board meeting to present an update.

Ms. Dehart noted that there were quite a few cases for the ZBA. The apartment building on Pontiac Lake Road will probably come back to the Planning Commission because there were too many variances. They may come back with a smaller building, possibly two less units.

Planning Consultant's Report

There was not a planning consultant in attendance.

Director's Report:

Mr. O'Neil reported that the ZBA and Parks and Recreation have been very busy. Everyone is enthusiastic about the land and water grant application. We're making good progress with the CCDC. Quite a few houses are being built out at PH Homes and Trailside Meadows. Phase Two for PH Homes will probably be starting in a few months. They don't feel there is a market for the proposed townhomes and the townhouses will convert to duplexes, this will reduce their density. Trailside Meadow will be entering their second phase soon. Centerpointe Plaza is moving along nicely. They have applied for a Ralph Wilson grant for Triangle Trail for the design costs. Mr. Anderson asked about the old Sonic site, Mr. O'Neil noted that we'll probably hear more about it in the future months. Mr. Slicker noted that the Township may receive a large amount of stimulus money.

Other Business:

PD Waiver for Vacant Parcel 12-21-426-004

Mr. O'Neil presented the waiver request. The parcel is 8.61 acres. It's challenging with the roads and wetlands. The acreage minimum in the ordinance was to help properties function in a better way. It should be allowed to move ahead, it's very close to 10 acres. The staff recommends that they get a waiver. They met with the development group about a year ago and they had a bigger user, and they didn't have the loop road and now they do. This is a starting point, there will be some tweaks. We have a different vision of what we thought this would be in 2010 and 2011.

Ms. Dehart asked if the Planning Commission should be shown some of the conceptual ideas. This doesn't blend with what may be done with the Township properties. Does a drive through restaurant work with what we are looking for a walkable community? Do you want to send that message tonight and let the record reflect the walkability requirement? You're not giving anything away tonight except for a PD waiver on the acreage. Later on, some changes can be made. They can answer more questions if they get a waiver and come back for preliminary site plan approval. Mr. Anderson asked if we should table this until we talk to them? Ms. Grubb is okay with tabling. Mr. O'Neil stated that you could make a recommendation and fill it with comments and questions you want answered and concerns with uses and walkability.

Mr. Meagher suggested giving a waiver but being creative with what goes on the property. Ms. Carlock is disappointed. This is a primary property in the Township and it's important with how it works with the Civic Center development. They would prefer the businesses to face Elizabeth Lake Road. Ms. Dehart thinks that this doesn't blend with the Civic Center development. Mr. O'Neil is a little torn here. They can show us a concept plan, it doesn't mean it will be approved like this. The property itself warrants a waiver. The uses are wrong for this corner.

Mr. Anderson stated that the key thing is that we have to look at a vision of what we have planned. Mr. Slicker asked if drive through restaurants are allowed in PD, yes they are. Mr. O'Neil stated that we have to look at what community benefits they are providing. Mr. Anderson would like to see them share some possibilities reflecting the same ideas with the undeveloped property.

Mr. O’Neil stated that he would be careful not to say that they don’t meet the master plan. Your concern is that this corner should meet the master plan and the intent of the Civic Center.

Mr. Meagher moved to recommend the approval of the PD Waiver for Vacant Parcel 12-21-426-004 for the minimum 10 acre requirement with a notation that the future corporate citizens of White Lake Township would like a development that is complementary to our new Civic Center Development. The future planned development should be complimentary to the Civic Center Development and keep with the Master Plan. The development should have a pedestrian friendly path that would join with the Elizabeth Lake corridor. Ms. Carlock wanted to mention the wetland buffer in that area, it’s a pretty high quality wetland there. Ms. Dehart supported and the MOTION CARRIED with a roll call vote. (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes.

Communications:

Mr. O’Neil stated that the April 1st Planning Commission is unlikely

Next Meeting Dates: April 1st, 2021
April 15th, 2021

Adjournment:

Ms. Grubb moved to adjourn the meeting at 8:51 p.m. Ms. Carlock supported and the MOTION CARRIED with a roll call vote. (Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Slicker – yes; Ruggles – yes; Grubb – yes). 7 yes votes.