



PLANNING COMMISSION MEETING
LOCATION: TOWNSHIP ANNEX, 7525 HIGHLAND, WHITE LAKE, MICHIGAN 48383
(FORMER WHITE LAKE LIBRARY)
THURSDAY, OCTOBER 07, 2021 – 7:00 PM

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

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
 - A. Regular Meeting Minutes of September 2, 2021
6. **CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)**
7. **PUBLIC HEARING**
8. **CONTINUING BUSINESS**
9. **NEW BUSINESS**
 - A. **Redevelopment at 9328 Highland Road**

Location: located on the north side of Highland Road (M-59) and west of Fisk Road.
Consisting of approximately 1.17 acres. Currently zoned (GB) General Business.
Identified as parcel number 12-203-201-010
Request: **Final Site Plan Approval**
Applicant: White Lake Retail Management, LLC
30200 Telegraph Road
Bingham Farms, MI 48205
10. **LIAISON'S REPORT**
11. **PLANNING CONSULTANT'S REPORT**
12. **DIRECTOR'S REPORT**
13. **OTHER BUSINESS**
14. **COMMUNICATIONS**
15. **NEXT MEETING DATE:**
 - A. October 21, 2021 & November 4, 2021
16. **ADJOURNMENT**

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
SEPTEMBER 2, 2021 @ 7:00 p.m.

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

ROLL CALL: Steve Anderson, White Lake, MI
Peter Meagher, White Lake, MI
Rhonda Grubb, White Lake, MI
Merrie Carlock, White Lake, MI
Matt Slicker, White Lake, MI
Scott Ruggles, White Lake, MI

Absent: Mark Fine
Debby Dehart
Joe Seward

Also Present: Sean O'Neil, Planning Director
Hannah Micallef, Recording Secretary

Visitors: No members of the public present

Approval of Agenda

Commissioner Meagher moved to approve the agenda as presented. Commissioner Grubb supported and the MOTION CARRIED with a voice vote: 7 yes votes.

Approval of Minutes

- a. August 19, 2021

Commissioner Carlock added that she chaired the August 19th, 2021 meeting.

Commissioner Meagher moved to approve the minutes of August 19, 2021 as amended. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 7 yes votes.

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

There were no members of the public present.

Public Hearing:

A. 2022-2027 Capital Improvement Plan (CIP)

Planning Director O'Neil summarized what a CIP was and the CIP process. The CIP serves as a tool for Township infrastructure projects and to get said projects off the ground with funding spread out over 6-year periods. This is done every September; and the CIIP serves as a budgeting tool for the Township Board. The CIP acted as a wish list, it was not a budget. There was a threshold of \$50,000.00 when identifying capital projects. Water and sewer projects, for example, end up being CIP projects, due to their cost. Sewer lining and the design of the Triangle Trail were two completed processes that were considered a success this year. The Planning Commission was charged with holding a public hearing for the CIP and to approve the document to send to the Township Board. The Township Board will consider the CIP for acceptance at their September meeting. Planning Director O'Neil wanted to thank the departments and staff within the Township for their help with putting the CIP together, and especially wanted to thank Staff Planner Quagliata for his efforts and work this year.

Chairperson Anderson asked if the resolution put out by the state for the CIP required a 6-year rolling plan. Planning Director O'Neil said yes, and the Township was required to prepare a CIP per the State because there were public utilities that the Township maintained.

Commissioner Carlock asked if the Planning Commission adopted CIP, did the Township Board needed to adopt it as well. Planning Director O'Neil said it was the Planning Commission who adopt the CIP, and the Township Board was the entity who accepted it. If the Township Board did not accept the CIP, the CIP would come back to the Planning Commission for changes to be made.

Chairperson Anderson opened the public hearing at 7:22 P.M. Seeing no public comment, Chairperson Anderson closed the public hearing at 7:24 P.M.

Commissioner Slicker asked staff about the water supply fund, Planning Director O'Neil said the water projects were funded out of the enterprise fund, and the sewer projects were funded from the general fund. Commissioner Slicker said the upgrades to the sewer systems should be funded by the enterprise fund. Planning Director O'Neil said general fund contribution should be added to page 2-4. He added that the sewer revolving funding would go into the Bogie Lake/Lakeland High School project, and will be a project that would be done through the school district and the Township. The majority of the project would be paid by the school district by means of the sewer revolving fund. The sewer revolving fund money comes to the Township, as the Township was the beneficiary for the funds, and then the school district would pay the money back through the Township. Planning Director O'Neil said Director Potter would have more information. Commissioner Ruggles said the DPS department typically had the funding to cover their projects, and the project to take sewer down M-59 westbound would be costly.

Chairperson Anderson asked staff about the pump station at Lakeland, and wanted to know if the installation of the booster station would be added to the station to enhance its effectiveness. Planning Director O'Neil said the booster would continue to move the pressure through the system to avoid friction in the pipes.

Commissioner Meagher asked staff why the police didn't have a lot of projects. Planning Director O'Neil said it was because they didn't have many projects over \$50,000.00. The new Public Safety building project costs was under the general fund. Chairperson Anderson asked if

the new safety building would be funded by the millage. Planning Director O'Neil said that was unknown at this time. Commissioner Ruggles asked Planning Director O'Neil if the public safety building would be incorporated with the Civic Center development project. Planning Director O'Neil said Mr. McGraw from River Caddis wanted to workshop with the Planning Commission in the future, and wanted to bring this up as a topic.

Chairperson Anderson asked staff about the new generator and if it would be transferable if the Township moved facilities. Planning Director O'Neil confirmed.

Chairperson Anderson asked staff about the fire ladder truck, and asked why a 100' ladder truck was needed. Planning Director O'Neil said 100' was standard, and it was an operational item the Fire Chief could speak to.

Commissioner Slicker asked staff if the CIP was for the current calendar year. Planning Director said it was a six-year rolling plan, and the projects were rated and called out in different years.

Commissioner Meagher moved that the White Lake Planning Commission adopt the 2022-2027 as presented and make a recordation to the Township Board to accept the CIP as presented. Commissioner Carlock supported, and the motion CARRIED with a roll call vote: (6 yes votes)

(Slicker/yes, Carlock/yes, Ruggles/yes, Anderson/yes, Meagher/yes, Grubb/yes)

Continuing Business

No continuing business.

Old Business:

No old business.

New Business:

No new business.

Other Business:

No other business.

Liaison's Report

Commissioner Grubb said the Parks and Rec provided totes for the run that was held in August. The shipping containers are going to be removed from Hawley, and the signs and picnic tables will be in Stanley Park soon. The water testing at Stanley Park went well. There will be geocaching at Vetter Park. Halloween at Fisk Farm was scheduled for October 16th.

Commissioner Carlock said the Harvest Happenings will happen in October in Hess-Hathaway Park in Waterford.

Commissioner Ruggles said that the Township Board had a special meeting with the Fire Department. The Fire Department was currently a BLS (Basic Life Support) system, and they requested to be moved to an ALS (Advanced Life Support) system. The paramedics would be able to assist a resident in need without the STAR paramedic team. Currently, the fire department relies on STAR for further acts to save a life, and STAR has an average response time of 20 minutes. There would be increased costs to do this, and the Township Board approved a motion to begin exploring the requirements and costs for the

transition. If the transition was approved, the Fire Department would be in a probationary period of two years from the State and would have a choice to continue after that.

Commissioner Ruggles said the Township Board voted to extend the COV ID state of Emergency until the end of the year. It gave Supervisor Kowall the authority to meet via Zoom or in person, and the Township Board will vote monthly to assess what meeting method will go forward.

The Dublin Senior Center parking lot paving project was presented before the Township Board. DLZ had a project cost of \$60,000.00 just for design. The asphalt estimate was \$90,000.00. The Township Board declined to move forward due to the costs.

Planning Consultant's Report

No report.

Director's Report:

Planning Director O'Neil mentioned again that Mr. McGraw would like to meet with the Commissioners in small groups near the end of the month. The Sonic redevelopment project will be back to the Planning Commission as their loading dock problem was resolved at the Township Board. The Elizabeth Lake Retail project was looking to resubmit preliminary site plans, and could be before the Planning Commission in October.

Communications:

Next Meeting Dates: September 16, 2021
October 7, 2021

Adjournment:

Commissioner Grubb moved to adjourn the meeting at 8:0 p.m. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 7 yes votes.

Director's Report

Project Name: Redevelopment at 9328 Highland

Description: Final Site Plan Approval

Date on Agenda this packet pertains to: October 7, 2021

- Public Hearing

 Special Land Use
 Initial Submittal

 Rezoning
 Revised Plans

 Other: _____
 Preliminary Approval
 Final Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Per comments below.
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 09/13/2021
McKenna & Associates	Planning Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 09/17/2021
John Holland	WLT Fire Chief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See email dated 09/20/2021
Jeanine Smith	WLT Assessor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See memo dated 09/02/2021



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

September 13, 2021

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

RE: 9328 Highland Road- Commercial Building with Drive Thru – Final Site Plan and Final Engineering Plan - 1st Review

DLZ # 2145-7233-10

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned plans prepared by Stonefield Engineering and Design and dated August 30, 2021. These plans were reviewed for conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

Preliminary Site Plan Comments-The following comments from our Preliminary Site Plan review letter dated July 7, 2021 are listed below. We have provided responses to those comments in **bold** typeface.

1. A separate connection for a sanitary sewer lead is proposed for the drive-thru restaurant. It needs to be clarified that all kitchen discharge lines are routed to the existing external grease trap. Please also clarify if existing oil and grease separator is properly sized for the new use. **Comment addressed. A note has been added to Sheet C-5 that all grease will be routed to the existing external grease trap. It is understood that the existing grease trap is 1500 gallons per the Sonic As-Built plans which meets Township requirements.**
2. The existing watermain easement, where the hydrant and watermain are proposed to be removed, will need to be vacated. **Comment remains as a notation. A note to this effect has been added to Sheet C-2.**
3. The existing storm sewer easements, where the existing storm sewer is to be removed, will need to be vacated. **Comment outstanding. Please add a note to Sheet C-2 with regard to this.**

4. The existing detention basin on the northern portion of the site will need to be inspected and maintenance performed prior to a Certificate of Occupancy issuance for the site. Applicant shall provide documentation regarding the existing storm sewer and detention basin maintenance agreement to demonstrate this redevelopment is covered under the original agreement. Applicant will need to update agreements if necessary. **Applicant has provided the existing storm sewer and detention basin maintenance agreement and it is understood the maintenance agreement is transferable to new owners. DLZ recommends the Exhibit B sketch and easement descriptions be updated to reflect proposed improvements and easement vacations.**
5. The as-built plans for the previous Sonic restaurant indicate an existing storm water quality device in an unmarked location in the area where the existing storm sewer runs westerly at the western property line. The location and existing condition of this device will need to be verified or an alternate means of onsite stormwater pretreatment will be required. **Comment addressed. A note has been added to Sheet C-4 indicating that the stormwater quality device will be inspected and repaired as necessary prior to construction.**
6. The proposed plan does not cause an increase in impervious area; it has been reduced by approximately 300 square feet. Our office has no concerns with respect to increased storm water runoff from this property. Details regarding proposed storm sewer pipe sizing will be reviewed at the time of Final Engineering Plan submittal. **Comment addressed. The design engineer has submitted details indicating that the impervious area for the proposed improvements will not increase.**
7. We defer to the Fire Department with regard to items related to fire suppression including proposed hydrant location. **Comment remains as a notation.**
8. The plan proposes a new benchmark be established at time of construction; a benchmark on NAVD 88 datum will be required to be established and shown on the Final Engineering Plan. **Although the design engineer indicates a new benchmark will be established prior to construction, a new benchmark is required to be shown at this time on the Final Engineering Plan.**
9. The plan appears to propose 5 foot wide sidewalk in front of the building. Ordinance requires 7 foot walks to account for vehicle overhang. This may be allowable as the plans propose either bumper blocks or handicap signs in front of the spaces which would prevent overhang. We defer further comment to the Planning Department or Planning Consultant. **Comment addressed. Sidewalk in front of the building is now proposed as 7' wide.**
10. The proposed storm sewer easement on the westernmost storm segment is shown over the subject property line. Will this easement be granted by the adjacent property owner? **Comment remains, easement has been removed from storm sewer along the western property line. This easement should be included.**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-9328 Highland Road Commercial Building- FSP/FEP
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Final Site Plan/Final Engineering Plan Comments-

General

1. The parcel ID number is in error on the cover sheet. Please revise.
2. Provide notes from WLT Engineering Design Standards section A.8.a.-d. on plan.
3. Attach WLT Standard Details Sheets to plan.

Grading/Paving

1. Provide existing grade for the northernmost curb connection on the west side of the property.
2. There appear to be two low points proposed along the drive thru area north of the building (965.55 and 965.35). Ensure positive drainage in these two areas.

Sanitary Sewer

1. Provide sanitary lead slopes; a minimum of 1% slope is required.

Watermain

1. Provide details regarding proposed hydrant lead, including length, size, and pipe type.

Stormwater Management

1. Provide the following items for the proposed storm sewer:
 - a. Inside diameter for proposed catch basins.
 - b. Pipe profiles with HGL line shown, all areas of CSB, and all utility crossings.
2. Pipe material shall be RCP CL IV.

Required Permits and Approvals

The following items, permits, and approvals will be required:

1. An updated Exhibit B within the existing Storm Sewer Maintenance Agreement will be required.
2. Vacated easement for portion of watermain to be removed. No new watermain easement will be required as the proposed hydrant falls within remaining easement limits.
3. Soil Erosion Permit through OCWRC.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
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WLT-9328 Highland Road Commercial Building- FSP/FEP
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Recommendation

We recommend the plans be revised to address the above referenced items and be resubmitted for review.
Please provide a response letter to the above comments; this will ensure a more streamlined review of the revised plan by our office.

Please contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P. E.
Senior Engineer

Encl. White Lake Township Standard Details
White Lake Township Standard Notes

Cc: Justin Quagliata, Community Development, *via email*
Hannah Micallef, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Nick Spencer, Building Official, White Lake Township *via email*
John Holland, Fire Marshall, White Lake Township, *via email*

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MCKENNA

September 17, 2021

Planning Commission
Charter Township of White Lake 7525 Highland Road
White Lake, MI 48383

Subject: 9328 Highland Road
Final Site Plan Review
Zoned: General Business (GB) District

Petitioner(s): White Lake Retail Management, LLC

Location: North side of Highland Road, west of Fisk Road and east of Village Drive

Dear Planning Commissioners:



Source: Oakland County Property Gateway

We have received an application for final site plan review for 9328 Highland Road, parcel number 12-23-201-010, dated August 30, 2021 consisting of approximately 1.18 acres, currently zoned General Business (GB). The lot is the site of the Sonic Restaurant (currently closed). The final site plan is consistent with the preliminary site plan that was approved by the Planning Commission at their August 5th meeting, subject to the following conditions:

1. Specifications on the number of tables and chairs to be made a part of the final site plan.
The petitioner needs to put this on the site plan; however, he verbally stated that there will not be any more than 16 chairs/4 tables.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
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2. The Petitioner needs to provide calculations for the amount of the façade that meets the Zoning Ordinance requirements as well as the percentage of windows on the front façade (required to be at least 30%).
This has been provided on sheet PP-4. The percentage of durable materials ranges from 53% to 60%.
3. Petitioner to provide a copy of the development agreement that addresses the cross-access easements.
This was provided.
4. Determination by the Planning Commission as to the lack of a delineated loading zone.
The Township Board determined that the loading zone proposed on the revised preliminary site plan meets the spirit and intent of the Zoning Ordinance, and is preferable to no loading zone. The loading zone, as proposed, is 15'x 30'.
5. Determination by the Planning Commission as to the lack of a buffer on the west side of the site.
The Planning Commission was ok with utilizing Belle Tire's buffer to meet this requirement,
6. A note on the plan regarding a two-year guarantee and bond for all new plant materials.
Note has been added.
7. A note that all landscaped areas that abut parking areas will be separated with a 6-inch curb.
Note added and detail provided.
8. A note that any landscaping materials that are in poor condition will be removed and replaced with materials that meet the Zoning Ordinance requirements.
Noted on landscape plan
9. Dimension of existing pathway along Highland Road added to final site plan.
Added to plan
10. Determination by the Planning Commission as to the appropriateness of the existing level of lighting, which exceeds the Zoning Ordinance maximum for foot candles at the lot lines and internally within the site.
At their August 5th meeting, the Planning Commission determined that the proposed lighting and the maintenance of the existing parking lot lights are acceptable as there is no overflow into the traversed portion of Highland Road or Elizabeth Lake Road.
11. The petitioner should revise the proposed (wall sconce) light fixtures with those that meet the Ordinance requirements.
A note was added to the plan; however, new fixtures were not submitted.
12. The Petitioner to provide detail on the wall sign calculations with respect to the front façade area and the area of the proposed wall signs.
A note was added to sheet PP-4 that signage would be coordinated by each tenant to comply with the Zoning Ordinance requirements.
13. Address of the businesses being added to the monument sign in letters at least 6 inches in height,
This was not addressed
14. Determination by the Planning Commission as to the utilization of the existing trash dumpster enclosure.
The Planning Commission determined that, provided the enclosure is in good shape, it may be used.
15. A site inspection showed that the white, metal fence in the rear of the site is in need of repair. A note should be added to this effect on the final site plans.
Noted on the site plan, sheet C-3
16. Sidewalk in front of building be increased from five feet to seven feet.
The sidewalk width was increased, however, it appears that the western most portion (in front of the restaurant's front entrance door) is still less than seven feet.
17. Sidewalk on east side of building be increased from four feet to five feet.

The width was increased, as shown on sheet C-3.

COMMENTS

1. **Existing Conditions.** The conditions of the site and the surrounding area are summarized below:

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Sonic Drive Thru	Planned Business	General Business
North	Mobile Home Park	Mobile Home	Mobile Home Park
East	Fisk Corners	Planned Business	General Business
South	Residential	Planned Business	Local Business
West	Discount Tire	Planned Neighborhood	General Business

2. **Proposed Use.** The Petitioner is proposing to demolish the existing Sonic building and construct a 5,840 square foot building. The easterly portion will consist of 3,000 square feet of retail and the western portion will consist of 2,840 square feet for a restaurant with a drive thru. The Petitioner is proposing to remove the building and parking spaces, with the exception of the thirteen spaces along the Highland Road frontage and reconfiguring the ADA spaces in the front of the building. Fisk Corners Shopping Center is located to the east and Discount Tire is located to the west of the subject property. Retail and restaurant uses are permitted in the General Business District. A drive thru and outdoor dining, which are proposed, are special land uses; however, because the property has been previously approved for such uses, no public hearing or separate special land use approval is required. The Petitioner stated that they approximate four tables and sixteen chairs for the outdoor dining. **Specifications on the number of tables and chairs should be made a part of the final site plan review approval.**
3. **Building Placement; Architecture and Design.** The site is of a conforming area and the building complies with all of the setback requirements for the General Business District with the exception of the lot width, which is required to be 200' but is actually 148.8' in width. Additionally, the developer is proposing to keep thirteen of the existing (previously approved) parking spaces that are located in the required front yard setback.

Applicable Requirement	Required by the Zoning Ordinance in the GB District	Proposed
Front Yard Setback	50 feet	89.2 feet
Side Yard Setback	15 feet	27 feet (west) 47.9 feet (east)
Rear Yard Setback	20 feet	158.8 feet
Building Height	35 feet or two stories	23 feet
Minimum Lot Area	1 acre	1.18 acres
Minimum Lot Width	200 feet	148.8 feet

The building consists of brick veneer on the lower (approximately) one-third of the building, EIFS on the upper two thirds of the building, a prefinished metal coping along the top of the building and windows along the front and on the west and east elevations for approximately 19 feet. A narrow band of EIFS in a contrasting color is also shown just below the metal coping. At the August 5th Planning Commission meeting, the petitioner was asked to increase the amount of durable materials, possibly reduce the amount of EIFS and provide those calculations for percentage of durable materials on each elevation. The elevations were revised as follows:

- The brick veneer was increased on each elevation, most notably the front elevation. Previously, the brick veneer (on the columns) only went up the building approximately half way, the current plan has the brick continuing up to the metal coping. The amount of EIFS was reduced on the other three elevations as well.
- The percentage of durable materials was noted on each elevation, on sheet PP-4.

Four fabric awnings are proposed along each bay of windows and a sign area has been identified above the western most and eastern most bay of windows. **The petitioner should provide a section detail and more specifics about the canopies.**

4. **Site Circulation and Parking.** Fifty-three parking spaces are required and proposed. As mentioned earlier, thirteen spaces in the front will remain. The site currently has nine 9' x 19' parking spaces in the rear, adjacent to the fence. They are proposing eleven, 9' by 19' spaces in this same area. The parking spaces on the east side of the site are proposed to be 17 feet long. The Zoning Ordinance allows for 17-foot spaces if they abut a sidewalk or landscaped area. This landscaped area was reduced from four feet to three feet, reducing down at the southern end of the site to zero feet. This was done to accommodate the wider sidewalk on the east side of the building; however, this is unacceptable as there needs to be a landscaped strip adjacent to those parking spaces – and a strip that will allow plant material to thrive. The previously recommended boxwood (43 of them) are not salt tolerant and will likely not survive in a narrow-landscaped strip adjacent to a parking lot that undoubtedly will be salted heavily in the winter months. The petitioner stated that they may reduce the drive aisle on the west side of the site to allow for a 3-4-foot landscaped area.

Eight stacking spaces for the drive thru are required and are shown on the site plan. Entry to the site is from a 25' cross access easement that runs the width of the property. Curb cuts on Discount Tire and Fisk Corners Shopping Center provide access to this site both in the front and rear. A condition of the approval in 2008 was that the Township and the property owner enter into an agreement stating that the Sonic proprietor would voluntarily enter into a development agreement with the Township ensuring that no new driveways/curb-cuts would be pursued for the Sonic parcel now, or in the future, and that all driveways, parking, maneuvering lane and internal connections would be shared between these three parcels (to the east and west of the subject parcel). **This has been submitted by the Petitioner.**

Circulation is two way on the east side of the site and one way on the west side (to accommodate the drive thru traffic). As mentioned earlier, a 15' x 30' loading space is shown and the Township Board felt it was adequate.

5. **Landscaping and Screening.**

- **Interior Landscape Requirements:**

Per Section 5.19(E) of the Zoning Ordinance outlines the requirements for interior landscaping. A total of 15% of the total lot area shall be landscaped. Based on the lot area of 51,219 square feet, 7,683 square feet of landscaping is required, which equals 26 trees and 128 shrubs. **The petitioner is proposing 16,449 square feet of overall interior landscaping, 30 trees and 134 shrubs. However, the landscape plan shows 18 existing trees and 11 new trees. The petitioner should clarify this difference.**

- **Parking Lot Landscaping Requirements:**

Per Section 5.19 (G) of the Zoning Ordinance outlines that requirements for parking lot landscaping. For commercial spaces, twenty square feet of parking lot landscaping is required for each space. Fifty-three spaces are required/proposed, which equates to 1,060 square feet of required parking lot landscaping – the petitioner is proposing 2,194 square feet.

For every 100 square feet of parking lot landscaping, three shrubs and one large deciduous,

ornamental or evergreen tree. As such, 11 trees and 32 shrubs are required; the petitioner is proposing 11 trees and 51 shrubs, which meets the Zoning Ordinance requirement. However, it appears that there are eight trees and thirty-two shrubs, which is short by three trees. **The petitioner should clarify which landscaping materials are meeting the parking lot landscaping requirements as well as which specific plant materials are meeting the interior landscaping requirement.**

Per Section 5.19 (G): The requirements, for trees and shrubs, may be modified when it is found that 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.

- **Greenbelt Standards**

The Planning Commission determined that the greenbelt between the subject parcel and the parcel to the west is not necessary given the existing landscape plantings of Belle Tire. On the preliminary site plan, the petitioner had a four-foot greenbelt on the east property line with 43 boxwood shrubs. The final site plan shows this same area as having a three foot greenbelt which reduces down to zero feet. Six existing shrubs are shown to be remaining in this area. The petitioner should increase this greenbelt to at least three feet, preferably four feet, and plant some kind of plant material in that space. The existing shrubs are in very poor condition and it's doubtful that they will survive. Grasses, which are salt tolerant and can reach heights of five feet, would be a good option for this area.

Greenbelts are required between non-residential parking areas and the public right-of-way and shall be at least 20 feet wide and improved with one large deciduous or evergreen tree and eight shrubs for every 30 lineal feet, except that they may be substituted in part with a masonry screen wall, 30 inches in height, at the discretion of the Planning Commission, in which case, a five-foot greenbelt adjacent to the screen wall must be provided.

The Petitioner states that the existing 16.9-foot greenbelt adjacent to Highland Road is an existing nonconformity. Five trees and 40 shrubs are required; the Petitioner is proposing four trees and twenty-nine shrubs. Forty shrubs seem to be employed to meet this requirement; however, they are not located on the subject property and must be removed from the plan.

6. **Pedestrian Circulation.** Per Section 5.21 of the Zoning Ordinance, an eight (8) foot wide public sidewalk is required along Highland Road. Currently, there is a pathway along the frontage of the property.

7. **Lighting.** Section 5.18(G) of the Zoning Ordinance includes the standards for outdoor lighting. At the preliminary site plan review the Planning Commission determined that the proposed lighting plan, in the parking lot, is acceptable as the level of foot-candles is zero at the travelled part of Highland Road.

Nine, rubbed bronze anodized sconce fixtures are proposed on the building. Article 6, Section 6.8.E.vii of 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. A note was added to the plan but the sconces are still shown on the detail sheet. **The petitioner should revise the proposed light fixtures with those that meet the Ordinance requirements.** Four wall packs are proposed; two on the rear elevation and one on each side elevation. These wall packs are in compliance with the Ordinance as they are directed downward.

8. **Signs.** Section 5.9 of the Zoning Ordinance regulates signs. The site plan indicates one monument style sign along the Highland Road frontage. The sign is 7'-6" in overall height and 5' wide. The base consists of brick veneer to match the building with a stone cap. The size of the actual sign area is 27.5 square feet per side, which is in compliance with the Zoning Ordinance. The monument sign must have the address of the businesses on it in 6-inch high figures on the base, rather than the sign portion itself.

Two wall signs are shown on the front elevation. A note has been added to the elevation plan, sheet PP-4, that signage will be submitted per tenant. The proposed location of the signage is in compliance with the Zoning Ordinance.

9. **Trash Disposal.** The Petitioner is proposing to utilize the existing 9-foot by 22-foot trash enclosure. At the last Planning Commission meeting, the Planning Commission felt that it was acceptable to use the existing enclosure.

10. **Special Land Use Approval.** As stated earlier, the Sonic Restaurant received approval for two special land uses: drive thru operations and outdoor dining. A review of the standards as set forth in Articles 6.10 (General Standards for Special Land Uses) and Articles 4.17 and 4.18 (Drive Thru Window Service and Eating Establishments with Entertainment and/or Outdoor Dining, respectively) indicates that the continuation of these special land uses meets the requirements as stated in the Zoning Ordinance; subject to the following items:

- Petitioner providing information as to the number of tables and chairs for the outdoor dining area; and
- Note added to the final site plan indicating that the outdoor dining will comply with the hours of operation for outdoor dining as stated in Article 4.18 A I; and
- Note added to the plan that the noise level from any outdoor speakers will not exceed 70dB at the lot line; and
- Note added to the plan that the drive thru hours will not exceed those that were approved for Sonic.

RECOMMENDATION

Several items, as identified above need to be addressed prior to final site plan approval:

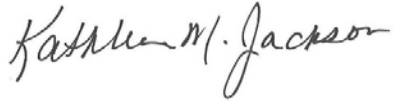
1. Specifications on the number of tables and chairs to be shown on a revised site plan.
2. The petitioner should revise the proposed (wall sconce) light fixtures with those that meet the Ordinance requirements.
3. Petitioner increasing the sidewalk in front of the building to seven feet for its entirety.
4. Address of the businesses being added to the monument sign in letters at least 6 inches in height,
5. Canopy section details submitted.
6. Clarification on the landscape plan as to which landscaping materials meet the various requirements for landscaping, as detailed above.
7. Notes as specified above for those conditions relative to the Special Land Use.

Based on the above recommendations and determinations, we recommend that the Planning Commission approve the preliminary site plan review for 9328 Highland Road subject to the issues identified above and the submission of revised plans for final site plan review.

If you have any questions about this report or require additional information, please do not hesitate to contact us.

Respectfully submitted,

McKENNA



Kathleen Jackson
Senior Principal Planner

cc: Mr. Sean O'Neal, AICP
Mr. Justin Quagliata
Ms. Hannah Micallef

From: [Jason Hanifen](#)
To: [Hannah Micallef](#)
Subject: RE: FSP for Sonic Redevelopment
Date: Monday, September 20, 2021 9:26:46 AM

Good morning Hannah, sorry for the delay. The needs from the Fire Department have been met. Have a great day.

From: Hannah Micallef <HMicallef@whitelaketwp.com>
Sent: Monday, September 20, 2021 8:51 AM
To: John Holland <JHolland@whitelaketwp.com>; Jason Hanifen <JHanifen@whitelaketwp.com>
Cc: Sean O'Neil <SONeil@whitelaketwp.com>
Subject: RE: FSP for Sonic Redevelopment

Hi there,

Just a reminder that this one is overdue Thanks!

Hannah Micallef

Executive Secretary
Planning Department
White Lake Charter Township
7525 Highland Road
White Lake, MI 48383
Ph : 248-698-3300 x163
Fx: 248-698-3995
www.whitelaketwp.com



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From: Hannah Micallef
Sent: Thursday, September 16, 2021 3:49 PM
To: Aaron Potter <APotter@whitelaketwp.com>; Daniel Keller <DKeller@whitelakepolice.com>; John Holland <JHolland@whitelaketwp.com>; Jason Hanifen <JHanifen@whitelaketwp.com>
Cc: Sean O'Neil <SONeil@whitelaketwp.com>

Assessing Department

Memo

To: Sean O'Neil, Planning

From: Jeanine A Smith

Date: September 2, 2021

Re: Project Name: Sonic
Redevelopment

File No:

Parcel Number:12-23-201-010

Comments: No comment

September 1, 2021

Sean O'Neil
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

**RE: Engineering Plan Review
Proposed Commercial Building with Drive-Through
Parcel ID: 12-23-20-010
9328 Highland Road
White Lake Charter Township, Oakland County, MI**

Sean:

Stonefield Engineering & Design, LLC is pleased to submit documents to address the comments contained in the Site Plan Review Letter dated July 15, 2021. Please find the following items enclosed for review:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Development Plans	08/30/2021	1	Stonefield Engineering & Design
Floor Plans & Elevations	08/11/2021	1	Detroit Architectural Group
Site Plan Review Application	06/30/2021	1	White Lake Retail Management
Check for Final Site Plan Review Fee \$5,760.00	09/01/2021	1	Alrig USA Development
Reciprocal Easement Agreement	05/02/2008	1	JPMORGAN CHASE BANK
Storm Water Maintenance Agreement	10/22/2009	1	White Lake Landholding LLC
Electronic Copy	N/A	1	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the Planning Commission Review Letter dated July 15, 2021:

Planning Comments:

1. *Specifications on the number of tables and chairs to be made a part of the final site plan.*

A tenant has not been finalized for the drive through space. Less than 55 total seats is anticipated.

2. *The applicant needs to provide calculations for the amount of the façade that meets the Zoning Ordinance requirements as well as the percentage of windows on the front façade (required to be at least 30%).*

Calculations demonstrating compliance with the 30% front façade window percentage requirement.

3. *Applicant to provide a copy of the development agreement that addresses the cross-access easements.*

Cross-access easement has been included within this application.

4. *Determination by the Planning Commission as to the lack of a delineated loading zone.*

Loading zone signage has been included on the attached Site Development Plans.

5. *Determination by the Planning Commission as to the lack of a buffer on the west side of the site.*

Planning Commission approved the west side buffering at the August 5th meeting.

6. A note on the plan regarding a two-year guarantee and bond for such for all new plant materials.

Note has been added to the landscaping sheet of the Site Development Plans on the 2-year guarantee.

7. A note that all landscaped areas that abut parking areas will be separated with a 6-inch curb.

A note has been added to the landscaping sheet of the Site Development Plans.

8. A note that any landscaping materials that are in poor condition will be removed and replaced with materials that meet the Zoning Ordinance requirements.

A note has been added to the landscaping sheet of the Site Development Plans.

9. Dimension of existing pathway along Highland Road added to final site plan.

Highland Road existing pathway dimension has been added to the site plan sheet of the attached Site Development Plans.

10. Determination by the Planning Commission as to the appropriateness of the existing level of lighting, which exceeds the Zoning Ordinance maximum for foot candles at the lot lines and internally within the site.

Noted.

11. The petitioner should revise the proposed (wall sconce) light fixtures with those that meet the Ordinance requirements.

Noted.

12. The applicant to provide detail on the wall sign calculations with respect to the front façade area and the area of the proposed wall signs.

Wall signage calculations have been included on the attached architectural elevations.

13. Address of the businesses being added to the monument sign in letters at least 6 inches in height.

Address has been added to the proposed monument sign.

14. Determination by the Planning Commission as to the utilization of the existing trash dumpster enclosure.

Noted.

15. Lastly, a site inspection showed that the white, metal fence in the rear of the site is in need of repair. A note should be added to this effect on the final site plans.

Note calling out the fence to be repaired has been added to the site plan sheet of the attached Site Development Plans.

The following is an itemized response to the comments contained within the Fire Department Review Letter dated July 15, 2021:

Fire Department Comments:

1. *The access drive shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.*

Noted. All areas used for fire circulation shall be surfaced with asphalt.

2. *The required turning radius shall accommodate the largest Fire Department apparatus (40').*

Truck turning exhibit for a 40ft fire truck has been included on the attached Site Development Plans.

3. *The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.*

Noted and provided.

4. *The proposed relocation of the existing fire hydrant on drawing C-5 has Fire Marshal approval.*

Noted.

The following is an itemized response to the comments contained within the Engineering Review Letter dated July 7, 2021:

Engineering Comments:

1. *A separate connection for a sanitary sewer lead is proposed for the drive-thru restaurant. It needs to be clarified that all kitchen discharge lines are routed to the existing external grease trap. Please also clarify if existing oil and grease separator is properly sized for the new use.*

Note to clarify the existing grease trap has been added to the utility sheet of the attached Site Development Plans.

2. *The existing watermain easement, where the hydrant and watermain is proposed to be removed, will need to be vacated.*

Noted.

3. *The existing storm sewer easements, where the existing storm sewer is to be removed, will need to be vacated.*

Noted.

4. *The existing detention basin on the northern portion of the site will need to be inspected and maintenance performed prior to a Certificate of Occupancy issuance for the site. Applicant shall provide documentation regarding the existing storm sewer and detention basin maintenance agreement to demonstrate this redevelopment is covered under the original agreement. Applicant will need to update agreements if necessary.*

Stormwater Maintenance Agreement has been included within this submission.

5. *The as-built plans for the previous Sonic restaurant indicate an existing storm water quality device in an unmarked location in the area where the existing storm sewer runs westerly at the western property line. The location and existing condition of this device will need to be verified or an alternate means of onsite stormwater pretreatment will be required.*

The water quality device has been called out to be inspected and repaired as necessary.

6. *The proposed plan does not cause an increase in impervious area; it has been reduced by approximately 300 square feet. Our office has no concerns with respect to increased storm water runoff from this property. Details regarding proposed storm sewer pipe sizing will be reviewed at the time of Final Engineering Plan submittal.*

Noted.

7. We defer to the Fire Department with regard to items related to fire suppression including proposed hydrant location.

Noted.

8. The plan proposes a new benchmark be established at time of construction; a benchmark on NAVD 88 datum will be required to be established and shown on the Final Engineering Plan.

New benchmark will be established prior to construction.

9. The plan appears to propose 5-foot-wide sidewalk in front of the building, ordinance requires 7-foot walks to account for vehicle overhang. This may be allowable as the plans propose either bumper blocks or handicap signs in front of the spaces which would prevent overhang. We defer further comment to the Planning Department or Planning Consultant.

Sidewalks have been extended to 7ft where vehicles overhang.

10. The proposed storm sewer easement on the westernmost storm segment is shown over the subject property line, will this easement be granted by the adjacent property owner?

Noted. Easement limits have been modified to only stay onsite.

Should you have any questions, please do not hesitate to contact our office.

Best regards,



Mitchell Harvey, P.E.
mharvey@stonefieldeng.com
Stonefield Engineering and Design, LLC



Michael Gold
mgold@stonefieldeng.com
Stonefield Engineering and Design, LLC



SOURCE: USGS ONLINE MAPS

LOCATION MAP

SCALE: 1" = 2000'±

SITE DEVELOPMENT PLANS FOR 9328 HIGHLAND ROAD PROPOSED COMMERCIAL BUILDING WITH DRIVE-THROUGH

PARCEL ID: 12-23-20-010

9328 HIGHLAND ROAD

WHITE LAKE CHARTER TOWNSHIP, OAKLAND COUNTY, MICHIGAN

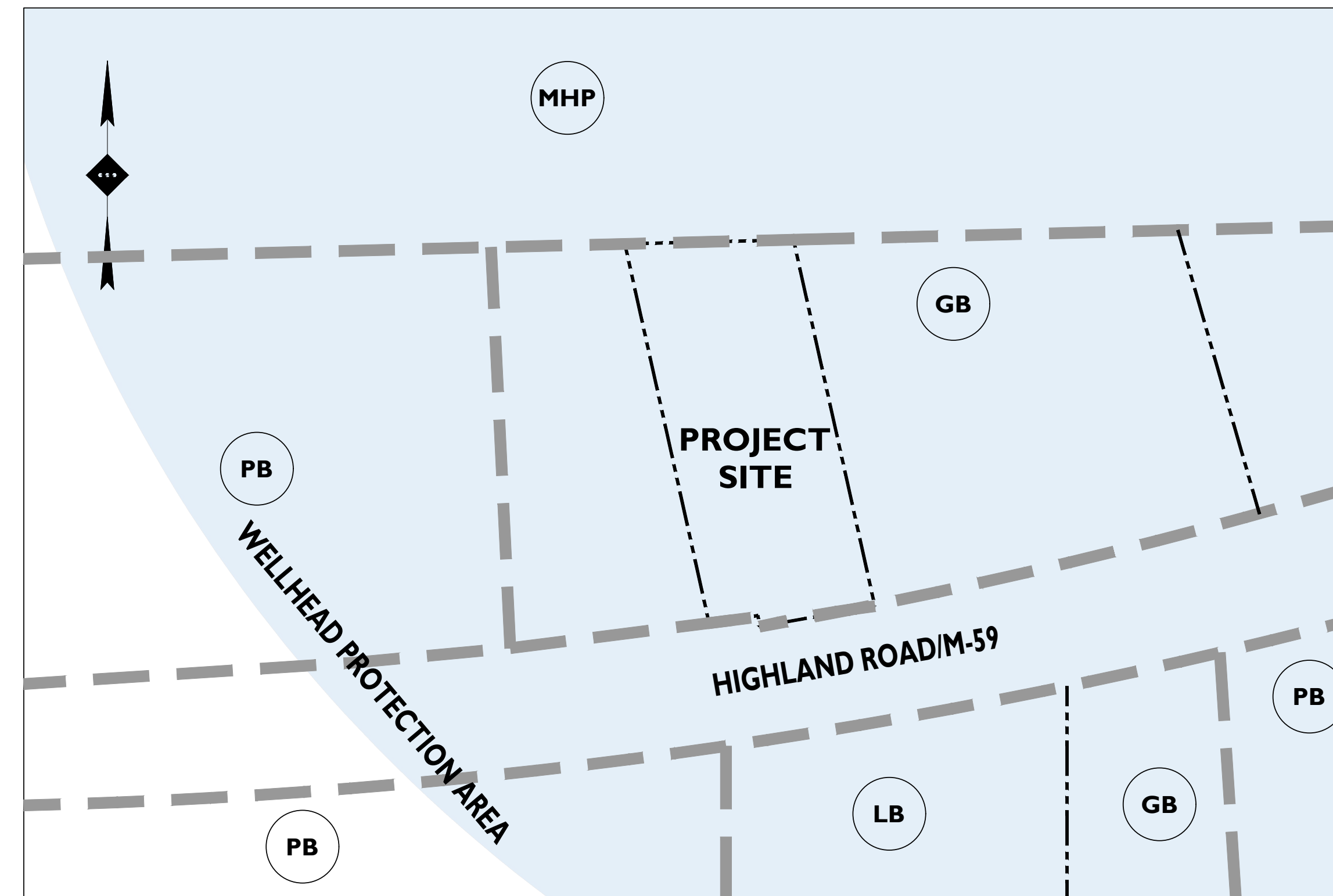
APPLICANT
WHITE LAKE RETAIL MANAGEMENT LLC
30200 TELEGRAPH ROAD
BINGHAM FARMS, MI 48025
248-646-9999



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 100'±



SOURCE: WHITE LAKE CHARTER TOWNSHIP ZONING MAP

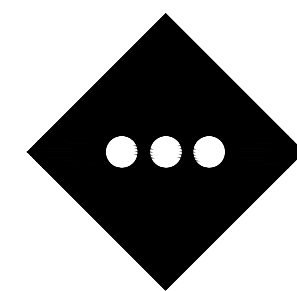
ZONING MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



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Phone 248.247.1115

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY PREPARED BY KEM-TEC A GROUP OF COMPANIES, DATED: 08/25/2021
 - ARCHITECTURAL PLANS PREPARED BY DETROIT ARCHITECTURAL GROUP DATED: 08/11/2021
 - SONIC DRIVE-IN RESTAURANT CONSTRUCTION PLANS PREPARED BY KIEFT ENGINEERING, INC. DATED: 04/09/2009
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO DATED: 03/14/2020
 - LOCATION MAP OBTAINED FROM USGS ONLINE MAPS
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING & DRAINAGE PLAN	C-4
UTILITY PLAN	C-5
LIGHTING PLAN	C-6
LANDSCAPING PLAN	C-7
CONSTRUCTION DETAILS	C-8 & C-9

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA/NSPS LAND TITLE SURVEY	1 OF 1
PRE VS POST DEVELOPMENT EXHIBIT	EX-1
FIRE TRUCK CIRCULATION EXHIBIT	EX-2

NOT APPROVED FOR CONSTRUCTION

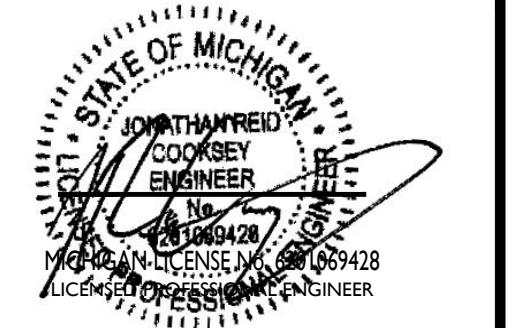


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SITE DEVELOPMENT PLAN

9328 HIGHLAND ROAD
PROPOSED COMMERCIAL BUILDING
WITH DRIVE-THROUGH

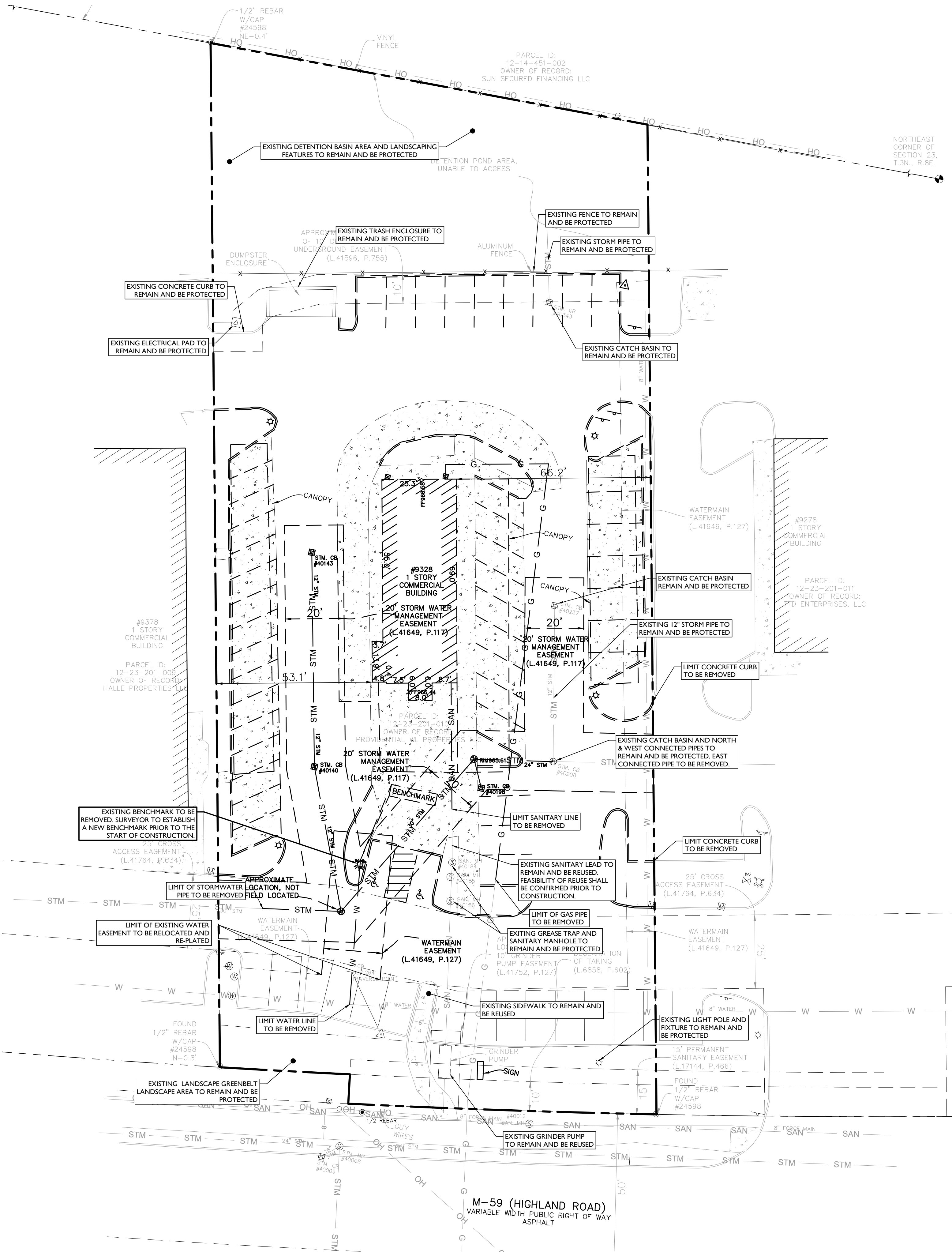
PARCEL ID: 12-23-20-010
9328 HIGHLAND ROAD
WHITE LAKE CHARTER TOWNSHIP
OAKLAND COUNTY, MICHIGAN



SCALE: AS SHOWN PROJECT ID: M-19334

TITLE:
COVER SHEET

DRAWING:
C-1



SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
G	GAS LINE TO BE REMOVED
STM	STORMWATER PIPE TO BE REMOVED
SAN	SANITARY LINE TO BE REMOVED
W	WATER LINE TO BE REMOVED
[Hatched Box]	CONCRETE TO BE REMOVED
[Diagonal Lines Box]	BUILDING TO BE REMOVED
[Circle with X]	STORMWATER DEVICES TO BE REMOVED
[Square with X]	UTILITY DEVICES TO BE REMOVED
[Circle]	SIGN TO BE REMOVED
[Star]	LIGHT POLE TO BE REMOVED

ALL SITE FEATURES WITHIN PROPERTY LINE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

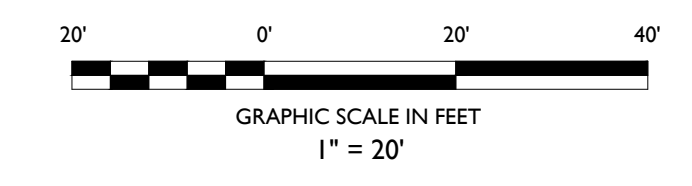
ALL SITE FEATURES OUTSIDE OF THE PROPERTY LINE INDICATED ON THIS PLAN ARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



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NO.	DATE	ISSUE	BY	DESCRIPTION
1	07/01/2021	AF	MPH	FOR FINAL SITE PLAN APPROVAL
2	08/30/2021	AF	MPH	FOR SITE PLAN SUBMISSION

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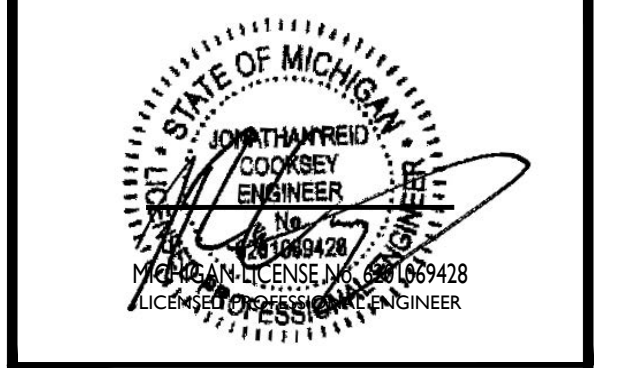
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Phone 248.247.1115

SITE DEVELOPMENT PLAN

9328 HIGHLAND ROAD

PROPOSED COMMERCIAL BUILDING WITH DRIVE-THROUGH

PARCEL ID: 12-23-20-010
9328 HIGHLAND ROAD
WHITE LAKE CHARTER TOWNSHIP
OAKLAND COUNTY, MICHIGAN

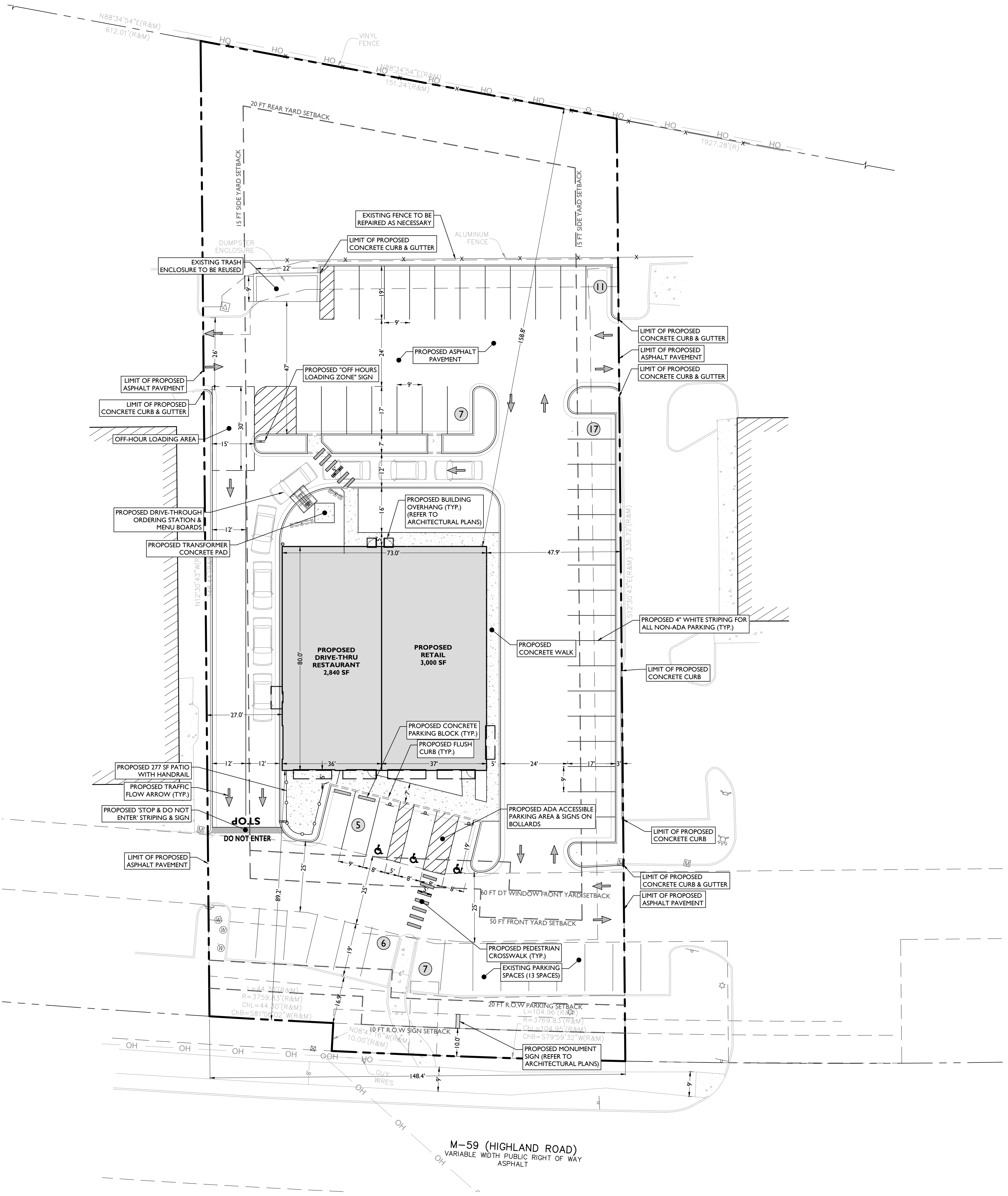


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SCALE: 1" = 20' PROJECT ID: M-19334

TITLE:
DEMOLITION PLAN

DRAWING:
C-2



LAND USE AND ZONING		
PARCEL ID: 12-23-201-010		
GENERAL BUSINESS DISTRICT (GB) & WELLHEAD PROTECTION OVERLAY DISTRICT		
PROPOSED USE	PERMITTED USE	SPECIAL LAND USE (*)
FAST FOOD RESTAURANT	PERMITTED USE	
DRIVE-THRU WINDOW SERVICE	PERMITTED USE	
OUTDOOR DINING	PERMITTED USE	
RETAIL STORE	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	43,560 SF (1.00 AC)	51,219 SF (1.18 AC)
MINIMUM LOT WIDTH	300 FT	148.8 FT (EN)
MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	23.0 FT
MINIMUM FRONT YARD SETBACK	50 FT	89.2 FT
MINIMUM DT WINDOW FRONT YARD SETBACK	60 FT	89.2 FT
MINIMUM SIDE YARD SETBACK	15 FT	27.0 FT
MINIMUM REAR YARD SETBACK	20 FT	158.8 FT
MINIMUM FREESTANDING SIGN R.O.W. SETBACK	10 FT	10.0 FT
MINIMUM R.O.W. PARKING SETBACK	20 FT	16.9 (EN)

(EN) EXISTING NON-CONFORMITY
 (*) SPECIAL LAND USE APPROVED WITH PREVIOUS SONIC DEVELOPMENT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 5.11.M	RETAIL STORE: 1 SPACE PER 200 SF (3,000 SF)/(200 SF) = 15 SPACES RESTAURANT WITH DRIVE-THRU⁽¹⁾ 1 SPACE PER 75 SF (2,840 SF)/(75 SF) = 38 SPACES TOTAL: 15 + 38 = 53 SPACES	53 SPACES
§ 5.11.M.F	STACKING SPACES: 8 STACKING SPACES REQUIRED	8 SPACES
§ 5.11.M.E	STACKING SPACE DIMENSIONS: 9 FT X 20 FT	12 FT X 20 FT
§ 5.11.P	LOADING SPACE REQUIRED: 2,000 SF - 20,000 SF REQUIRES 1 SPACE	TO OCCUR OFF HOURS
§ 5.11.Q	90° PARKING SPACES⁽²⁾ 9 FT X 19 FT WITH 24 FT AISLE	9 FT X 17 FT WITH 24 FT AISLE

- (1) § 5.11.B - IF THE OUTDOOR SEATING IS BETWEEN 26%-50% OF THE INDOOR SEATING THE RESTAURANT MAY BE REQUIRED TO PROVIDE UP TO 125% OF THE PARKING REQUIRED FOR THE INDOOR SPACE
- (2) § 5.11.Q - PARKING SPACE LENGTH CAN BE REDUCED TO 17 FT WHEN ABUTTING A LANDSCAPED AREA OR SIDEWALK 8 FT WIDE

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
- . - . - .	SAWCUT LINE
=====	PROPOSED CURB
=====	PROPOSED FLUSH CURB
○ ○ ○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
○ ○	PROPOSED HANDRAIL
—	PROPOSED BUILDING DOORS

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LIE IN THE NOTES WITHIN THIS PLAN SET.
 - CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN ANY PROPOSED AND EXISTING CONCRETE CURB, ASPHALT, & CONCRETE PAVEMENT.

NO.	DATE	ISSUE	BY	DESCRIPTION
2	08/30/2021	MPH		FOR FINAL SITE PLAN APPROVAL
1	07/01/2021	AE		FOR SITE PLAN SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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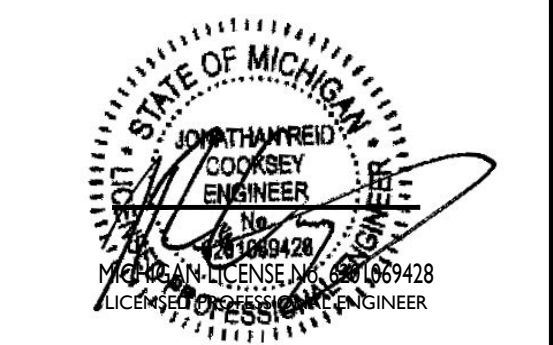
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 Phone 248.247.1115

SITE DEVELOPMENT PLAN

9328 HIGHLAND ROAD

PROPOSED COMMERCIAL BUILDING WITH DRIVE-THROUGH

PARCEL ID: 12-23-201-010
 9328 HIGHLAND ROAD
 WHITE LAKE CHARTER TOWNSHIP
 OAKLAND COUNTY, MICHIGAN

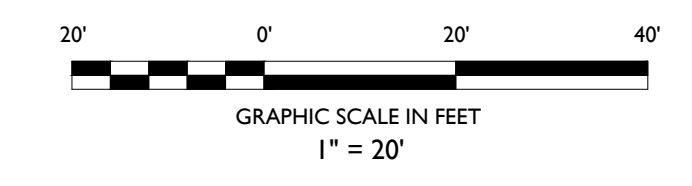


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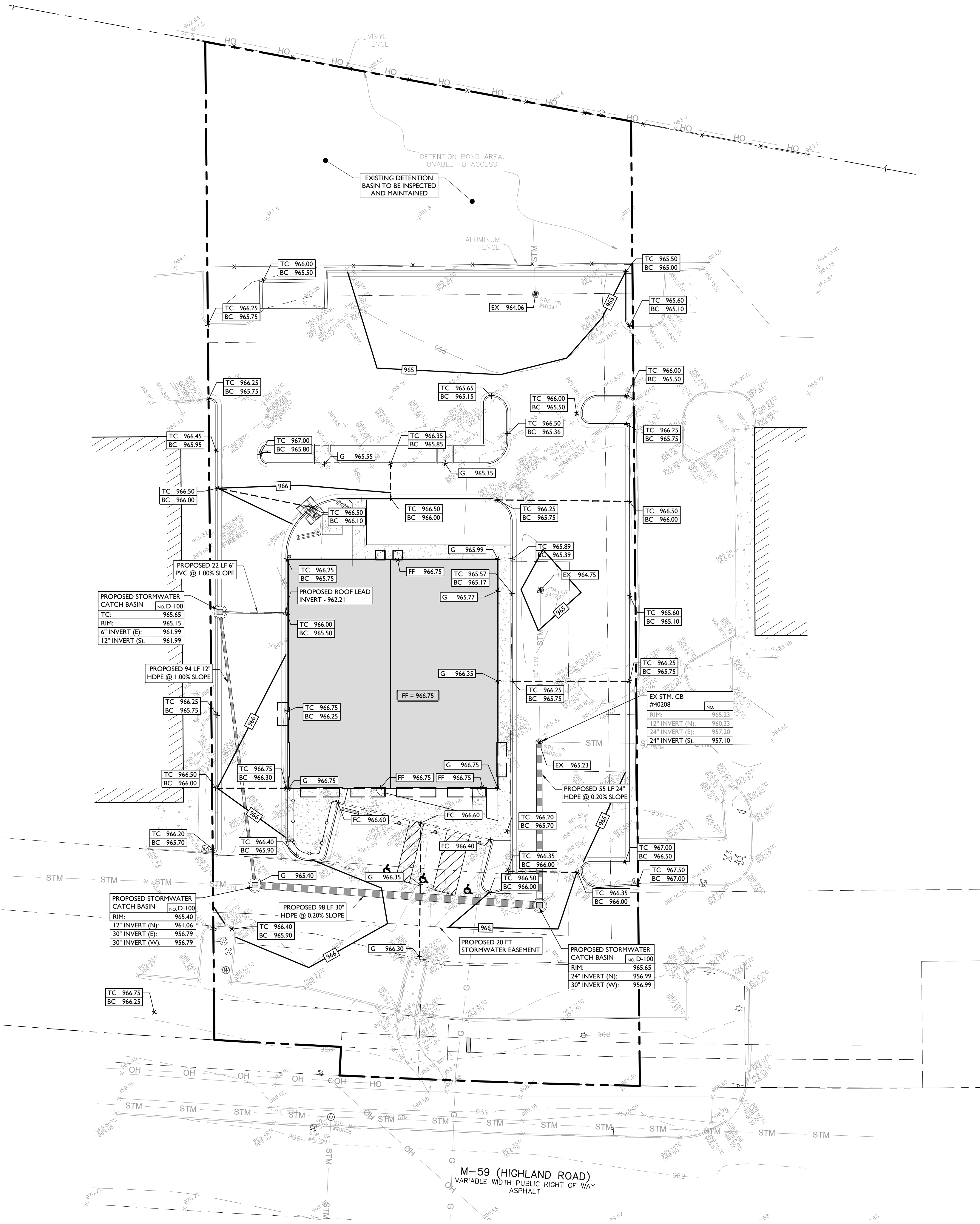
SCALE: 1" = 20' PROJECT ID: M-19334

TITLE: **SITE PLAN**

DRAWING: **C-3**



W:\19334\19334-1480\2328 HIGHLAND ROAD - WHITE LAKE - PROPOSED DRIVE-THROUGH BUILDING

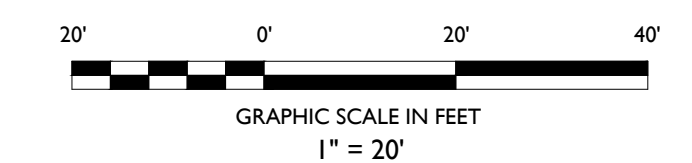


EXISTING OFFSITE WATER QUALITY DEVICE TO BE INSPECTED PRIOR TO CONSTRUCTION. CONTRACTOR TO REPAIR AS NECESSARY TO CONFIRM THE DEVICE IS IN GOOD WORKING ORDER.

SYMBOL	DESCRIPTION
---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
X G 100.00	PROPOSED GRADE SPOT SHOT
X TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
X FF 100.00	PROPOSED FINISHED FLOOR SPOT SHOT
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPE

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
 - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL, THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4" INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4" INCHES AND 1/2" INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4" INCH.



NO.	DATE	ISSUE	BY	DESCRIPTION
2	08/30/2021	MPH		FOR FINAL SITE PLAN APPROVAL
1	07/01/2021	AE		FOR SITE PLAN SUBMISSION

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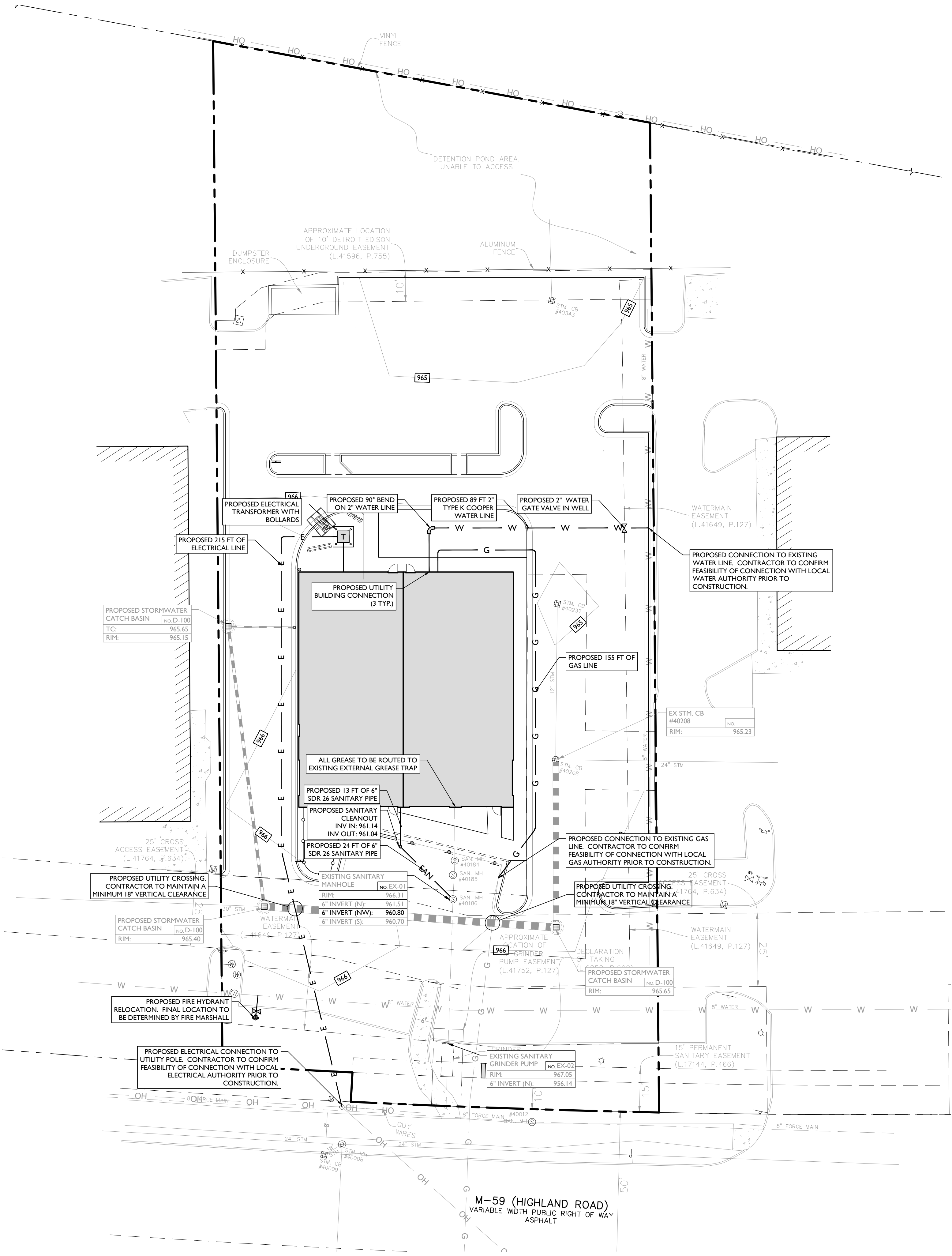


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SCALE: 1" = 20' PROJECT ID: M-19334

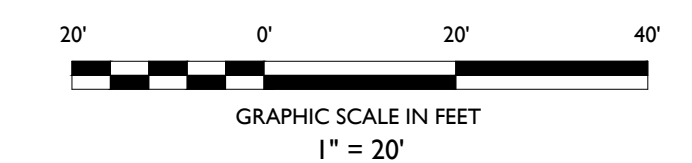
TITLE:
GRADING & DRAINAGE PLAN

DRAWING:
C-4



SYMBOL	DESCRIPTION
---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— E —	PROPOSED ELECTRIC CONDUITS
— G —	PROPOSED GAS LINE
⊗	PROPOSED VALVE
⤵	PROPOSED WATER BEND
○	PROPOSED SANITARY CLEANOUT
⊞	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS
⊕	PROPOSED FIRE HYDRANT

- DRAINAGE AND UTILITY NOTES**
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 - A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 - CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADE.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DISPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND EXISTING CONDITION OF THE STORM WATER QUALITY STRUCTURE AT THE INLET OF THE DETENTION BASIN.



NO.	DATE	ISSUE	BY	DESCRIPTION
2	08/30/2021	MPH		FOR FINAL SITE PLAN APPROVAL
1	07/01/2021	AF		FOR SITE PLAN SUBMISSION

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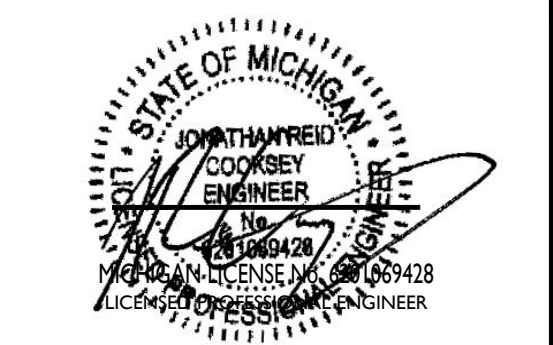
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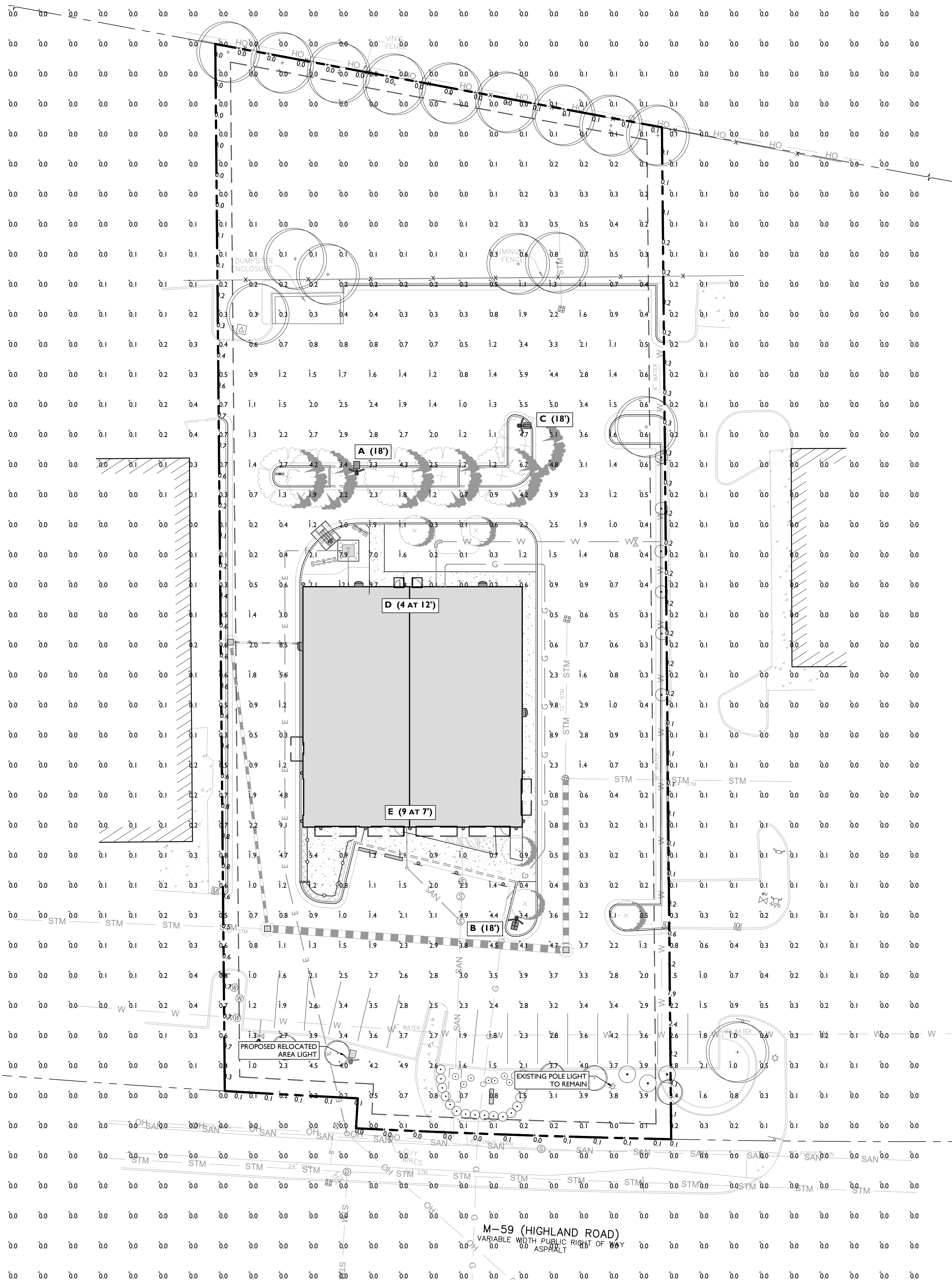


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SCALE: 1" = 20' PROJECT ID: M-19334

TITLE: UTILITY PLAN

DRAWING: C-5



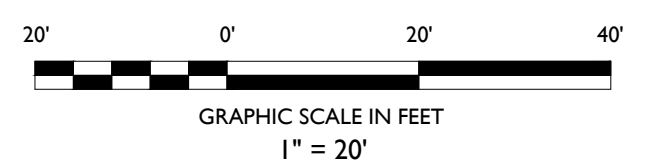
SYMBOL	DESCRIPTION
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
A (EX)	EXISTING LIGHTING FIXTURE
+XX	PROPOSED LIGHTING INTENSITY (FOOTCANDELS)

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	1	EATON PREVAIL LED AREA LIGHT - C25 TYPE IV - 4000 K - 87 W (WITH HOUSE SIDE SHIELD)	TYPE IV	0.9	EATON	PRV-C25-D-UNV-T4-BZ-7030-HSS
	B	1	EATON PREVAIL LED AREA LIGHT - C25 TYPE III - 4000 K - 87 W (WITH HOUSE SIDE SHIELD)	TYPE III	0.9	EATON	PRV-C25-D-UNV-T3-BZ-7030-HSS
	C	1	EATON PREVAIL LED AREA LIGHT - C40 TYPE III - 4000 K - 143 W (WITH HOUSE SIDE SHIELD)	TYPE III	0.9	EATON	PRV-C40-D-UNV-T3-BZ-7030-HSS
	D	4	EATON CROSSTOUR MAXX LED FULL CUTOFF WALL PACK - 4000 K - 58 W	DOWN	0.9	EATON	XTOR6B-W
	E	9	OXYGEN OUTDOOR LED SCONCE - 4000 K - 13 W - DOWN-LIGHT ONLY	DOWN	0.9	OXYGEN	3-712-222 Leda

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 5.18.G.iii	LIGHT FIXTURE PROPERTY LINE SETBACK: 5 FT	PROVIDED
§ 5.18.G.iii	GLARE AT PROPERTY LINE NO GLARE 5 FT ABOVE GROUND	PROVIDED
§ 5.18.G.iii	MAXIMUM PROPERTY LINE LEVELS: MAXIMUM 1 FC	4.2 FC (EN)
§ 5.18.G.via	MAXIMUM PARKING LOT FIXTURE HEIGHT: ≤ 25 FT FROM PROPERTY LINE - 16 FT 26 - 60 FT FROM PROPERTY LINE - 20 FT 61 - 100 FT FROM PROPERTY LINE - 25 FT	18 FT 18 FT 18 FT
§ 5.18.G.viii	MAXIMUM FOOT CANDLE AVERAGE: GENERAL - 0.5 FC DRIVEWAY - 2.0 FC PARKING - 2.0 FC WALKS - 1.0 FC	1.4 FC (M) 1.9 FC 1.9 FC 0.9 FC

(M) WAIVER
(EN) EXISTING NON-CONFORMITY

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



FOR FINAL SITE PLAN APPROVAL	MPH	BY	DESCRIPTION
	08/30/2021	AF	
	07/01/2021	AF	
	2	1	ISSUE

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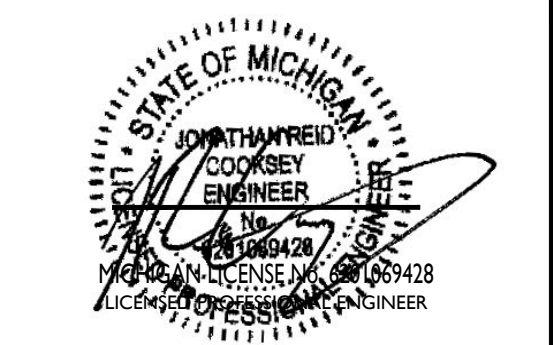
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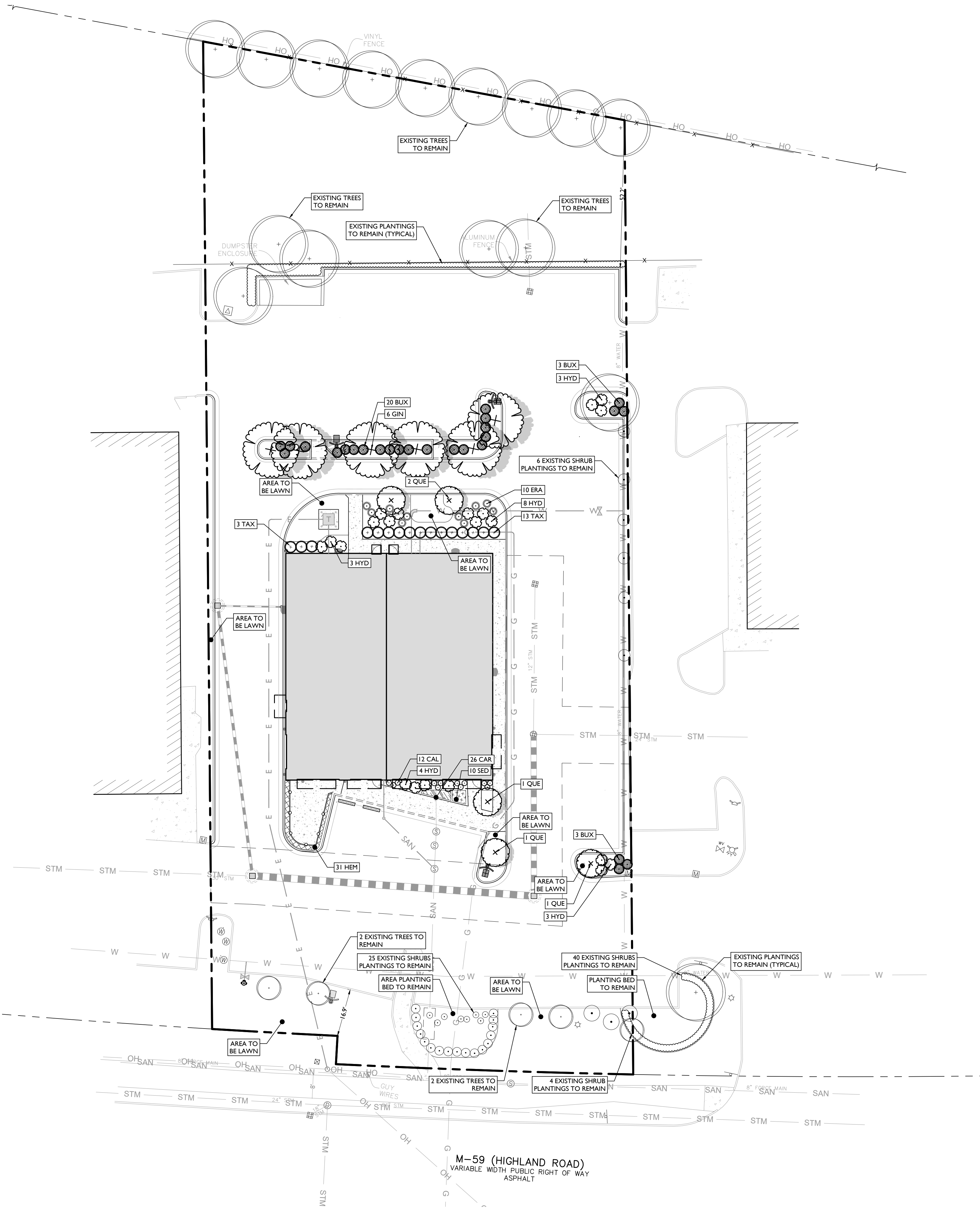


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SCALE: 1" = 20' PROJECT ID: M-19334

TITLE: LIGHTING PLAN

DRAWING: C-6



MAINTENANCE TASK	MONTH											
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
SITE INSPECTION			X				X				X	
DEBRIS AND WEED CONTROL - AS NEEDED			X	X	X	X	X	X	X	X		
IRRIGATION MAINTENANCE				X						X		
MULCHING				X								
SEASONAL PLANTINGS					X	X	X	X	X	X	X	
MOWING OF TURF			X	X	X	X	X	X	X	X	X	
MOWING OF WILDFLOWERS											X	
PRUNING			X	X							X	
FERTILIZER AND AMENDMENTS			X	X	X	X	X	X	X	X	X	
INSECT AND DISEASE CONTROL					X	X	X	X	X	X	X	
PLANTING RENOVATION			X							X		
LANDSCAPE STRUCTURES INSPECTION				X								
LIGHTING MAINTENANCE			X							X		
PAVED SURFACE MAINTENANCE				X								

PLANT SCHEDULE							
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
(Symbol)	GIN	6	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2.5" - 3" CAL	88B	AS SHOWN
(Symbol)	QUE	5	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	2.5" - 3" CAL	88B	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
(Symbol)	HYD	21	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	18" - 24"	POT	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
(Symbol)	BLUX	26	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	18" - 24"	88B	AS SHOWN
(Symbol)	TAX	16	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	30" - 36"	88B	AS SHOWN
GRASS SYMBOLS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
(Symbol)	CAL	12	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL.	POT	AS SHOWN
(Symbol)	ERA	10	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	2 GAL.	POT	AS SHOWN
GRASS AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
(Symbol)	CAR	26	CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	1 GAL.	POT	12" o.c.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
(Symbol)	HEM	31	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	POT	18" o.c.
(Symbol)	SED	10	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL.	POT	18" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

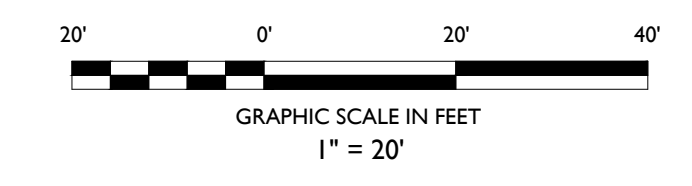
LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 5.19.C.I	SCREENING REQUIREMENTS BUFFER STRIP (B): 20 FT WIDTH 5 FT VISUAL BARRIER 1 DECIDUOUS OR EVERGREEN TREE PER 15 FT (151 LF) (1 TREE / 15 LF) = 10 TREES 4 SHRUBS PER 15 FT (151 LF) (4 SHRUBS / 15 LF) = 40 SHRUBS	51 FT (*) PROVIDED (*) 10 TREES (*) PROVIDED (*)
§ 5.19.C.I	OBSCURING FENCE: 6 FT TO 8 FT	PROVIDED (*)
§ 5.19.C.I	GREENBELT: 20 FT 1 DECIDUOUS OR EVERGREEN TREE PER 30 FT (149 LF) (1 TREE / 30 LF) = 5 TREES 4 SHRUBS PER 15 FT (149 LF) (8 SHRUBS / 30 LF) = 40 SHRUBS	16.90 FT (**) 5 TREES (**) 68 SHRUBS (**)
§ 5.19.E	INTERIOR LANDSCAPE REQUIREMENTS MINIMUM 15% OF THE TOTAL LOT AREA (51,219 TOTAL LOT) (0.15) = 7,683 SF 1 TREE PER REQUIRED INTERIOR LANDSCAPE AREA PER 300 SF (7,683 LF) (1 TREE / 300 SF) = 26 TREES 5 SHRUBS PER REQUIRED INTERIOR LANDSCAPE AREA PER 300 SF (7,683 LF) (5 SHRUBS / 300 SF) = 128 SHRUBS	16,449 SF 30 TOTAL TREES 134 SHRUBS
§ 5.19.G	PARKING LOT LANDSCAPING PARKING LOT LANDSCAPING PER SPACE: 20 SF (53 SPACES) (20 SF) = 1,060 SF PARKING LOT LANDSCAPING 1 TREE PER REQUIRED PARKING LOT LANDSCAPING PER 100 SF (1,060 LF) (1 TREE / 100 SF) = 11 TREES 3 SHRUBS PER REQUIRED INTERIOR LANDSCAPE AREA PER 100 SF (1,060 LF) (3 SHRUBS / 100 SF) = 32 SHRUBS NO ISLANDS LESS THAN 50 SF	2,194 SF 11 TREES 51 SHRUBS COMPLIES

(EN) EXISTING NON-CONFORMITY
(*) EXISTING BUFFER STRIP TO BE MAINTAINED
(**) EXISTING GREENBELT TREES AND SHRUBS TO BE MAINTAINED

NOTE: ALL NEW PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 2-YEARS.

IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

- LANDSCAPING NOTES**
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
 - THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.
 - ALL LANDSCAPED AREAS THAT ABUT PARKING AREAS WILL BE SEPARATED BY A 6" CURB.
 - LANDSCAPING MATERIALS THAT ARE IN POOR CONDITION WILL BE REMOVED AND REPLACED WITH MATERIALS THAT MEET THE ZONING ORDINANCE REQUIREMENTS.



PAUL DEVITTO, L.L.A.
MICHIGAN LICENSE No. 3901001797
LICENSED LANDSCAPE ARCHITECT

NO.	DATE	ISSUE	BY	DESCRIPTION
2	08/30/2021	1	MPH	FOR FINAL SITE PLAN APPROVAL
1	07/01/2021	1	AF	FOR SITE PLAN SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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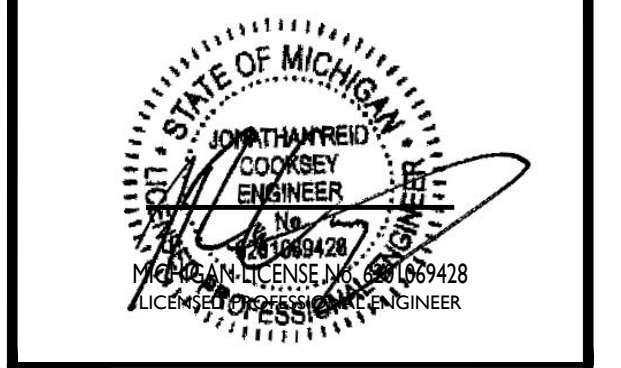
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607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLAN

9328 HIGHLAND ROAD
PROPOSED COMMERCIAL BUILDING
WITH DRIVE-THROUGH

PARCEL ID: 12-23-20-010
9328 HIGHLAND ROAD
WHITE LAKE CHARTER TOWNSHIP
OAKLAND COUNTY, MICHIGAN

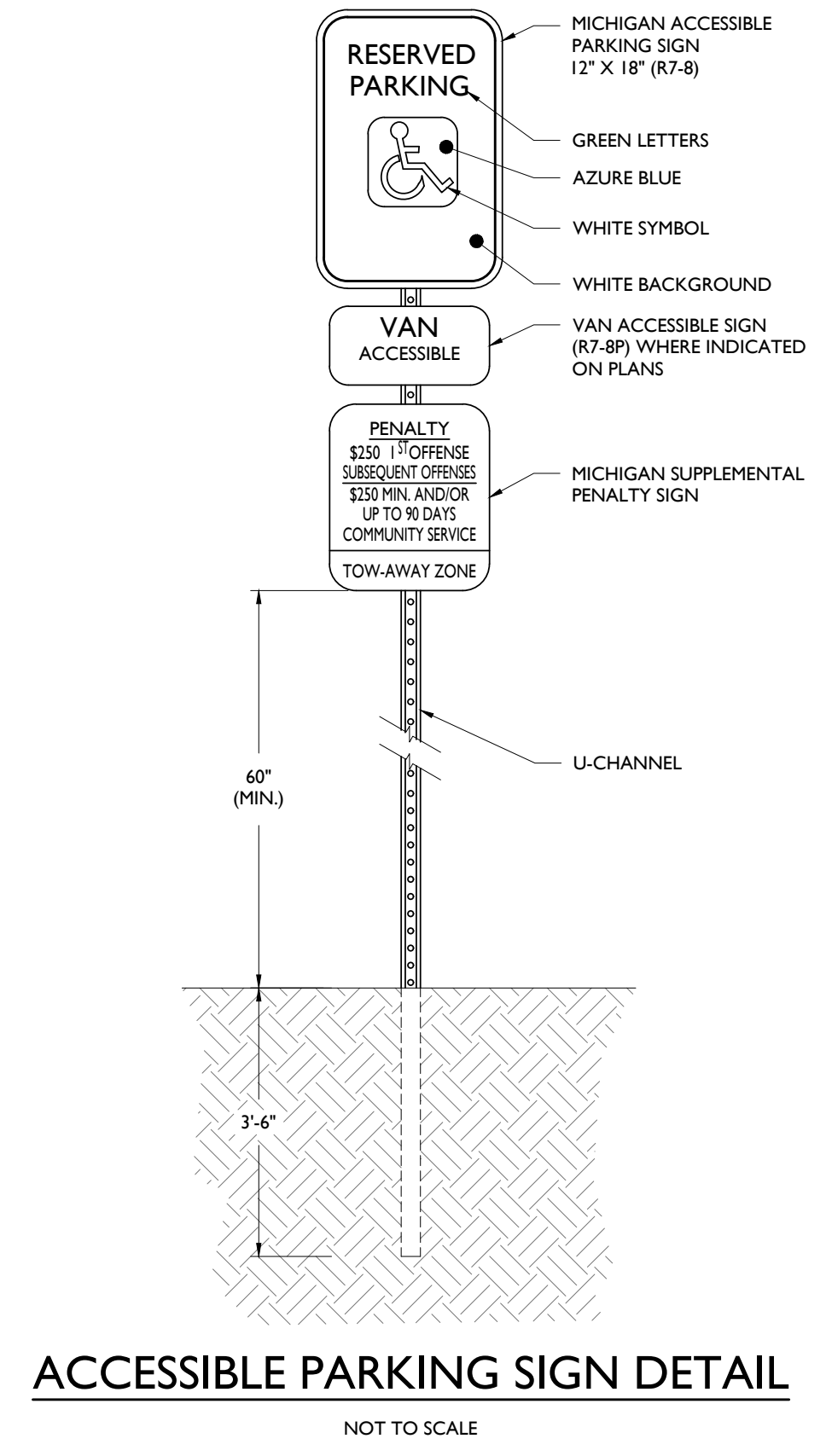


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SCALE: 1" = 20' PROJECT ID: M-19334

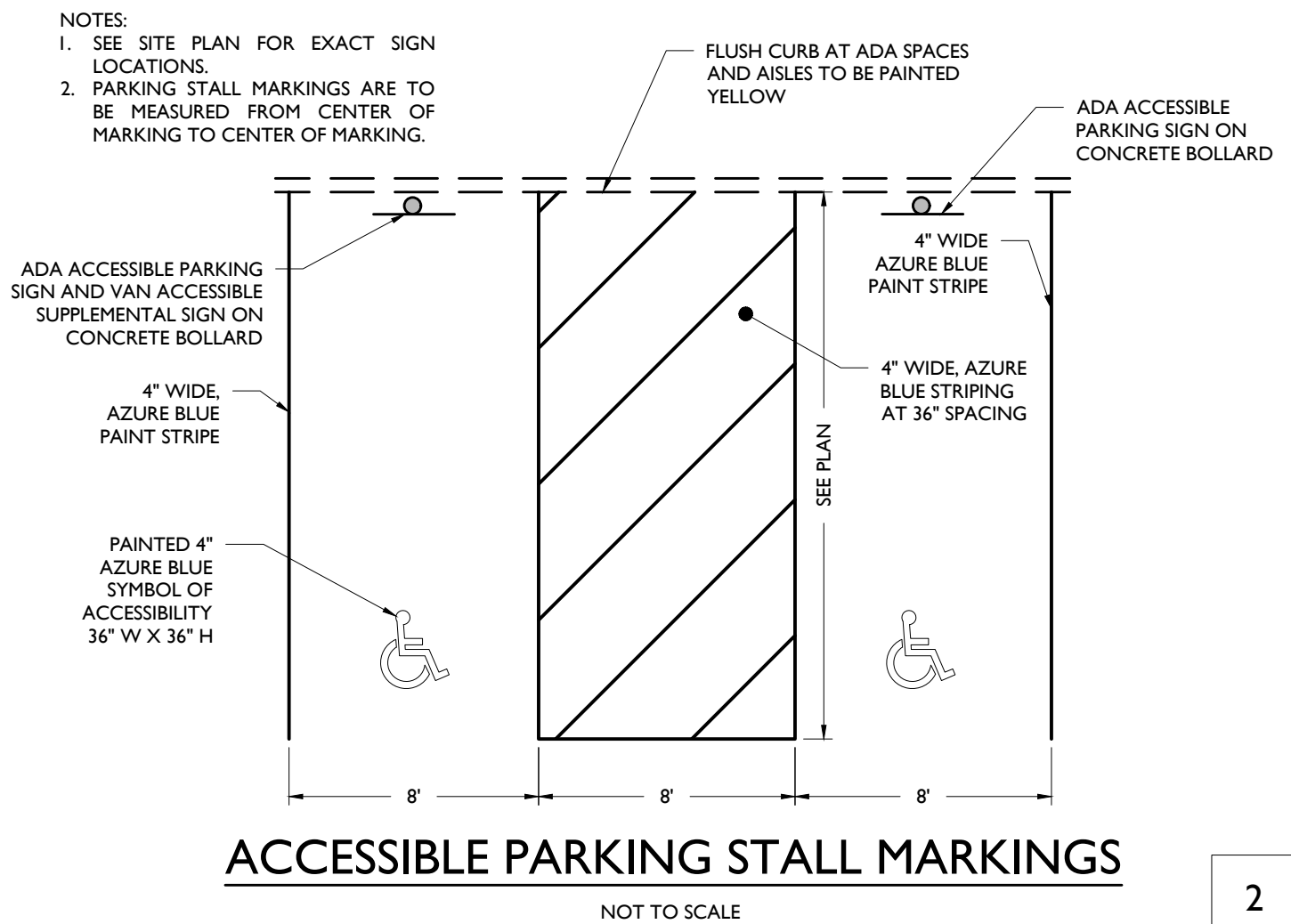
TITLE:
LANDSCAPING PLAN

DRAWING:
C-7



ACCESSIBLE PARKING SIGN DETAIL

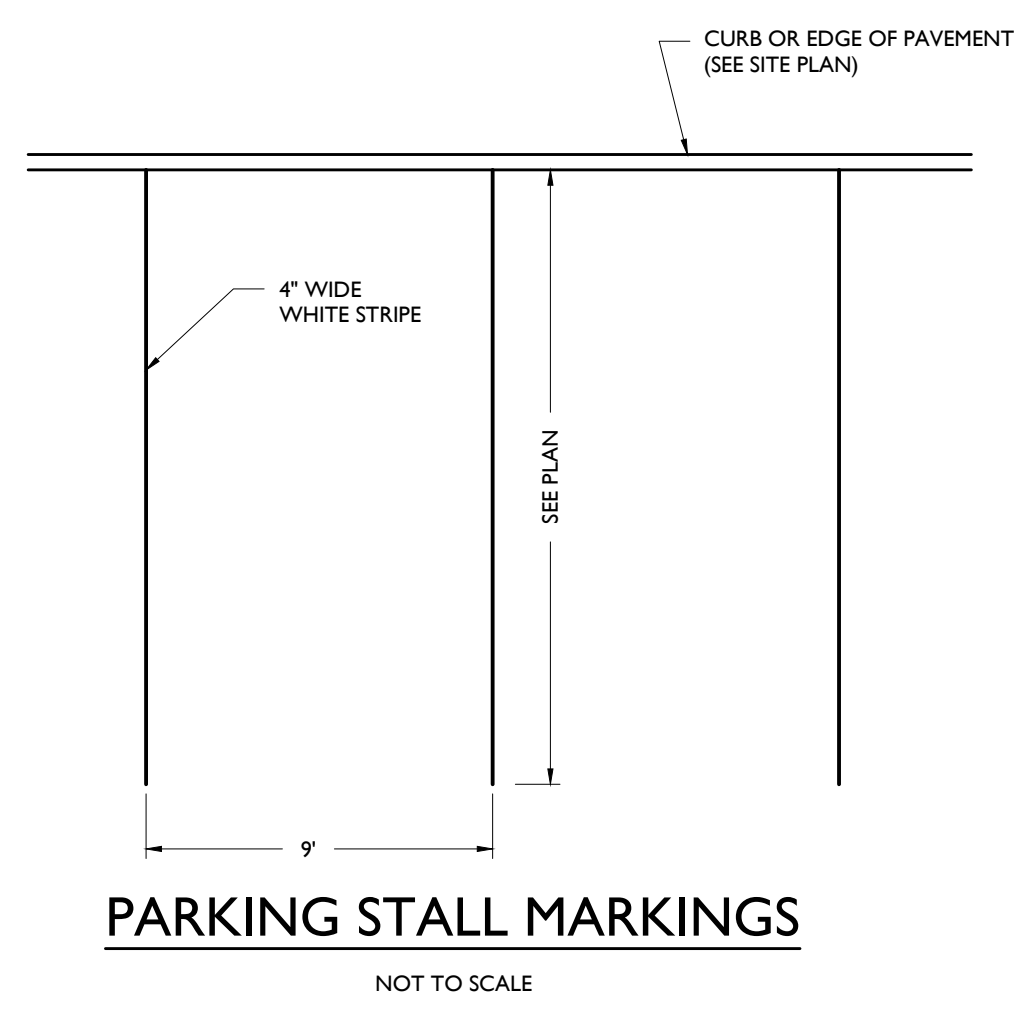
NOT TO SCALE



ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

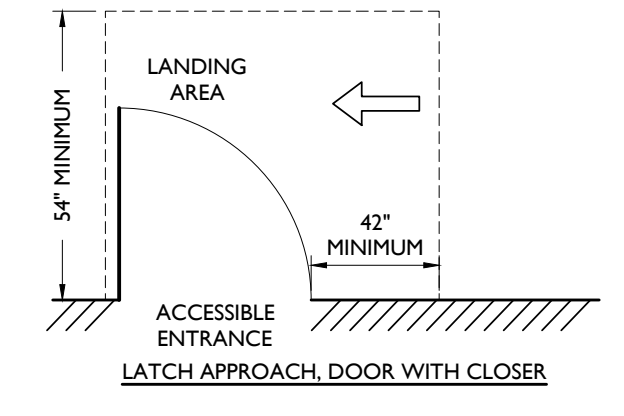
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PARKING STALL MARKINGS

NOT TO SCALE

3

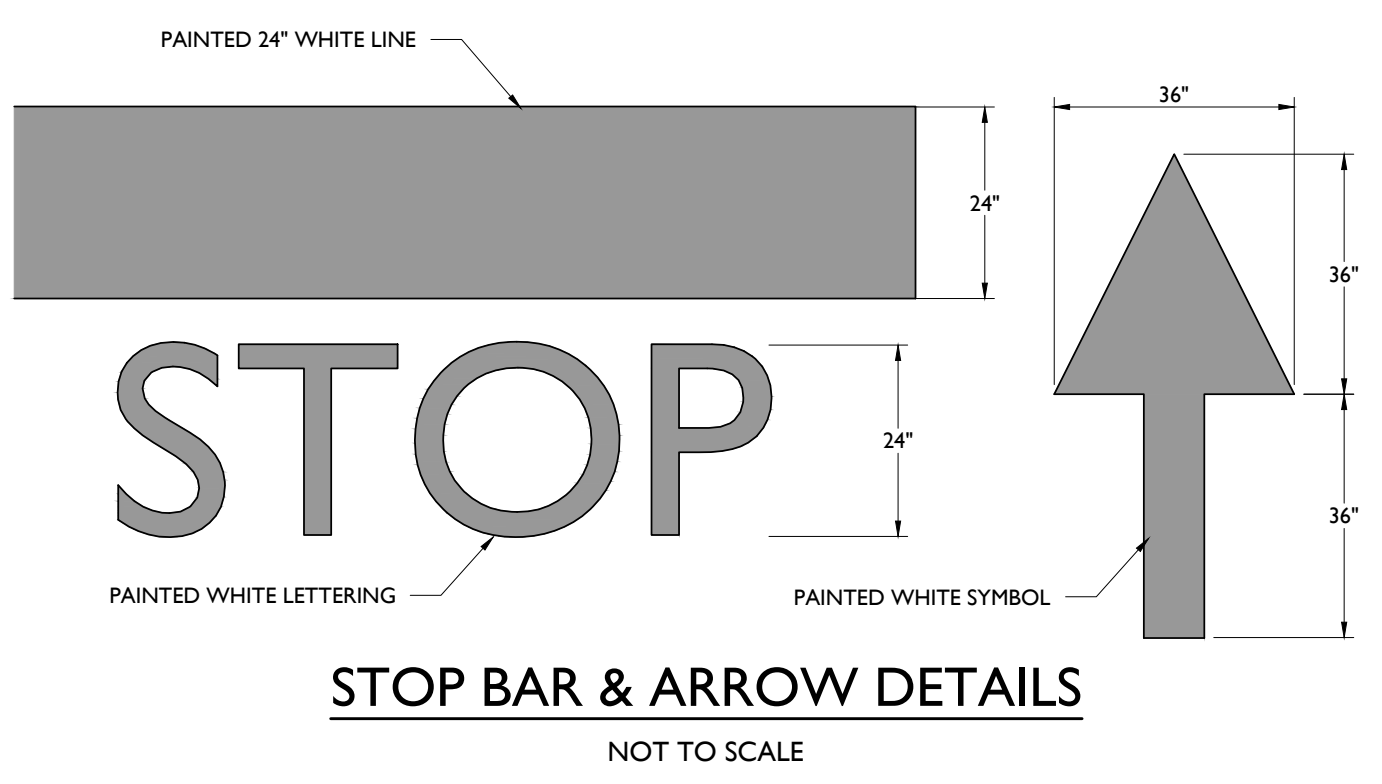


ACCESSIBLE ENTRANCE LANDING DETAIL

NOT TO SCALE

- NOTES:
- MAXIMUM SLOPE ON LANDING SHALL BE 1:50 IN ALL DIRECTIONS
 - DIMENSIONS SHOWN HERE ARE THE MINIMUM DIMENSIONS REQUIRED FOR AN ADA COMPLIANT LANDING AT THE ACCESSIBLE ENTRANCE. REFER TO SITE PLAN FOR SITE SPECIFIC DIMENSIONS THAT MAY SPECIFY A LARGER LANDING AREA.
 - CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE CONSTRUCTION IF THE ACCESSIBLE ENTRANCE ON SITE DOES NOT MATCH THE SCENARIO SHOWN ABOVE.

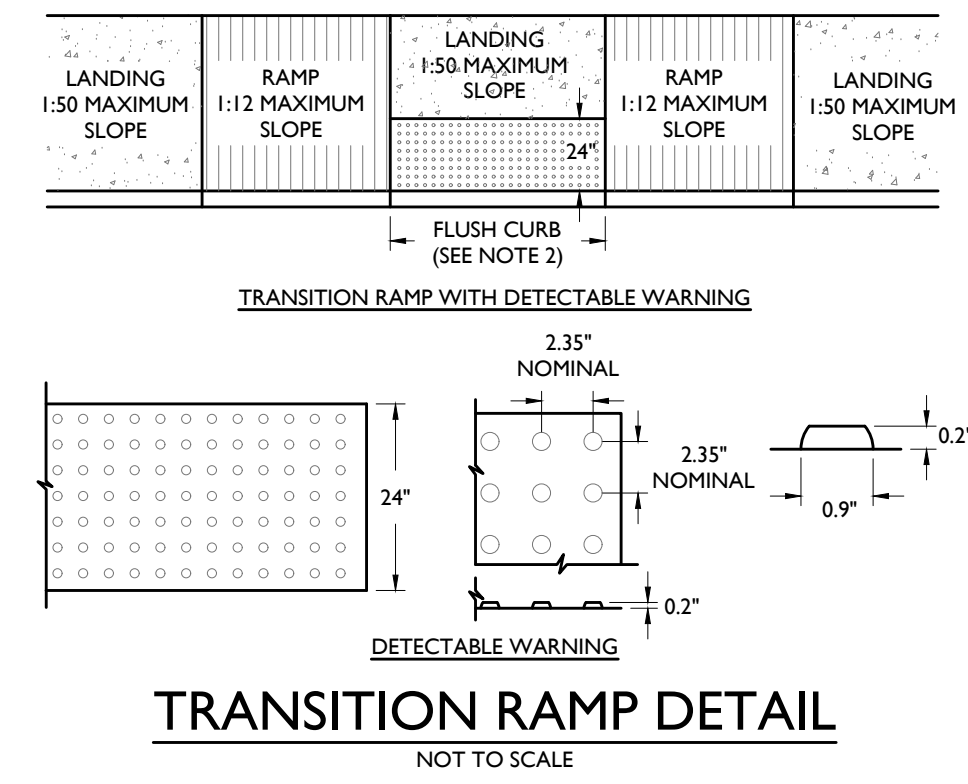
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STOP BAR & ARROW DETAILS

NOT TO SCALE

5

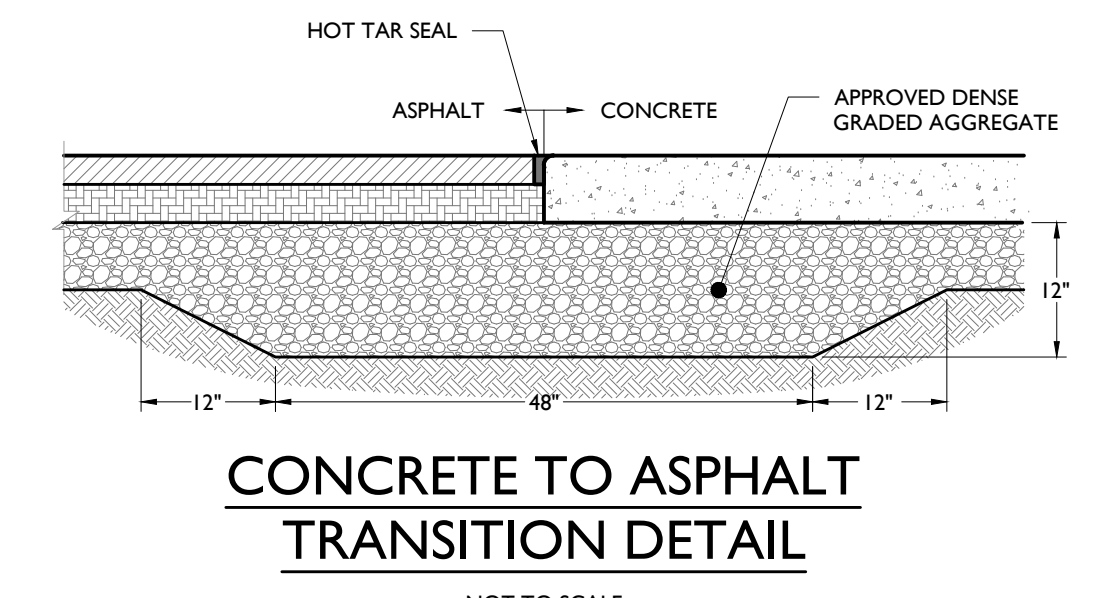


TRANSITION RAMP DETAIL

NOT TO SCALE

- NOTES:
- CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
 - A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
 - DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
 - VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
 - DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
 - RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

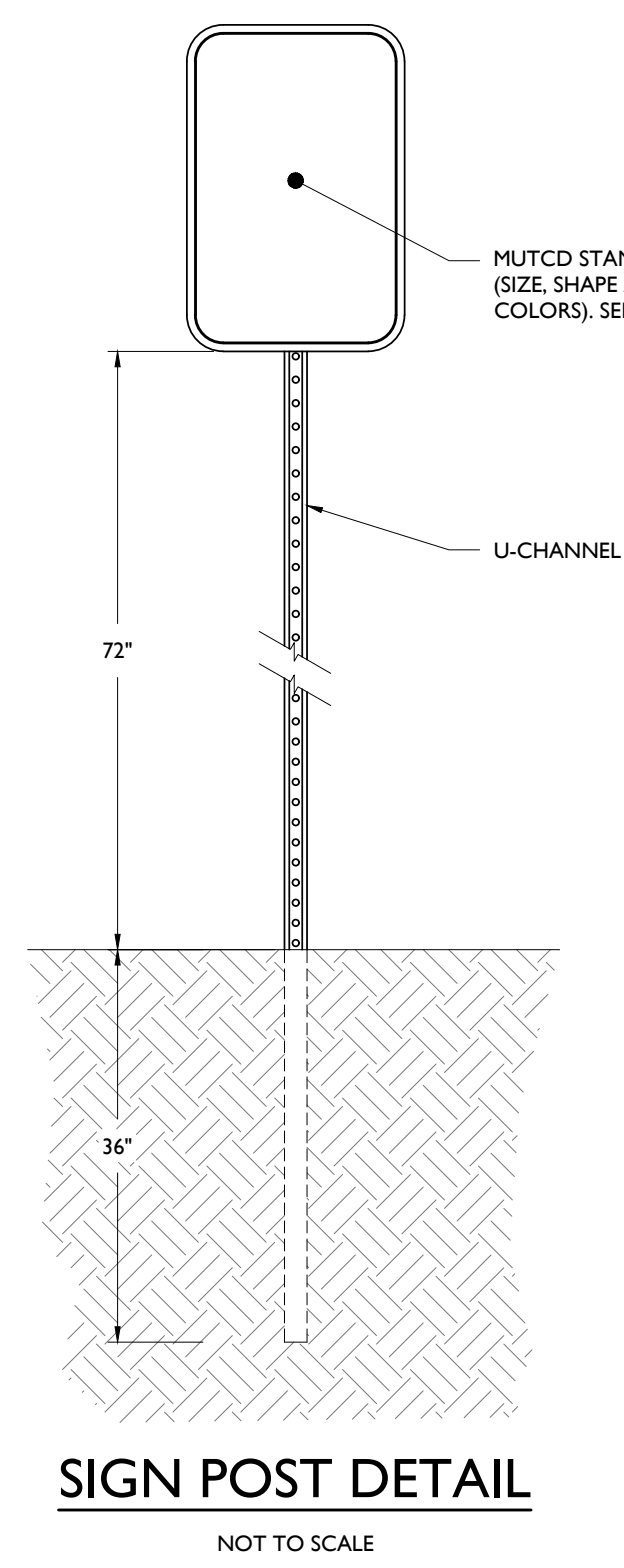
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CONCRETE TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

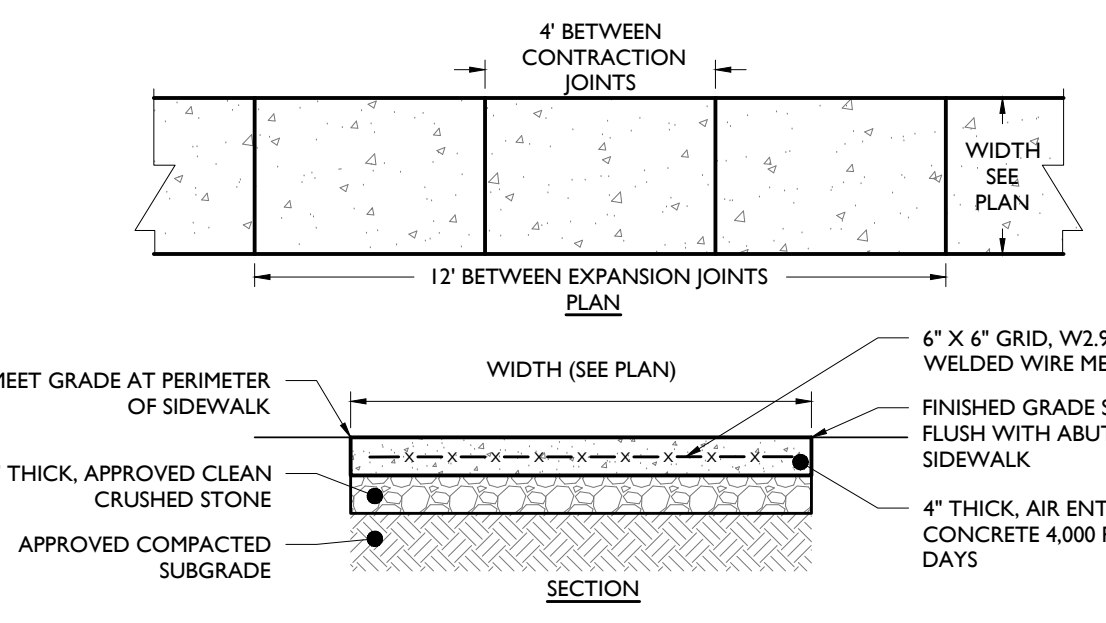
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SIGN POST DETAIL

NOT TO SCALE

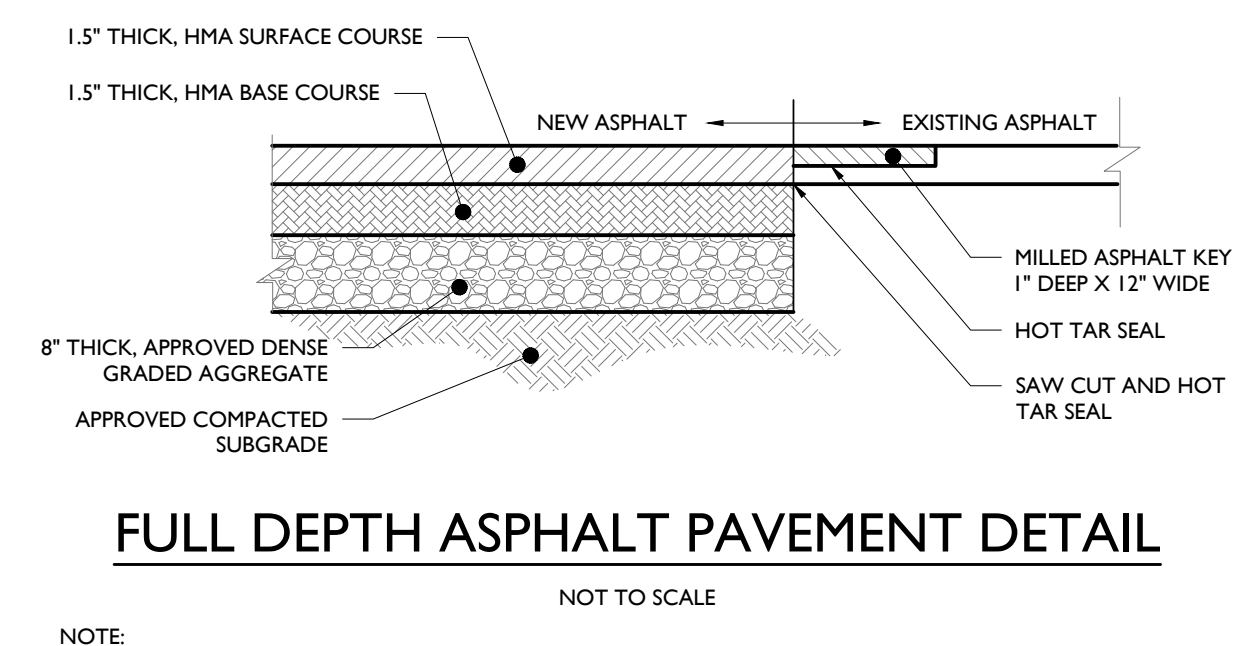
- PAVEMENT STRIPING & MARKINGS NOTES:
- ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
 - ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
 - UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
 - UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.



REINFORCED CONCRETE WALKWAY DETAIL

NOT TO SCALE

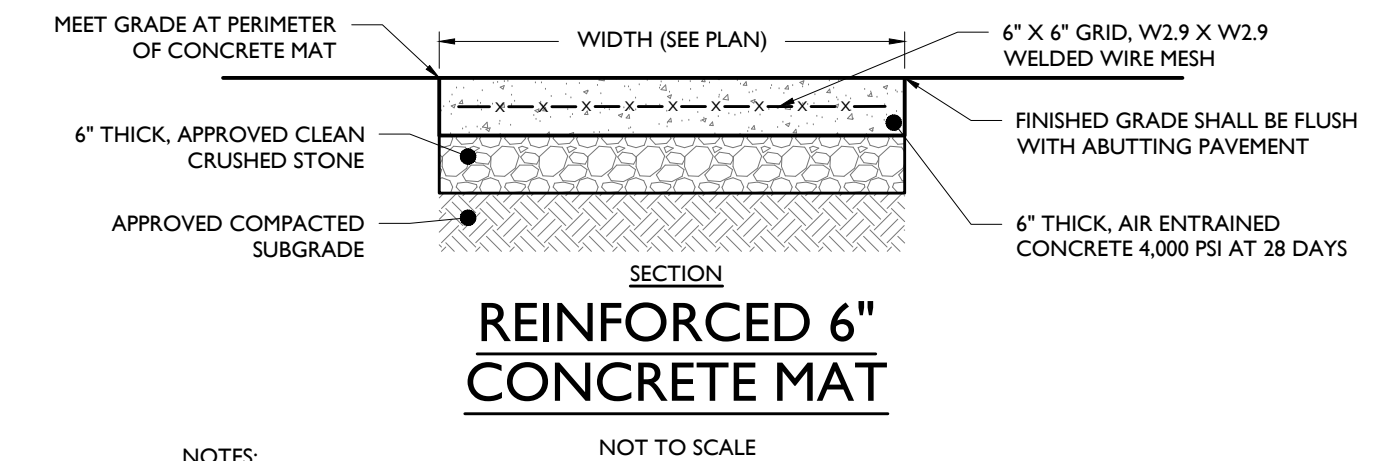
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FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

10



REINFORCED 6" CONCRETE MAT

NOT TO SCALE

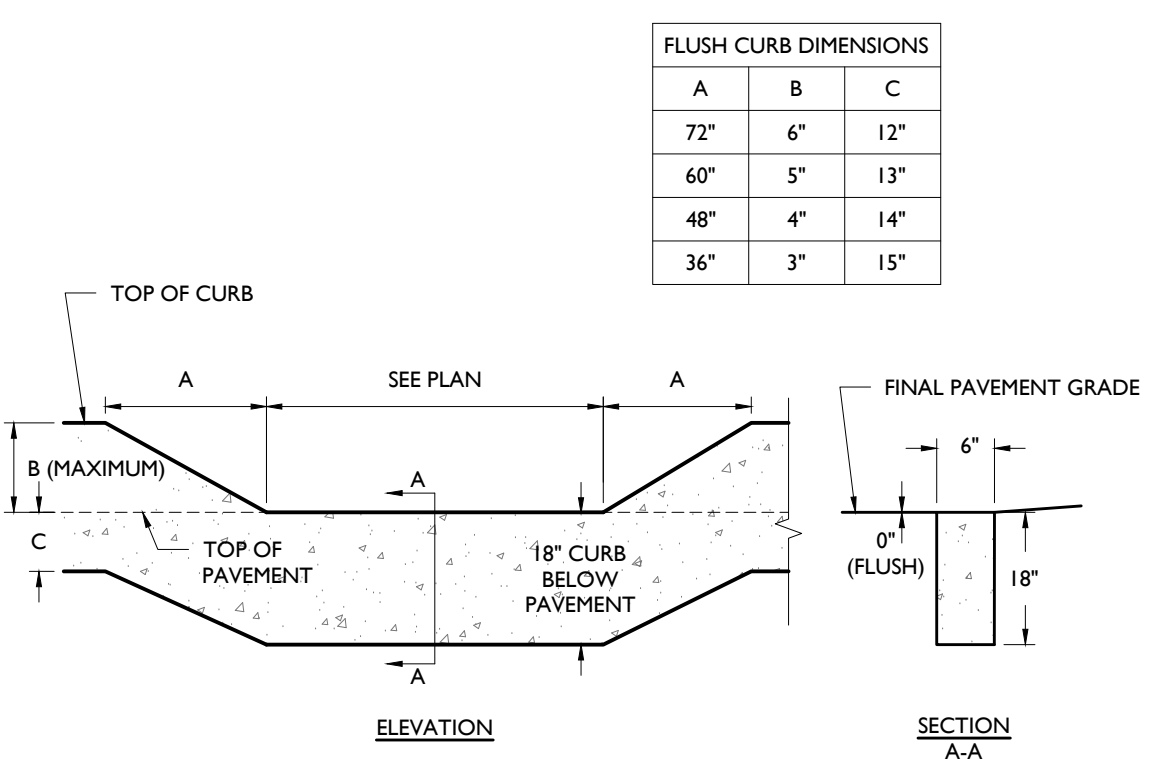
- NOTES:
- 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 - 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
 - CONCRETE SHALL RECEIVE BROOM FINISH.
 - ALL EXPOSED CORNERS TO HAVE 1/4" CHAMFER.

11

M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		RED	WHITE	36" x 36"	GROUND

- NOTE:
- ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
 - ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

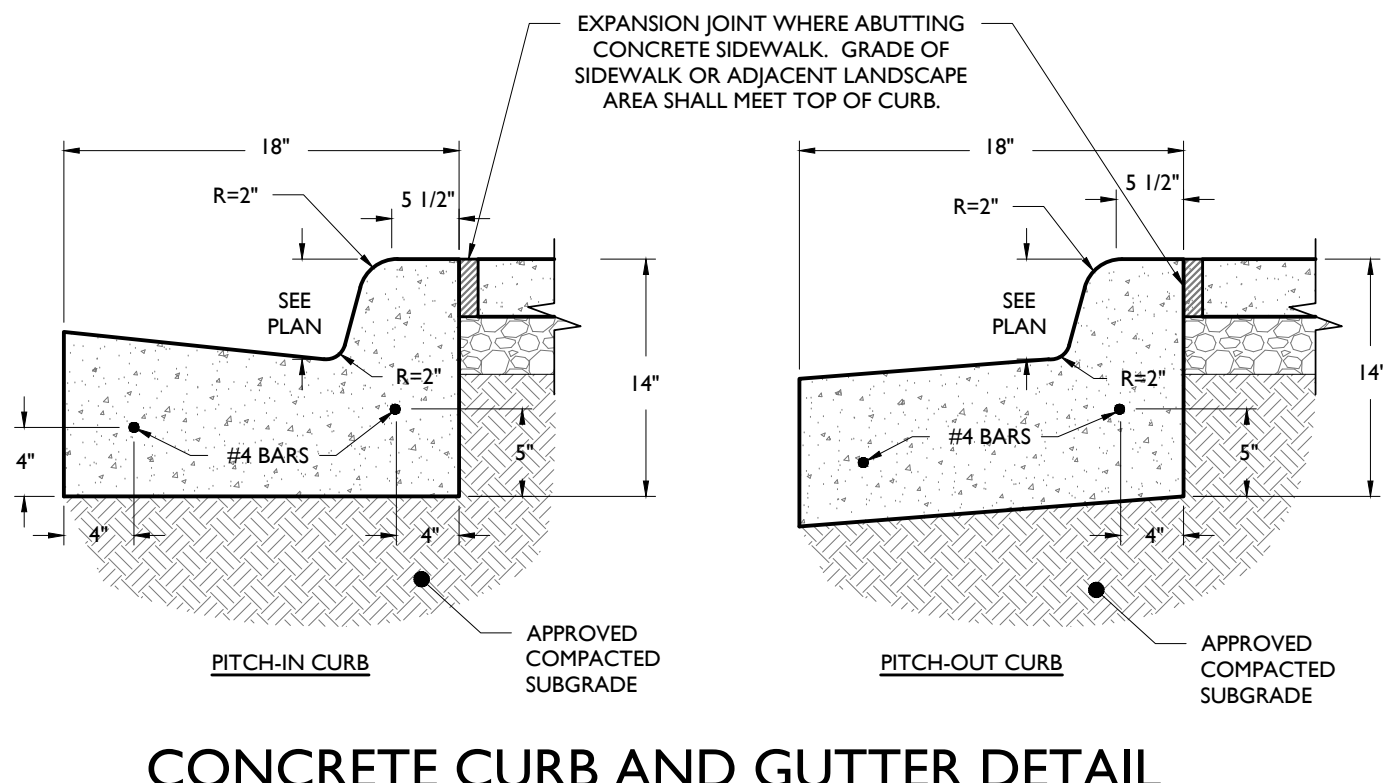
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FLUSH CURB DETAIL

NOT TO SCALE

12

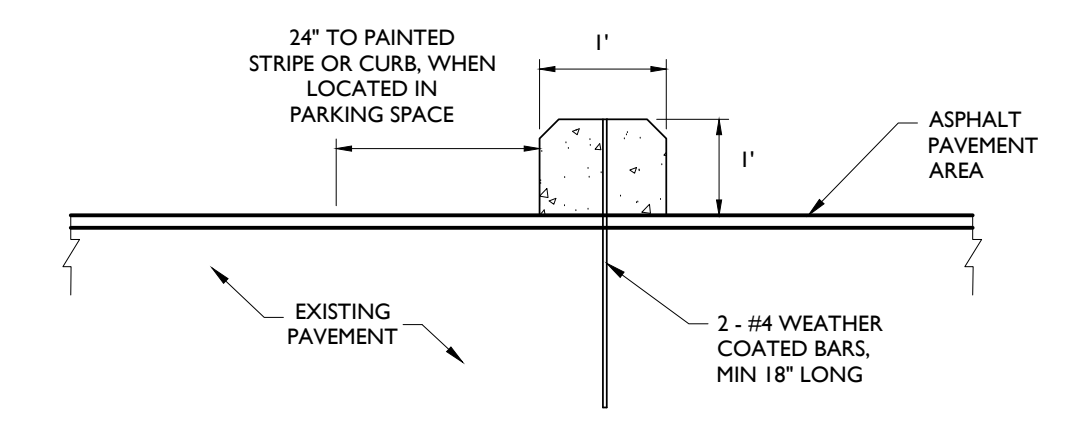


CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE

- NOTES:
- CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
 - TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM SURFACE.
 - HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
 - 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

13



CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

- NOTES:
- ON CONCRETE PAVEMENT, SECURE WHEEL STOP WITH EPOXY BONDING AGENT.
 - WHEEL STOP SHALL BE 6' LONG.
 - WHEEL STOP SHALL BE PREFABRICATED CONCRETE.

14

NO.	DATE	ISSUE	BY	DESCRIPTION
2	08/30/2021			FOR FINAL SITE PLAN APPROVAL
1	07/11/2021			FOR SITE PLAN SUBMISSION

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9328 HIGHLAND ROAD
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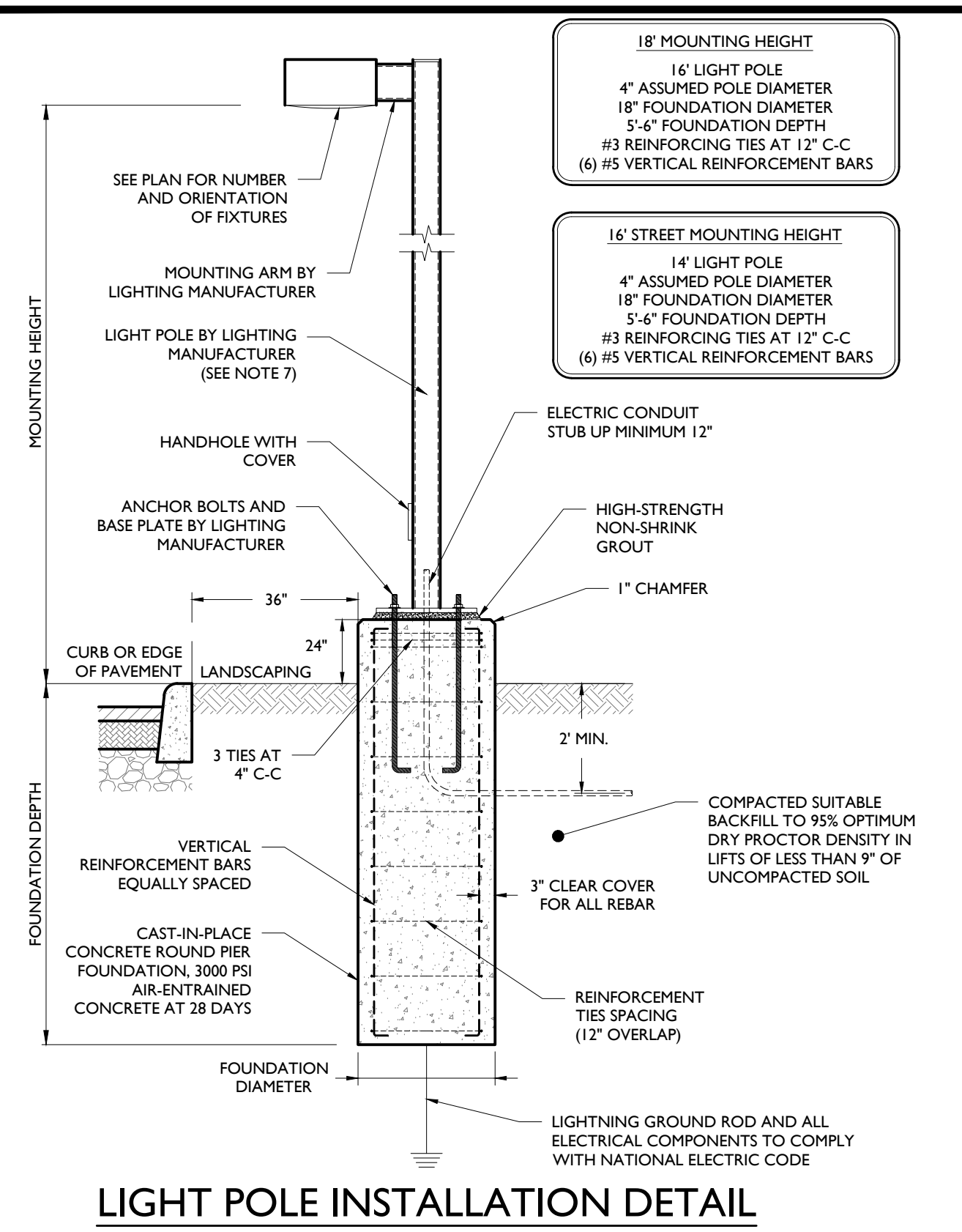
STATE OF MICHIGAN
JONATHAN REID
LICENSED PROFESSIONAL ENGINEER
MICHIGAN LICENSE NO. 009428
LICENSE EXPIRES 12/31/2024

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SCALE: AS SHOWN PROJECT ID: M-19334

TITLE:
CONSTRUCTION DETAILS

DRAWING:
C-8

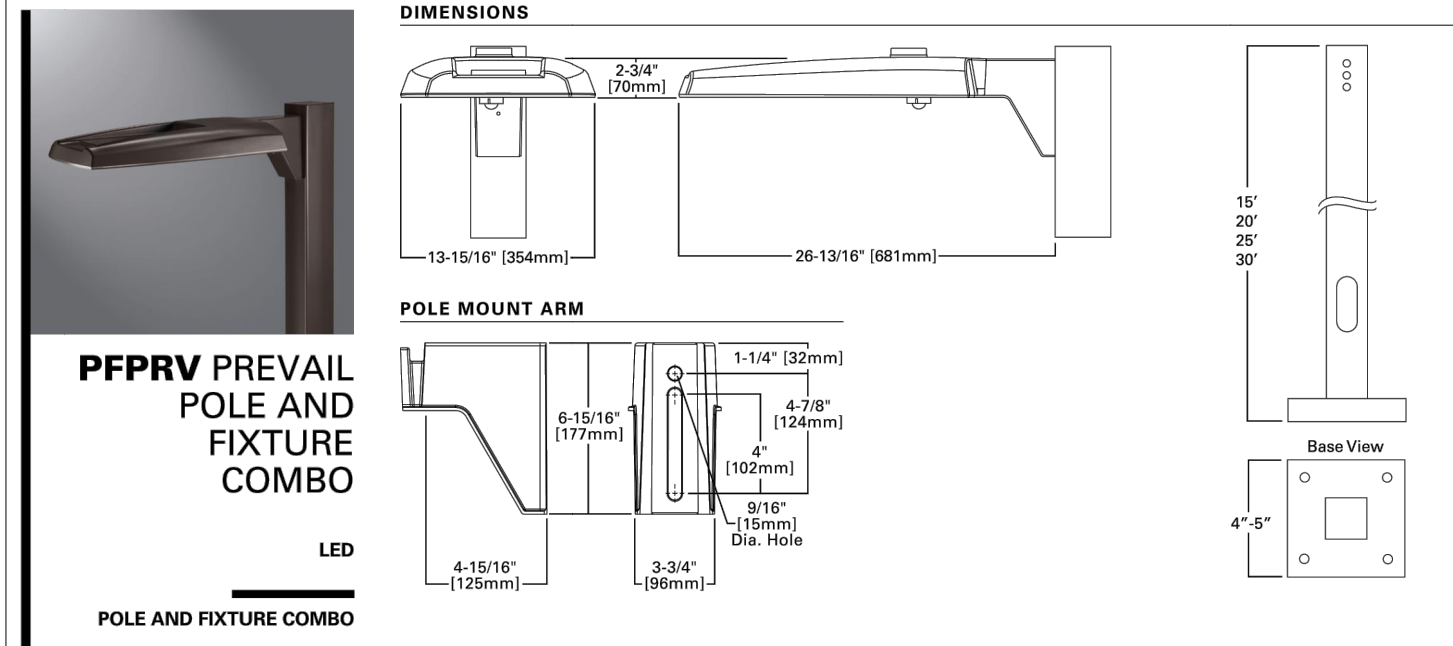


LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

- NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
 2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
 3. ALL REBAR TO BE NEW GRADE 60 STEEL.
 4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
 5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
 6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
 7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANS/ASCE 7-93.
 8. POUR TO BE TERMINATED AT A FORM.
 9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
 10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

Lumark



Nominal Power (Watts)	57W	87W	143W	163W	
Input Current @ 120V (A)	0.43	0.80	1.09	1.32	
Input Current @ 277V (A)	0.19	0.35	0.48	0.57	
Type III	Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
Type IV	Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5

ORDERING INFORMATION

Sample Number: PPRV-1-C25-T3-15-NAB

Series 1 ^a	Number of Fixtures	Light Engine	Distribution	Pole Height	Maximum Wind Zone (MPH)	Options (Add as Suffix)	Accessories (Order Separately)
PPPRV-Prevail Pole and Fixture Combo	1-1 2-2 3-3 4-4	C15-1 LED1 7,100 Nominal Lumens C25-1 LED1 13,100 Nominal Lumens C45-1 LED1 17,100 Nominal Lumens C65-1 LED1 20,000 Nominal Lumens	T3-Type III T4-Type IV	15-15 25-25 30-30	0-90 0-100	NAB-No Anchor Bolts (Used when ordered separately) HSS-Hussey Side Shield † MS/DIM-L3B-Integrated Sensor for Dimming Operation, 0' - 12' Mounting Height PER-NEMA 3P/N Twistlock Photocontrol Receptacle † PER1-NEMA 7P/N Twistlock Photocontrol Receptacle †	H5/VERD-House Side Shield †

NOTES: 1 4000K CCT, standard bronze, 120-277V, 0-10V dimming; 2 Standard mount arm included with fixture. Supplied with straight steel shaft, anchor bolts, template, base cover and hardware; 3 HSS not available with C65 lumen package. Ordered as an option, it will come factory installed. Ordered as a field-installable accessory, must order quantity one per application; 4 Not available with MS/D options.



SPECIFICATIONS FOR FIXTURES 'A', 'B' & 'C'

NOT TO SCALE

Lumark

DESCRIPTION
The patented Lumark Crosstour™ MAXX LED wall panel series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/ surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES
Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant modified refractive optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens.

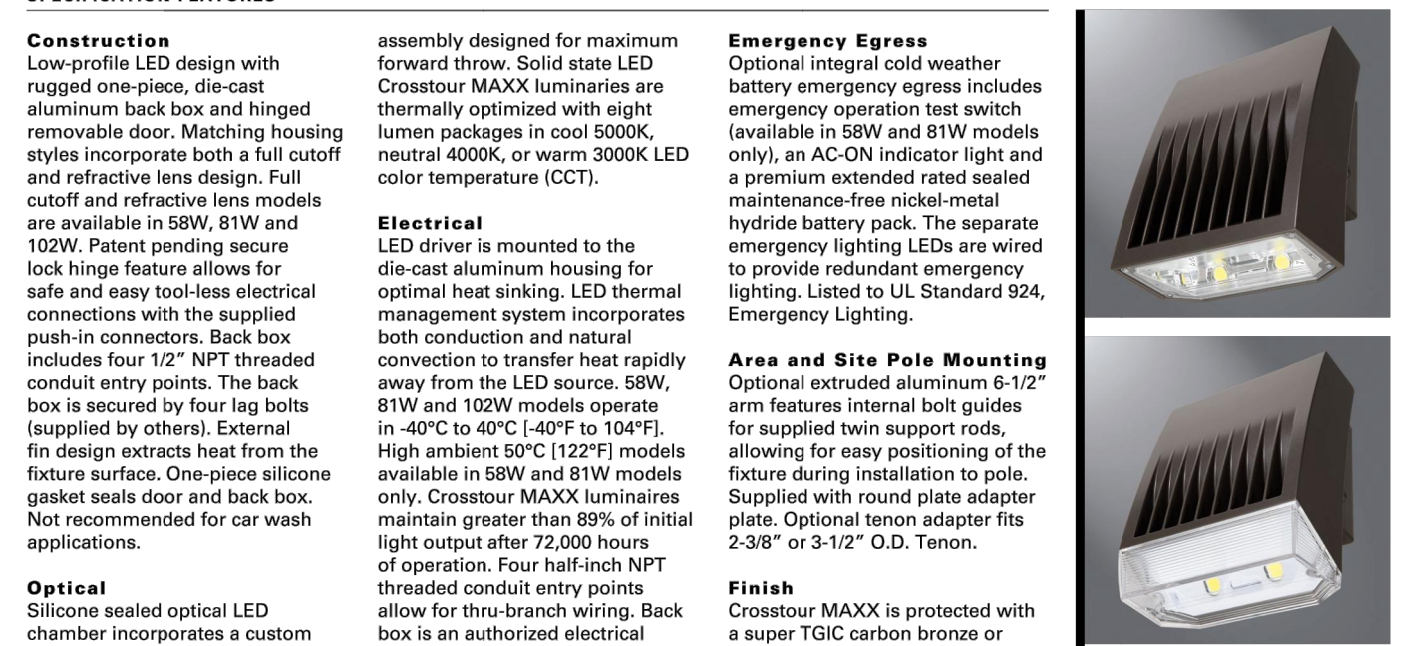
Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tension adapter fits 2-3/8" or 3-1/2" O.D. Tension.

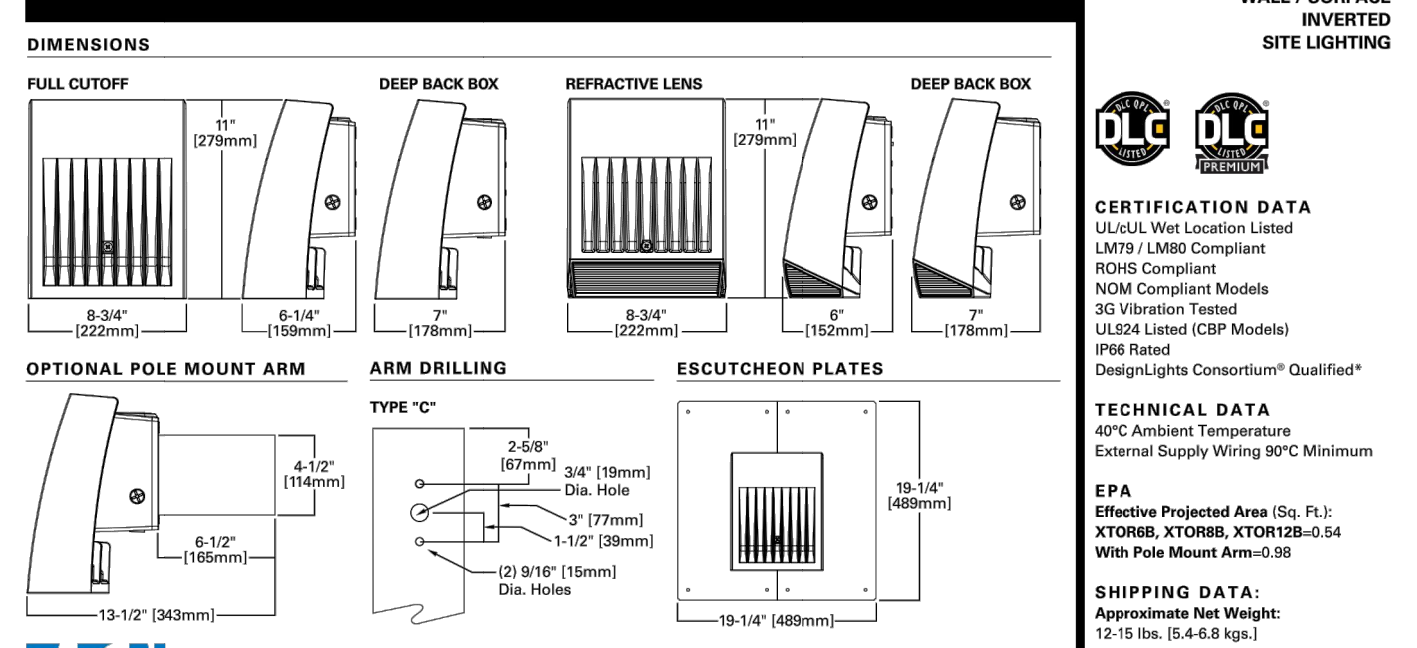
Finish
Crosstour MAXX is protected with a die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in 40°C to 40°C (104°F to 104°F). High ambient 50°C (122°F) models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection, 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Warranty
Five-year warranty.

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



SPECIFICATIONS FOR FIXTURES 'D'

NOT TO SCALE

LEDA Outdoor

120v: **3-712-2xx**
277v: **37-712-2xx**

FIXTURE TYPE _____ LOCATION _____
PROJECT _____ DATE _____



LUMINAIRE POWER
1 x 10.1W LED, 3000K, CRI 90

RATED LIFE
60000 hr RL

OPTIONAL COLOR TEMPERATURES
2700K, 3500K, 4000K

LUMEN OUTPUT
Delivered: 680 lm (LM-79)

INPUT VOLTAGE
120V or 277V

DRIVER OUTPUT
350 mA, 12W

DIMMING
0-10v & Phase (ELV) Dimming - 50/60Hz 100% to 10% Dimming

CONSTRUCTION
Cast Aluminium and Acrylic

DIFFUSER
-2 Matte White Acrylic

FINISHES
Oiled Bronze (-22), Satin Nickel (-24)

MOUNTING
4" Octagonal J-Box
(Installer must provide a bead of caulk between fixture housing and mounting surface)

STANDARDS
ETL Wet, Conforms to UL STD 1598, Certified CAN/CSA, STD C22.2 No 250.0.

Order example for standard fixture:
3-712-224 (x- Voltage - xxx-Sequence # - x-Diffuser - xx-Finish)
3: 120v, 37: 277v
Order example for optional color temperatures: **3-712-27224**
27: 2700K, 35: 3500K, 40: 4000K

WET **ETL** **Intertek**

SPECIFICATIONS FOR FIXTURES 'E'

NOT TO SCALE

NO.	DESCRIPTION	DATE	BY
1	FOR FINAL SITE PLAN APPROVAL	08/30/2021	MPH
2	FOR FINAL SITE PLAN APPROVAL	07/01/2021	AE
3	ISSUE		

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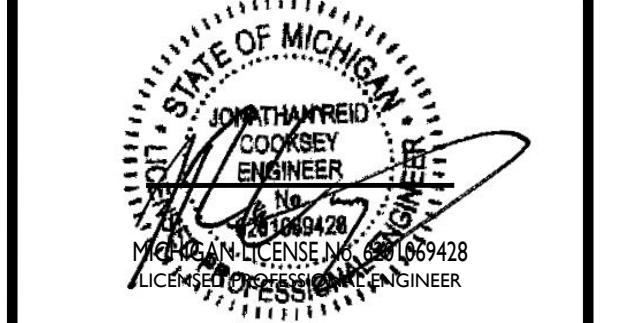
607 Shelby Suite 200, Detroit, MI 48226
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SITE DEVELOPMENT PLAN

9328 HIGHLAND ROAD

PROPOSED COMMERCIAL BUILDING WITH DRIVE-THROUGH

PARCEL ID: 12-23-20-010
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WHITE LAKE CHARTER TOWNSHIP
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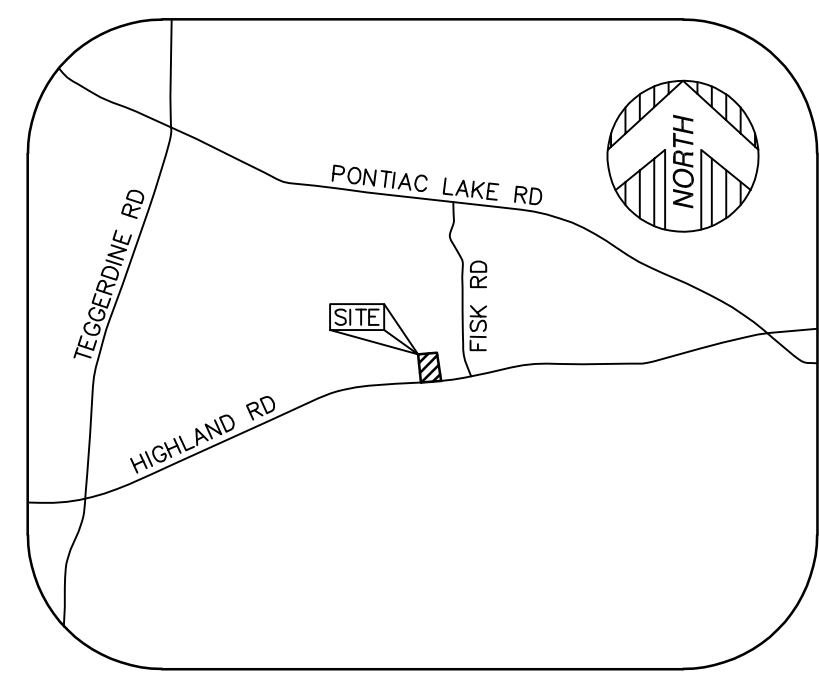


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SCALE: AS SHOWN PROJECT ID: M-19334

TITLE:
CONSTRUCTION DETAILS

DRAWING:
C-9



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 2 STALLS
STANDARD PARKING = 60 STALLS

PARCEL AREA

51,219± SQUARE FEET = 1.176± ACRES

BASIS OF BEARING

NORTH 88°34'54" EAST, BEING THE NORTH LINE OF SECTION 23, AS DESCRIBED.

BENCHMARK

TURN ARROW ON HYDRANT, 61'± SOUTH OF THE SOUTHWEST CORNER OF BUILDING #9328. ELEVATION = 968.05' (NAVD 88)

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. SUBJECT PROPERTY HAS INDIRECT ACCESS TO M-59/HIGHLAND ROAD VIA EASEMENT.

3. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

LEGEND

●	FOUND MONUMENT (AS NOTED)
⊙	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
X-93.3	GROUND ELEVATION
⊠	ELECTRIC METER
⊠	TRANSFORMER
○	UTILITY POLE
○	GAS METER
⊙	SANITARY MANHOLE
⊙	ROUND CATCH BASIN
⊙	SQUARE CATCH BASIN
⊙	STORM DRAIN MANHOLE
⊙	FIRE HYDRANT
⊙	FIRE DEPARTMENT CONNECTION
⊙	WATER GATE MANHOLE
⊙	BOLLARD
⊙	LIGHTPOST/LAMP POST
⊙	MAIL BOX
⊙	SINGLE POST SIGN
⊙	HANDICAP PARKING
—	PARCEL BOUNDARY LINE
—	ADJOINER PARCEL LINE
—	SECTION LINE
- - -	EASEMENT (AS NOTED)
—	BUILDING
—	BUILDING OVERHANG
—	CONCRETE CURB
—	RAISED CONCRETE
—	PARKING
—	EDGE OF CONCRETE (CONC.)
—	EDGE OF ASPHALT (ASPH.)
—	FENCE (AS NOTED)
—	WALL (AS NOTED)
—	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
—	MINOR CONTOUR LINE
—	MAJOR CONTOUR LINE
■	BUILDING AREA
■	ASPHALT
■	CONCRETE

MANHOLE SCHEDULE

MANHOLE NO.	TYPE	DEPTH	INVERT ELEVATION	VALVE/PUMP INSIDE	INVERT ELEVATION
40012	SANITARY MH	968.79	968.79	FULL OF WATER	960.95
40008	STORM MH	969.40	969.40	24" E	961.00
40009	STORM CB	968.80	968.80	24" W	961.00
40184	SANITARY MH	966.01	966.01	T/WATER	962.50
40185	SANITARY MH	966.04	966.04	B/STRUCTURE	961.90
40186	SANITARY MH	966.31	966.31	6" N	960.97
40198	STORM CB	964.74	964.74	6" S	961.02
40208	STORM CB	965.23	965.23	T/DEBRIS	963.39
40237	STORM CB	964.75	964.75	12" N	960.33
40343	STORM CB	964.06	964.06	24" E	957.01
40143	STORM CB	964.59	964.59	24" W	958.93
40140	STORM CB	964.50	964.50	30" E	959.39
85000	STORM CB	964.92	964.92	30" W	954.72
85001	STORM CB	965.05	965.05	12" NW	954.66
		965.05	965.05	30" NE	955.41
		965.05	965.05	30" E	954.41
		965.05	965.05	30" NW	951.85

ZONING REGULATIONS

GB - GENERAL BUSINESS

*REQUIRED SETBACK LINE MINIMUM DIMENSIONS IN FEET -
FRONT - 50 FEET
LEAST ONE SIDE - 15 FEET
TOTAL TWO SIDES - 30 FEET
REAR - 20 FEET

*MAXIMUM HEIGHT IN FEET - 35 FEET

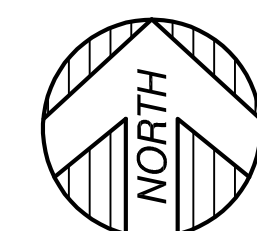
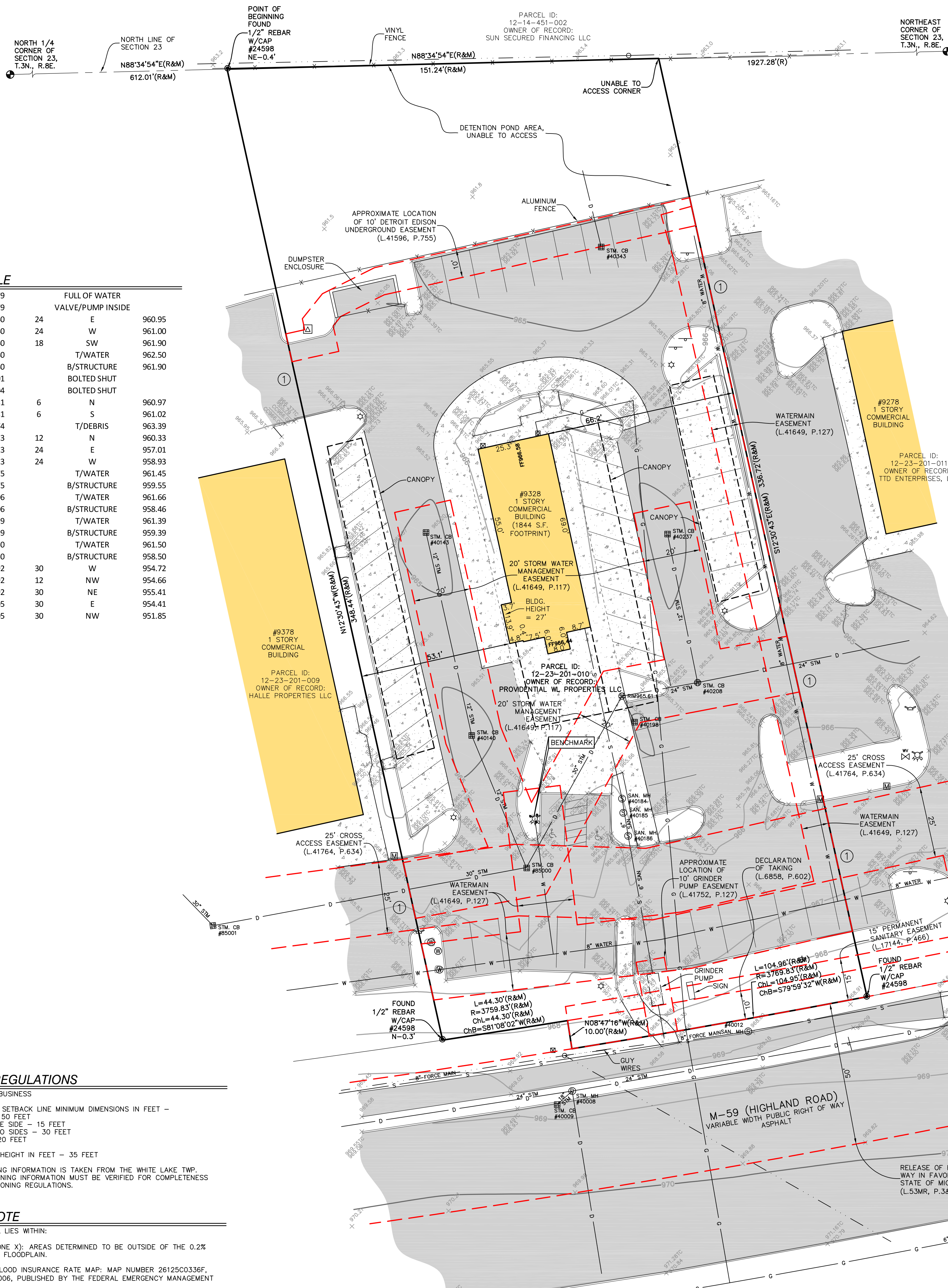
NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE WHITE LAKE TWP. WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

FLOOD NOTE

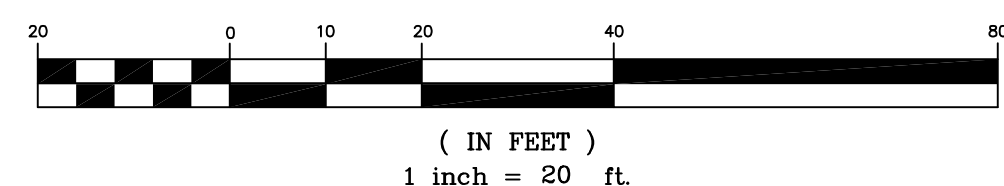
SUBJECT PARCEL LIES WITHIN:

OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26125C0336F, DATED 09/29/2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



GRAPHIC SCALE



PROPERTY DESCRIPTION

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

PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 23 NORTH 88 DEGREES 34 MINUTES 54 SECONDS EAST 612.01 FEET FROM THE NORTH 1/4 CORNER OF SECTION 23; THENCE CONTINUING ALONG SAID LINE NORTH 88 DEGREES 34 MINUTES 54 SECONDS EAST 151.24 FEET; THENCE SOUTH 12 DEGREES 30 MINUTES 43 SECONDS EAST 336.72 FEET TO A POINT ON A CURVE ON THE NORTH LINE OF M-59 BEING 100 FEET WIDE; THENCE ALONG SAID NORTH LINE ON A CURVE TO THE RIGHT 104.96 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 3769.83 FEET, CENTRAL ANGLE OF 01 DEGREE 35 MINUTES 43 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 59 MINUTES 32 SECONDS WEST 104.95 FEET; THENCE NORTH 08 DEGREES 47 MINUTES 16 SECONDS WEST 10.00 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 44.30 FEET AND ON THE NORTH LINE OF M-59 SAID CURVE HAVING A RADIUS OF 3769.83 FEET, CENTRAL ANGLE OF 00 DEGREES 40 MINUTES 20 SECONDS AND CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 08 MINUTES 02 SECONDS WEST 44.30 FEET; THENCE NORTH 12 DEGREES 30 MINUTES 43 SECONDS WEST 348.44 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. TC13-89464, DATED 04/08/2021, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

16. RELEASE OF RIGHT OF WAY IN FAVOR OF THE STATE OF MICHIGAN, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 53MR, PAGE 3 AND LIBER 53 MR, PAGE 5. (AS SHOWN)

17. DECLARATION OF TAKING, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 6858, PAGE 602. (AS SHOWN)

18. INTENTIONALLY DELETED

19. RECIPROCAL EASEMENT AGREEMENT, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 41320, PAGE 231. (BLANKET EASEMENT OVER SUBJECT PROPERTY; SEE DOCUMENT FOR TERMS AND CONDITIONS)

20. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN STORM WATER FACILITIES, EASEMENT, MAINTENANCE AGREEMENT AND LIEN RECORDED IN LIBER 40323, PAGE 80 AND STORM WATER MANAGEMENT FACILITIES, EASEMENT, MAINTENANCE AGREEMENT RECORDED IN LIBER 47635, PAGE 836. (BLANKET EASEMENT OVER SUBJECT PROPERTY; SEE DOCUMENT FOR TERMS AND CONDITIONS)

21. DETROIT EDISON UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 41596, PAGE 755. (APPROXIMATE LOCATION AS SHOWN)

22. RECIPROCAL EASEMENT AGREEMENT, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 41764, PAGE 634. (AS SHOWN)

23. GRINDER PUMP AND EASEMENT AGREEMENT, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 41752, PAGE 127. (APPROXIMATE LOCATION AS SHOWN)

24. EASEMENT FOR UTILITIES IN FAVOR OF THE CHARTER TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 41649, PAGE 127. (AS SHOWN)

25. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN STORM WATER FACILITIES, EASEMENT, MAINTENANCE AGREEMENT AND LIEN RECORDED IN LIBER 41649, PAGE 117. (AS SHOWN)

26. INTENTIONALLY DELETED

27. RESTRICTIVE COVENANT, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 41260, PAGE 72. (SUBJECT PARCEL IS PARCEL C AS REFERENCED IN DOCUMENT, SEE DOCUMENT FOR TERMS AND CONDITIONS)

28. RECIPROCAL EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 40682 PAGE 855.

29. INTENTIONALLY DELETED

POSSIBLE ENCROACHMENTS

① ASPHALT, CURB AND PARKING AREAS CROSS EAST AND WEST PROPERTY LINES.

SURVEYOR'S CERTIFICATION

TO KEYBANK NATIONAL ASSOCIATION, ITS SUCCESSOR AND ASSIGNS: WHITE LAKE RETAIL MANAGEMENT LIMITED LIABILITY COMPANY; ALRIG USA ACQUISITIONS LLC; TITLE CONNECT LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 7B, 7C, 8, 9, 11A, 11B, 13, 16 AND 19 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 04/30/2021.

DATE OF PLAT OR MAP: 05/11/2021

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
Tsycko@kemtec-survey.com



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(734) 994-0888
(313) 758-0877
www.kemteccgroupofcompanies.com

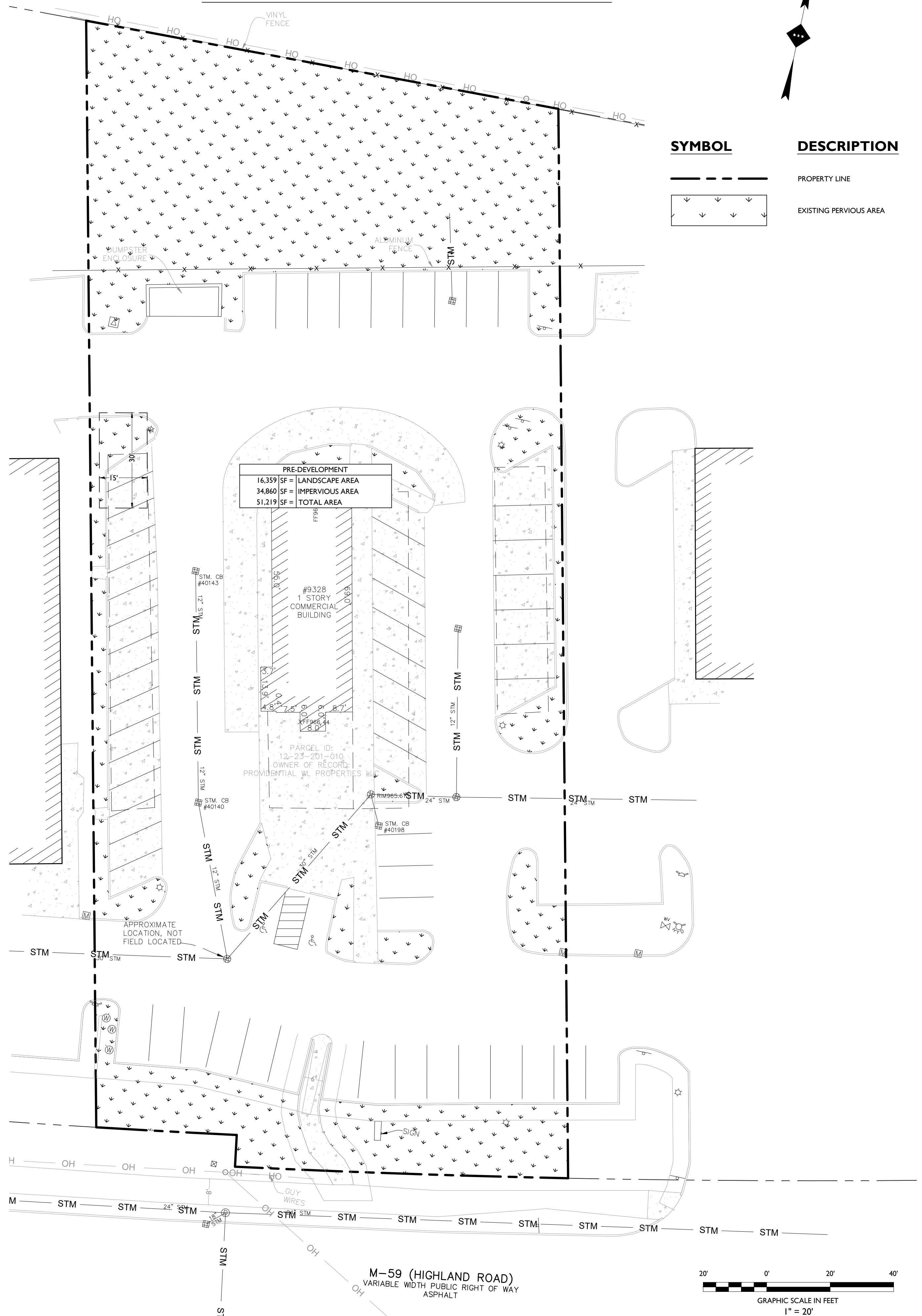
ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: STONEFIELD ENGINEERING & DESIGN
9328 HIGHLAND ROAD, WHITE LAKE, MICHIGAN,
PART OF SECTION 23,
TOWN 3 NORTH, RANGE 8 EAST

NO.	DATE	BY	REVISION	DESCRIPTION
1	05/11/2021	ATS		REVISED THE TITLE WORK
2	05/11/2021	NPH		REVISED PER REVIEW COMMENTS
3	08/25/21	ATS		UPDATED MANHOLE SCHEDULE
4	07/06/21	MRJ		
5	07/06/21	MRJ		

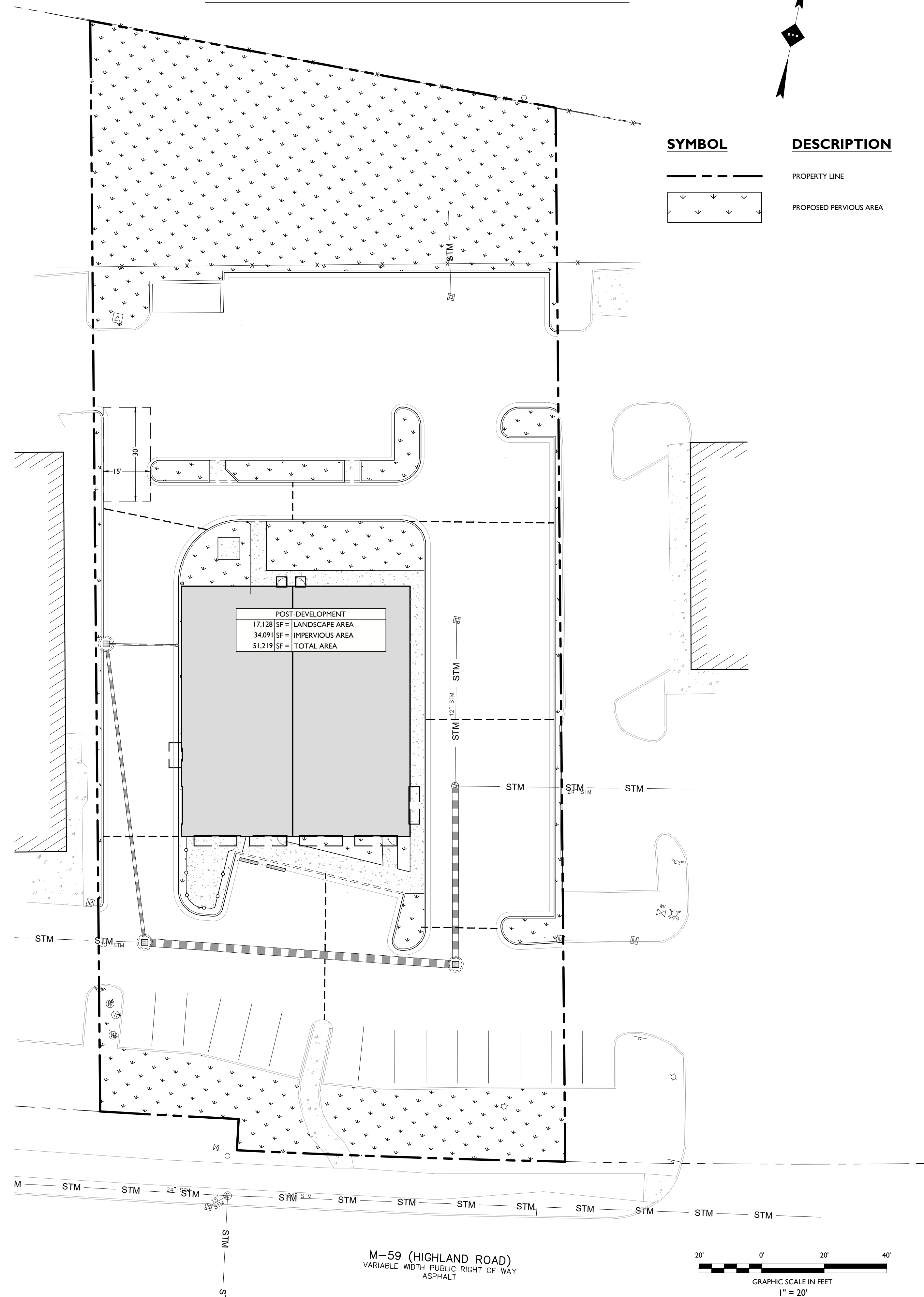
SCALE: 1" = 20'

1 OF 1 SHEETS

PRE-DEVELOPMENT CONDITIONS



POST-DEVELOPMENT CONDITIONS



NO.	DATE	ISSUE	BY	DESCRIPTION
2	08/30/2021	MPH		FOR FINAL SITE PLAN APPROVAL
1	07/01/2021	AE		FOR SITE PLAN SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Detroit, MI • Rutherford, NJ • New York, NY
Princeton, NJ • Tampa, FL • Boston, MA
www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLAN

9328 HIGHLAND ROAD
PROPOSED COMMERCIAL BUILDING
WITH DRIVE-THROUGH

PARCEL ID: 12-23-20-010
9328 HIGHLAND ROAD
WHITE LAKE CHARTER TOWNSHIP
OAKLAND COUNTY, MICHIGAN



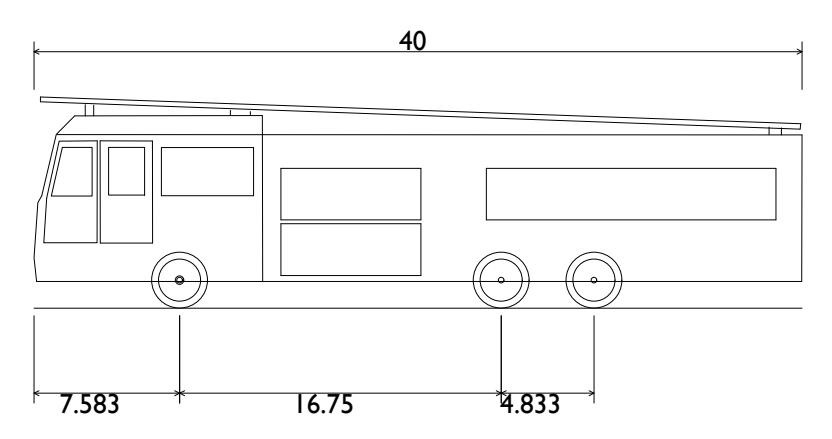
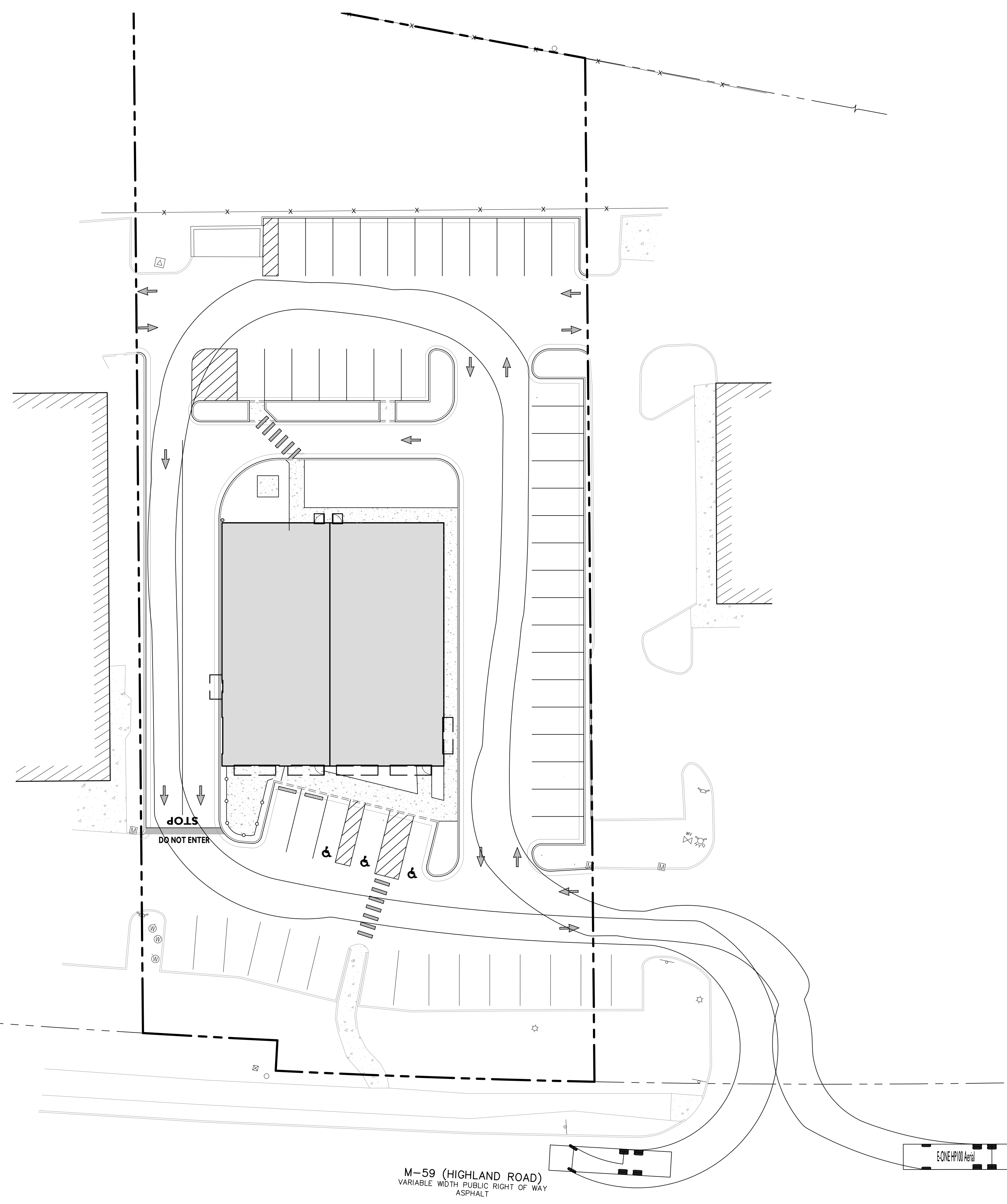
STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: M-19334

TITLE: **PRE VS POST DEVELOPMENT EXHIBIT**

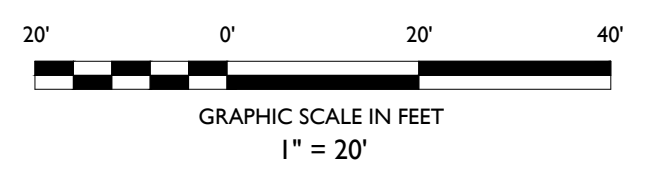
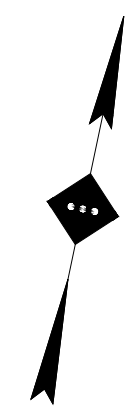
DRAWING: **EX-1**

W:\9328\9328-HIGHLAND-ROAD-WHITE-LAKE-MICHIGAN\DRAWING\01-POST-DEVELOPMENT



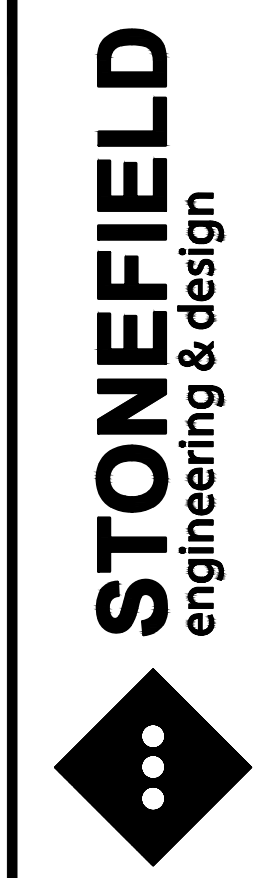
E-ONE HP100 Aerial
 Overall Length 40.000ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.393ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°

40.000ft
 8.333ft
 11.000ft
 1.393ft
 8.333ft
 6.00s
 45.00°



ISSUE	DATE	BY	DESCRIPTION
2	08/30/2021	MPH	FOR FINAL SITE PLAN APPROVAL
1	07/01/2021	AE	FOR SITE PLAN SUBMISSION

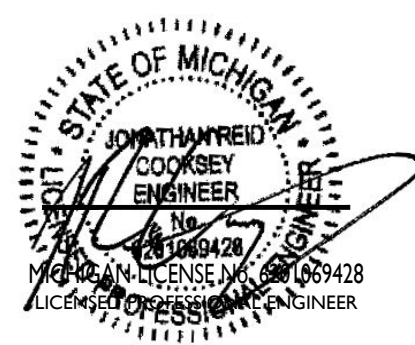
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 Phone 248.247.1115

SITE DEVELOPMENT PLAN
9328 HIGHLAND ROAD
PROPOSED COMMERCIAL BUILDING
WITH DRIVE-THROUGH

PARCEL ID: 12-23-20-010
 9328 HIGHLAND ROAD
 WHITE LAKE CHARTER TOWNSHIP
 OAKLAND COUNTY, MICHIGAN



SCALE: 1" = 20' PROJECT ID: M-19334

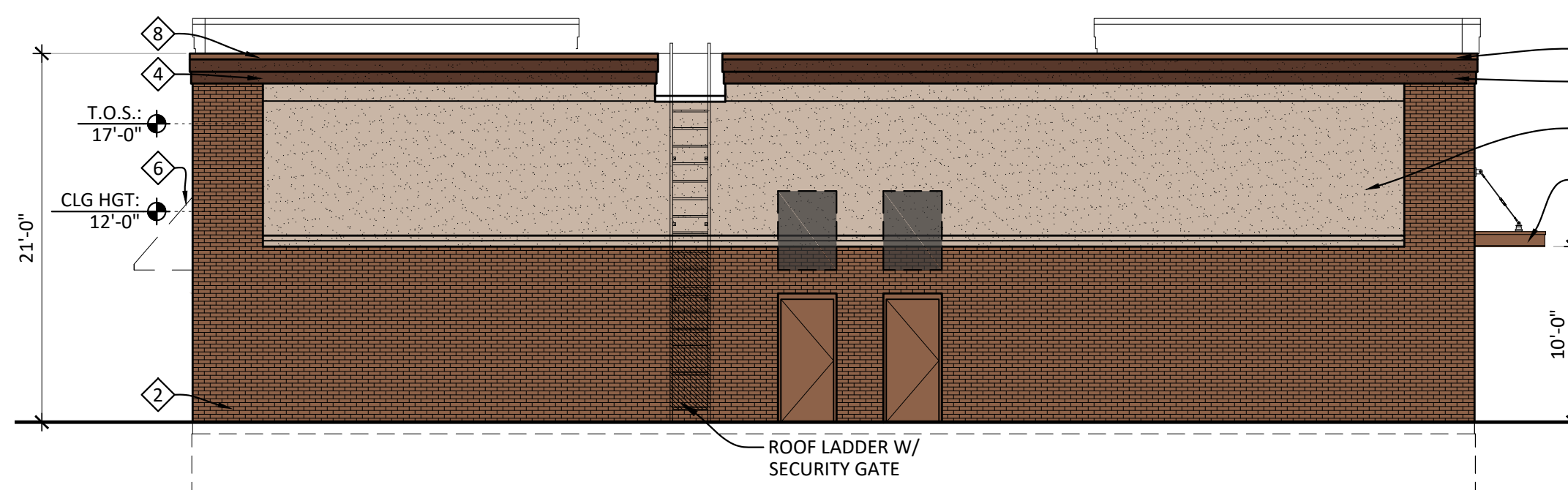
TITLE:
FIRE TRUCK CIRCULATION EXHIBIT

DRAWING:
EX-2



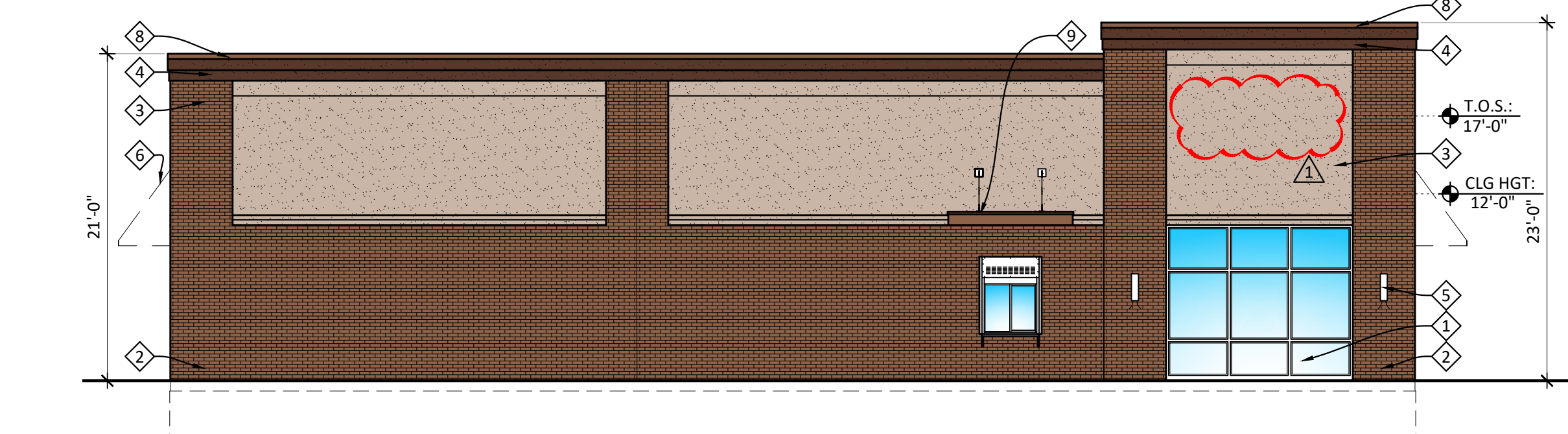
PRELIMINARY SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 5

BRICK: 26% EIFS: 41% GLASS: 33%
DURABLE MATERIALS 59%



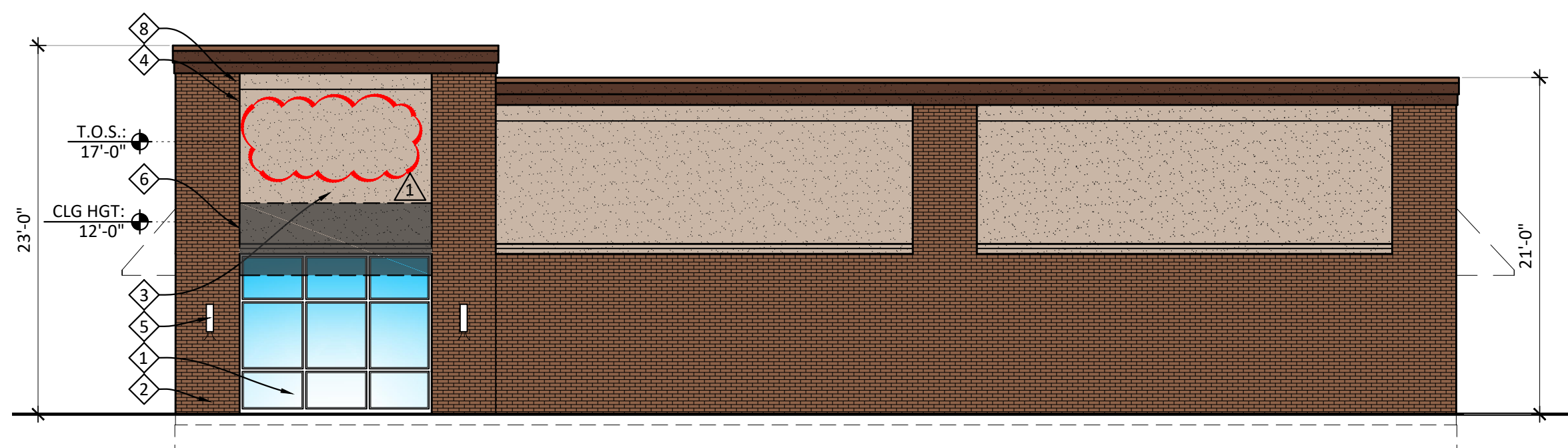
PRELIMINARY NORTH ELEVATION
SCALE: 1/8" = 1'-0" 4

BRICK: 53% EIFS: 47% GLASS: 0%
DURABLE MATERIALS 53%



PRELIMINARY WEST ELEVATION
SCALE: 1/8" = 1'-0" 3

BRICK: 52% EIFS: 40% GLASS: 8%
DURABLE MATERIALS 60%

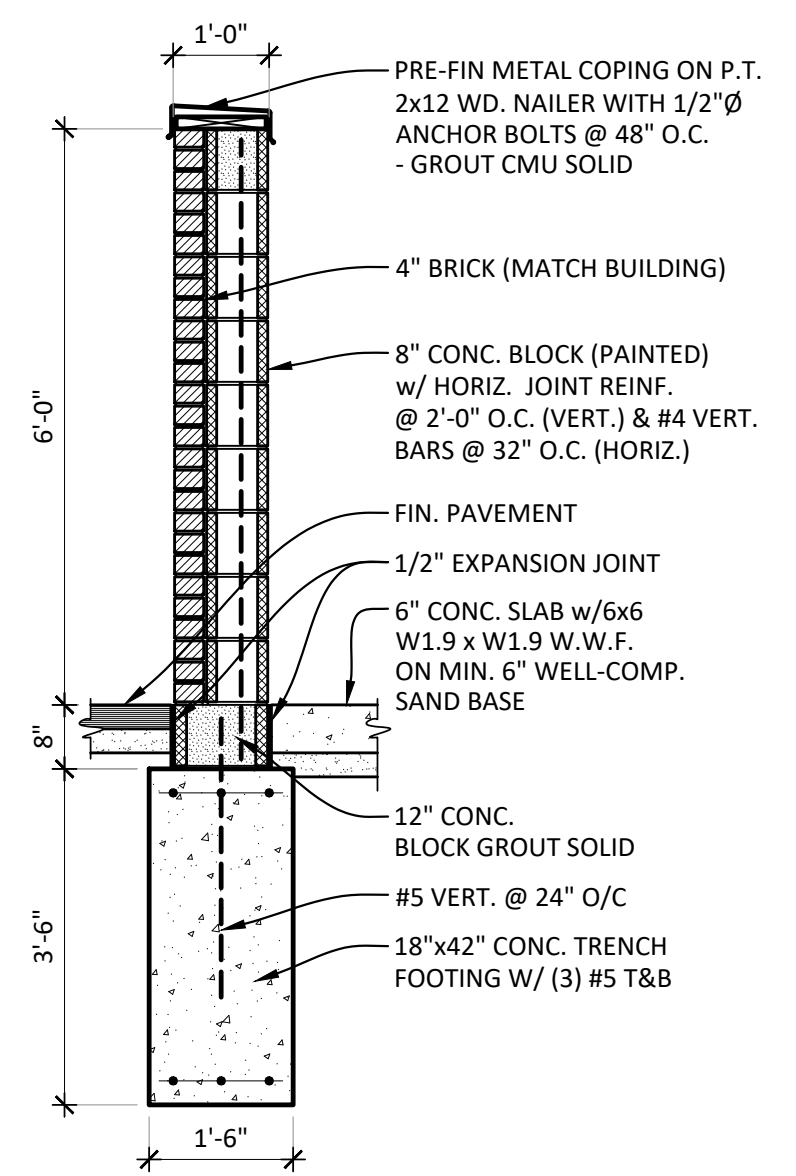


PRELIMINARY EAST ELEVATION
SCALE: 1/8" = 1'-0" 2

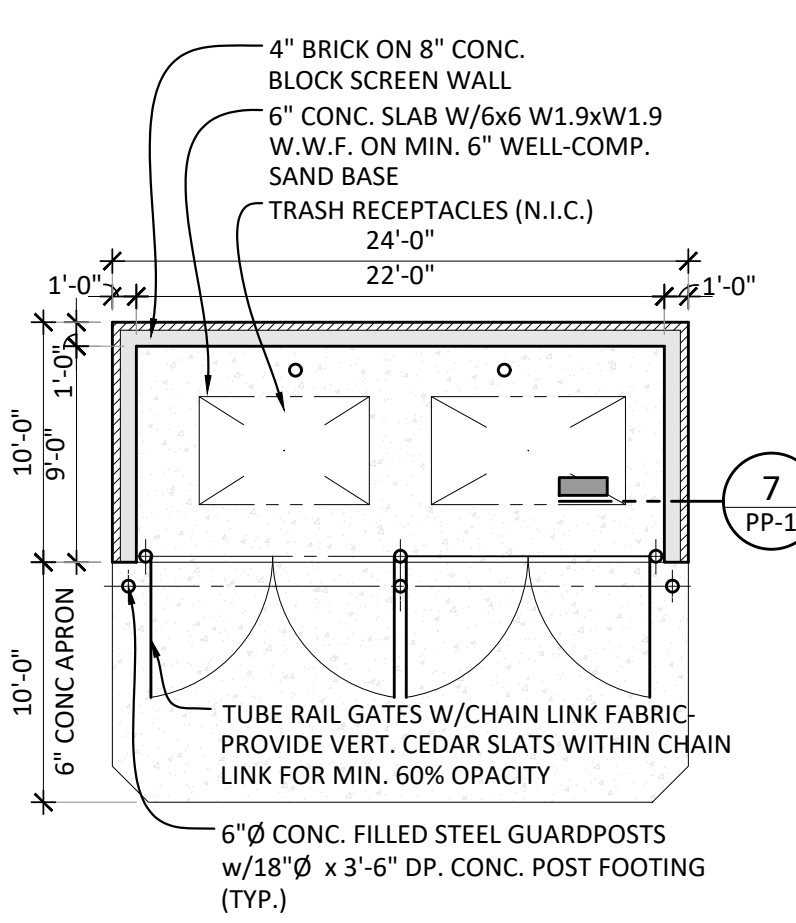
BRICK: 52% EIFS: 41% GLASS: 7%
DURABLE MATERIALS 59%

EXTERIOR FINISH KEY

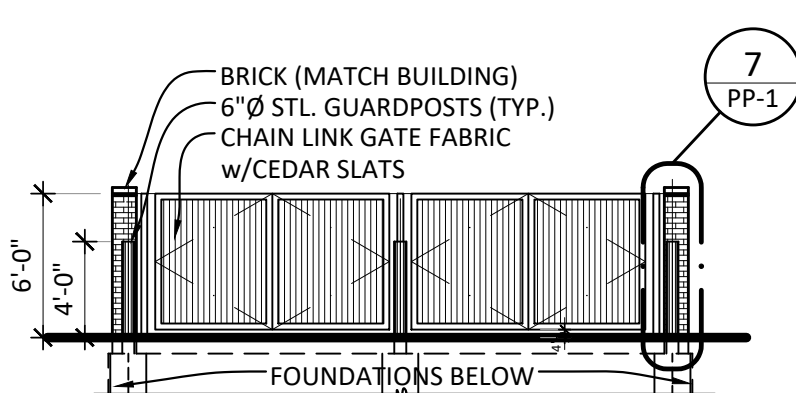
- 1 STOREFRONT**
THERMALLY BROKEN ALUM. FRAME
W/INSULATED GLAZING
MFR: TBD COLOR: DARK BRONZE ANODIZED
- DENOTES SPANDREL GLAZING
- 2 BRICK VENEER**
MFR: MERIDIAN BRICK
COLOR: SADDLE MODULAR (BROWN)
- 3 E.I.F.S. #1**
MANUF.:
COLOR: TAN
- 4 E.I.F.S. #2**
MANUF.:
COLOR: BROWN
- 5 LIGHTING**
- CONCEALED FIXTURE - RUBBED BRONZE ANODIZED
- DOWNLIGHT ONLY
- CONCEALED SOURCE
- 6 FABRIC AWNING**
MFR: SUNBRELLA
COLOR: PER TENANT
- 7 SIGNAGE**
SIGNAGE ALLOWED: VERIFY MAX. SQ. FT. W/ ORDINANCE. SIGNAGE SHALL BE SUBMITTED PER TENANT.
- 8 PREFINISHED METAL COPING**
MFR: FIRESTONE
COLOR: BROWN
- 9 CANOPY**
COLOR: BROWN



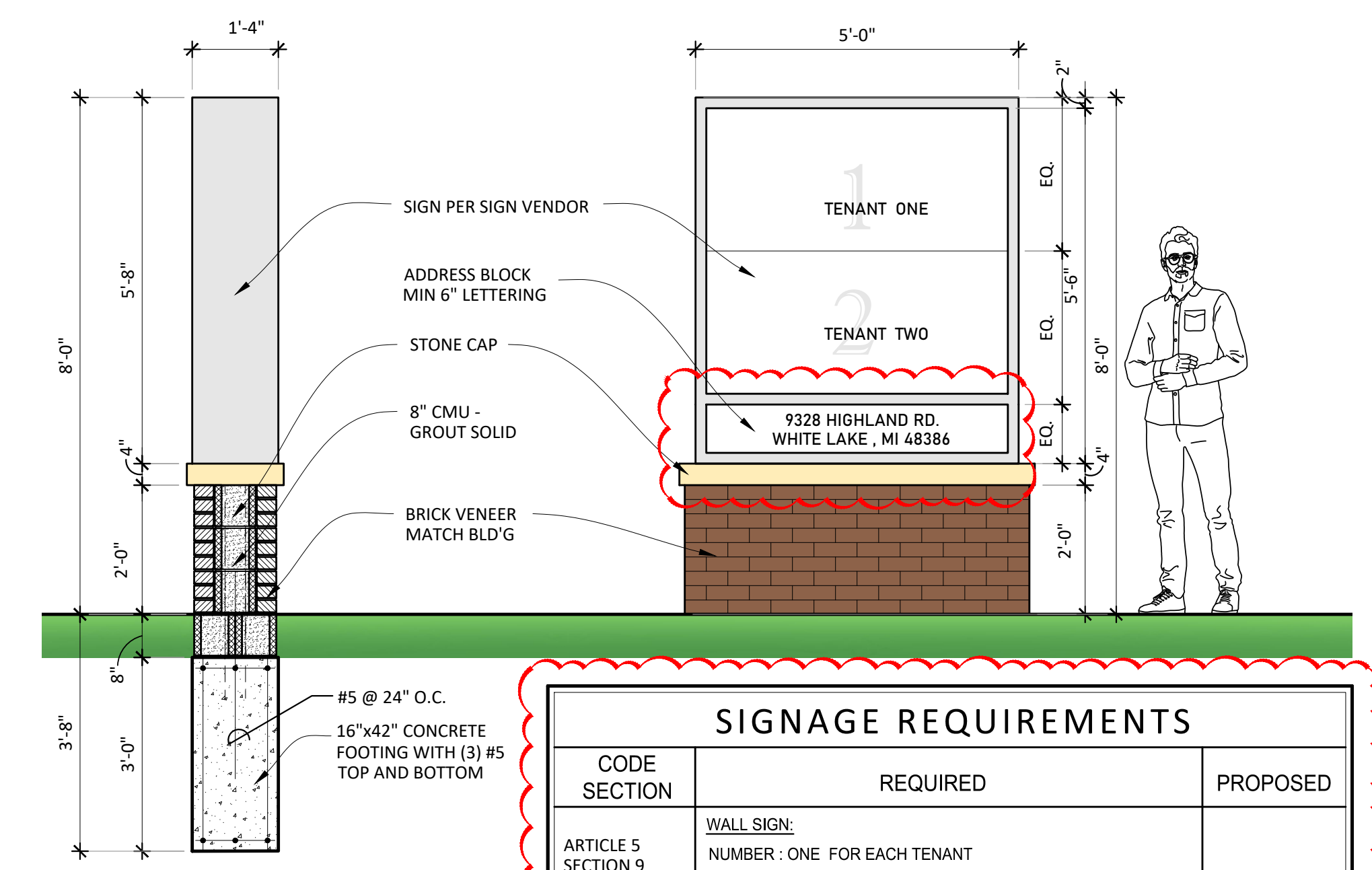
TRASH ENCLOSURE DETAIL
SCALE: 1/2" = 1'-0" 7



PLAN
SCALE: 1/8" = 1'-0" 8

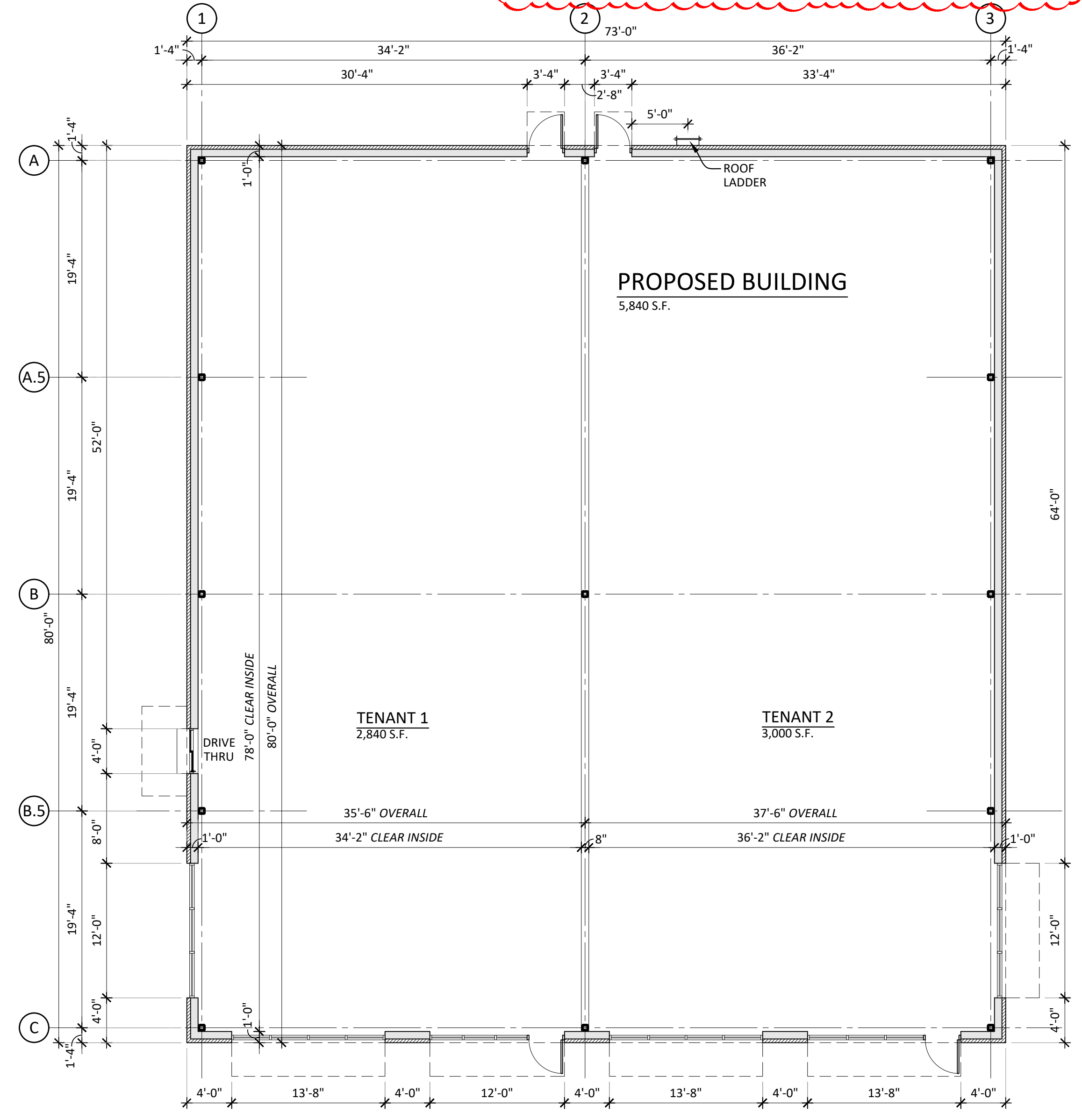


ELEVATION
SCALE: 1/8" = 1'-0" 9



MONUMENT SIGN
SCALE: 1/2" = 1'-0" 6

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
ARTICLE 5 SECTION 9	WALL SIGN: NUMBER: ONE FOR EACH TENANT AREA: 10% OF THE FRONT FACADE FOR THE INDIVIDUAL TENANT SPACE	
ARTICLE 5 SECTION 9 TABLE: 5.9.J.I	FREESTANDING SIGN: ONE MONUMENT SIGN ALLOWED AREA: (6) FEET FOR EACH ONE FOOT OF SETBACK TO A MAX OF 150 SF. HEIGHT: 15 FT. FOR A MULTI TENANT BUILDING. SETBACK: MIN. 10 FT	PROVIDED 27.5 SF 8 FT



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0" 1

Proposed
MULTI-TENANT

9328 HIGHLAND RD
WHITE LAKE, MI 48386

REV	DATE	ISSUED FOR REVIEW	ISSUED
	08-11-21	ISSUED FOR REVIEW	
	08-11-21	ISSUED FOR REVIEW	

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DRAWN BY: TJG
CHECKED BY: VW
IN CHARGE: VW
SHEET NAME:
PRELIMINARY FLOOR PLAN
AND EXTERIOR ELEVATIONS

JOB NO: **20-160**

SHEET NO: **PP-4**