



PLANNING COMMISSION MEETING

LOCATION: ELECTRONIC MEETING
THURSDAY, AUGUST 05, 2021 – 7:00 PM

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

AGENDA

PLEASE SEE ATTACHED ON-LINE MEETING INSTRUCTIONS

RESIDENTS MAY CALL IN VIA:

1 312 626 6799 US (Chicago)

1 888 788 0099 US Toll-free

MEETING ID: 815 1233 7933

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
6. CONTINUING BUSINESS
7. 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: **Preliminary Site Plan Approval**

Applicant: White Lake Retail Management, LLC
30200 Telegraph Road
Bingham Farms, MI 48205

8. OTHER BUSINESS
9. NEXT MEETING DATE:
 - A. August 18th, 2021 & September 2nd, 2021
10. ADJOURNMENT



ELECTRONIC MEETING INSTRUCTIONS

NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY AS AUTHORIZED UNDER THE OPEN MEETINGS ACT, PUBLIC ACT 267 OF 1976, AS AMENDED. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.

Reason for allowing participation by electronic means:

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable citizens, in-person contact should be limited. Critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. This includes public meetings.

Members of the public may access the agenda materials via the Township website – <https://www.whitelaketwp.com/meetings> by end of day, **Thursday, July 29, 2021**, but possibly sooner.

Members of the public wishing to participate in the electronic meeting may do so by:

Dialing the phone number below and enter the meeting ID when prompted. A password is no longer required for dial in participation.

Telephone Access: 1 312 626 6799 US (Chicago) or
US Toll-free: 1 888 788 0099
Meeting ID: 815 1233 7933

Where to watch the meeting:

The meeting will be available to view live on our YouTube Channel which can be easily reached from the live meeting link located on the White Lake Township website home page www.whitelaketwp.com or by visiting: https://www.youtube.com/channel/UCYPorjfGrhCNd368R_Cyg_w/featured. Closed captioning will be available after YouTube fully renders meeting video.

Procedure for public participation by electronic means:

In order for the Township to allow electronic participation in the meeting, there must be full opportunity for both the general public and the members of the public body to hear, and be heard at appropriate times during the meeting, except during any closed session portions of the meeting. Public participants will be muted upon entry to the meeting, but will have a chance to speak during public comment or at public hearings if one is involved.

Once connected to the meeting, members of the public wishing to participate in the virtual public comment or virtual public hearing must alert us that they wish to speak by pressing *9 on their telephone keypad. Pressing *9 will activate the “**raise your hand**” feature signaling to us that you wish to comment. Because of limitations with muting and unmuting members of the public, there will only be one public comment period which will be announced by the meeting moderator at the appropriate time. Participants who have “**raised their hand**” **to speak during public comment or public hearings** will be called on one at a time, as would happen during an in-person meeting. When you are unmuted, please introduce yourself by stating your name and address for the record. You will then have (3) minutes to share your comments with the Township board. At the conclusion of your comments or your (3) minutes, you will be muted and removed from the public comment queue.

Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson of the Planning Commission. Submit any written comments via e-mail to Hmicallef@whitelaketwp.com by **Noon, August 4, 2021**, the day before the meeting.

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

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JULY 15, 2021 @ 7:00 p.m.
Electronic Meeting

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
Debbie Dehart, White Lake, MI
Joe Seward, White Lake, MI
Matt Slicker, White Lake, MI
Scott Ruggles, White Lake, MI
Merrie Carlock, White Lake, MI
Mark Fine, White Lake, MI

Absent: None

Also Present: Sean O'Neil, WLT Planning Director
Sherri Barber, Recording Secretary

Visitors: John Jackson, McKenna
Kathleen Jackson, McKenna
Leigh Merrill, DLZ

Approval of Agenda

Commissioner Meagher moved to approve the agenda as presented. Commissioner Carlock supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles – yes; Carlock – yes, Fine -- yes). 9 yes votes.

Approval of Minutes

a. June 17, 2021

Commissioner Meagher moved to approve the minutes of June 17, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes;

Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles – yes; Carlock – yes, Fine -- yes). 9 yes votes.

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

No callers were waiting to speak at the Call to the Public.

Public Hearing:

None.

Continuing Business

a) Oakland Harvesters

Location: Located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001

Request: **Preliminary Site Plan Approval**
Special Land Use Approval

Applicant: Oakland Harvesters
840 Sherbrooke St
Commerce Township, MI 48382

Planning Director O'Neil reported that we had a special hearing last month on this agenda item. There are some outstanding comments from the review letters. Kathleen Jackson from McKenna summarized the major issues for the site. It's a 2 acre site, they are proposing a 9,000 square foot building for storage of their equipment along with parking. McKenna is looking for building height, site condo documents and lot coverage. The applicant is trying to defer the sidewalk until the abutting properties have their sidewalks. She noted that there is a lot of old equipment on the site that won't go into the new building and Ms. Jackson recommends a bond for the removal of that equipment. The reason for the special land use is the outdoor storage and lack of screening, the screening could be deferred to a landscape plan. Planning Director O'Neil noted that there isn't currently any sidewalks near the site, and along the parking lot the sidewalk would need to be widened. They also need curbing on the site. The Fire Department is asking for additional information for their review, and they may need a hydrant well. The applicant needs to address that tonight and follow up with Fire Chief Holland.

Ty Nuottlia was in attendance on behalf of Oakland Harvesters. They are a weed harvesting company for local lakes. They have not established the building height yet. They will have a berm with trees and a gate. In the last couple weeks they have done a large cleanup. There are some remaining harvesters that will be scrapped or sold in the next few years. The building will be an office and indoor storage. They've had some vandalism and theft out there and they want to protect their investment. The Michigan winters are hard on the equipment and the new equipment will be stored inside.

Trustee Ruggles noted that he can understand his position but down the line these requirements will benefit you. There isn't much benefit for the sidewalk at this time, as long as he's willing to join in at a later date. Mr. Meagher asked Planning Director O'Neil about the frontage with the sidewalk requirement. He agrees with Trustee Ruggles logic with the

lack of pedestrian traffic. It is required by ordinance. An applicant recently went before ZBA about curbing and the ZBA did not allow the plans to be without the curbing. If we waived the sidewalk requirement at this time, we don't know if the sidewalk would get done by him down the line because he may not own it any longer. We could get the Township board to look at a deferral on the sidewalk and possibly get a bond. Could he go down to 17' long parking spaces? Commissioner Anderson wanted to understand what equipment is being stored. He's allowed to have outside storage with the special land use. It has to be screened. The Fire Department will have to look at the fuel storage. It can't be broken down equipment. Commissioner Dehart asked if there will be a well and septic on site? Yes there will. She wanted to point out that most new trucks are over 20' long. Do they use chemicals at all and will these chemicals be stored on site? Is there a possibility of leakage for oil or fuel? They are antichemical and there will be no chemical storage on site. They get their tanks from the fuel company and the tanks are up to code. Commissioner Slicker said the sidewalk should be 7', he doesn't see any way around that. On the site plan the sidewalk could be installed at the request of the Township board. If there is a large building there will be a lot of erosion without paving, or at least get the downspouts to the basin. Commissioner Seward asked if the tanks get tested? Chief Holland reported to Planning Director O'Neil that it has to be a double wall tank with locked nozzle. If it's long term it would have to be State approved per Fire Chief Holland.

Commissioner Carlock wanted to echo Commissioner Slicker's comments. She is concerned about the screening and the amount of things on the site now. She lives near industrial land that's not screened on the backside. An A-1 buffer is required on White Lake Road. Commissioner Slicker asked about the drainage easement, and Mr. Leuffgen would have a better answer on that. The design of the sidewalk has to be shown on the plan and you can defer to the Township board to allow the sidewalk to be installed at a later date by some type of agreement.

Once this gets through final site plan approval this will all be cleaned up.

Commissioner Meagher moved to recommend to the Township Board the approval of the Special Land Use for Oakland Harvesters located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001. The approval is based on consultant and Planning Department review comments and subject to obtaining final site plan approval. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles – yes; Carlock – yes, Fine -- yes). 9 yes votes.

Commissioner Meagher moved to recommend to the Township Board the approval of the Preliminary Site Plan for Oakland Harvesters located on the north side of White Lake Road, west of Old White Lake Road and east of Orr Road, consisting of 2 acres. Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-001. The approval is subject to the standards, all planning and consultant comments, the plan being amended for 7' sidewalk adjacent to parking lot and the applicant entering into an agreement to put in the sidewalk when ordered by the White Lake Township Board and curbing added to the parking lot. Commissioner Slicker supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Ruggles – yes; Carlock – yes, Fine -- yes). 9 yes votes.

b) Elizabeth Lake Retail

Location: Property described as vacant parcel number 12-21-426-004, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 69 acres.

Applicant would like to rezone approximately 8.61 acres of the northeast portion of the parcel, from **(AG) Agricultural to (PB) Planned Business District** or any other appropriate zoning district.

Requests: **Rezoning Approval**
Preliminary Site Plan Approval

Applicant: MA Archmaster
40500 Ann Arbor #105 LL
Plymouth, MI 48170

Trustee Ruggles would like to be recused from this agenda item.

Commission Fine motioned to recuse Trustee Ruggles from the Elizabeth Lake Retail discussion. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Carlock – yes, Fine -- yes). 8 yes votes.

Trustee Ruggles went into the waiting room.

The Planning Commission received a plan on Tuesday and Planning Director O'Neil emailed the plan to all the Planning Commission members. This is a one page concept or layout. Tonight you cannot do a preliminary site plan approval. You can give them some direction, but you can't take any action. It's completely different plan, it's better. He wanted to thank the participants who met and gave the direction. Leigh Merrill is from DLZ in case any traffic impact questions came up. The traffic study he reviewed previously was for a much different layout.

Richard Shapak stated that they worked hard to shape a plan based on the comments made during the meeting. They took the comments to heart especially with the stores right on M59 and Elizabeth Lake Road. They are here tonight to look for other thoughts on how we could work on this. They would like to move forward with what we have at this point and the comments we receive tonight. He feels it has been made very walkable. He thinks your major restaurants are not interested in a space without a drive-through. Our intent is that this should be a major draw for White Lake and surrounding areas. We have done away with one entry off of M-59.

Commissioner Fine asked about 3 drive-throughs. He sees cars jamming up at lunch or their heavier times and it seems like it could be a problem, particularly in the right corner. Planning Director O'Neil asked Mr. Merrill about it, and he can't directly comment without seeing the turning radius. He sees the potential concern in the Northeast corner. It's the biggest concern he can see on the quick review he's done today. Commissioner Carlock is happier with this concept, she's assuming it's making it more aesthetic for the residents with the retention pond. She likes the small businesses and being up to the road, not looking at cars all the time. Planning Director O'Neil noted that the number of units for the residential aspect looks very congested, 9 per floor. It seems like a high concentration of units. Commissioner Dehart is okay with the number of units. Didn't we have an issue with the road in the natural features setback? Planning Director O'Neil stated that Planned Business doesn't have the residential component like this. John Jackson from McKenna noted that looking at the plan there are entrances from the parking lot side. When you look at the side of the buildings facing M59 and Elizabeth Lake Road they don't have the same type

of sidewalks going to the buildings. They don't have pedestrian access or windows facing out to the roads. Can you elaborate? The buildings will all face to the parking lot. Mr. Shapak stated that putting anything on the road side you'd have people going in to two sides of the building which you don't usually see. Planning Director O'Neil stated that the architectural character of those buildings are critical and would have to mirror the front. Ms. Carlock frequents Milford and almost every store has a back and front. Commissioner Anderson wants to see the architectural look and structure of the other buildings in the area. Mr. Shapak stated that we had a lot done in a week and we will get your input and come back in a week with architectural layout. We are looking at a rooftop terrace on a restaurant as well. Commissioner Grubb thanked them for listening to us. She's disappointed with the 3rd drive through. She would be concerned that the parking would be enough to support this. The residential area is listed as three stories, the assisted living in the area is only two stories. Nazir Jawich is happy we're meeting again, Mr. Shapak did a great job drawing this. We addressed many things suggested at the last meeting. There is a similar concept at Haggerty and 7 Mile, identical to this type of layout and they did a wonderful job. We talk about viability and it has to be economically feasible and there has to be middle ground. Mr. Shapak stated that we have three major tenants who require drive-throughs. It's mixed use and there will be demand and they will follow the names.

Commissioner Seward stated that you listened to everyone and the initial reaction was exciting. The third drive-through and the dumpster locations isn't warm and fuzzy. Do you think you can fill all the retail with open spots just across the street. Mr. Shapak stated that you have some plazas that are full and some that aren't. The three drive through tenants will draw businesses into the plaza. There are two other strong candidates. Commissioner Seward noted that we aren't being asked to approve rezoning tonight. He would like to do both at the same time. The Master Plan talks about Town Center. Thanks so much for the new plan, its encouraging.

Commissioner Dehart likes the elevations being staggered. She doesn't like dumpsters in the center of the parking lot, but she understands this is a concept. Is there enough parking for the apartments? She doesn't see the walkability from apartments to stores. They listened to our comments and have done some great things. The negative is the third drive-through. You may have some unhappy retailers. The retailers can't get their customers across the drive-through lines. Who wants to live next to a commercial center? How will the apartments park all of their cars?

Commissioner Slicker asked if the drive-throughs need an escape lane? Yes they do, they may be able to achieve this with some redesign. He pointed out that this is 8.6 acres and Applebees are about 1 to 2 acres. This is a dense site. He also noted that on the survey – your curb line needs to match up with Elizabeth Lake Road. Mr. Shapak noted that the drive matches up with Kroger on purpose. He doesn't like the dumpsters in the middle of the parking lot. Mr. Jawich stated that the dumpsters are far away due to concern about being close to the building, we want them as far away from the building as possible.

Commissioner Anderson doesn't like a 3 story building looking down on dumpsters. Mr. Jackson might be premature, but Planned Business doesn't support mixed use. The most appropriate zoning is Planned Development or Town Center. In PD, we can incorporate some Town Center elements. As the developer continues to work on this, they need guidance for the number of drive throughs, orientation, and concerns about pedestrians walking next to drive-through. The Haggerty Road example discussed earlier shows equipment, etc. along side of the road, where is this in this plan?

Planning Director O'Neil would agree with Mr. Jackson. There isn't a solid break between two types of uses, maybe putting a greenbelt area to divide two areas would work. It depends on how it stacks up, cut through traffic wouldn't meander through residential. We've done a lot of work on layout but not on architectural, he would ask them to work on that now.

If there are any other comments you want to run through Planning, we will pass them along.

Commissioner Seward asked Mr. Jackson and Planning Director O'Neil if alcohol is allowed in Planned Development? Planning Director O'Neil noted that it would be restaurants without alcohol. Town Center allows drive-throughs as a permitted use. We need to find out which one provides the best use. PD seems to be the closest fit.

Mr. Shapak thanked the entire group for their comments, thoughts and guidance and they will be back very shortly.

Old Business:

No old business.

New Business

No new business.

Liaison's Report

Commissioner Grubb reported that Parks and Recreation met last night in person. They met at Hawley park and did a walk through. CJ Bratta is no longer on the Parks Board. Picnic table delivery is backed up. The Hawley Park sign has been received and will be put up whenever the frame is completed.

Commission Dehart reported that ZBA has not met since the last PC meeting.

Planning Consultant's Report

No report.

Director's Report:

Planning Director O'Neil reported that in August we will probably meet in person again. The annual CIP update is underway. You should get it in the second August meeting. Trailside Meadow is coming back to change their second phase and amend their site plan and development agreement. They aren't having success with the active adult idea. We preserved some trees and he appreciates MI homes working with them on that. Oakland Harvesters and Pontiac Lake Apartments will go before the board next week. The Sonic is undergoing redevelopment. They will be tearing it down, there was a flood and waterline break. It will be double user with a drive-through. It's a great thing to replace a vacant building. There was a request for funding for the Civic Center and the Township is close to receiving \$ 1.6 mil for reconstruction of Elizabeth Lake Road through the Civic Center. They have asked RCOC to support on street parking along Elizabeth Lake Road.

Other Business:

None.

Communications:

There will be a meeting on August 5, 2021.

Next Meeting Dates: August 5, 2021
August 19, 2021

Adjournment:

Commissioner Meagher moved to adjourn the meeting at 9:40 p.m. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Dehart – yes; Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Slicker – yes; Carlock – yes, Fine -- yes). 8 yes votes.

DRAFT

Director's Report

Project Name: Redevelopment at 9328 Highland

Description: Preliminary Site Plan Approval

Date on Agenda this packet pertains to: August 5th, 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 07/07/2021
McKenna & Associates	Planning Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 07/15/2021
John Holland	WLT Fire Chief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 07/13/2021
Jeanine Smith	WLT Assessor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See memo dated 07/12/2021



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

July 7, 2021

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

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

Ref: DLZ No. 2145-7233-10

Design Professional: Stonefield Engineering & Design, LLC

Dear Mr. O' Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned plan dated July 1, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is located on the north side of M-59 and west of Fisk Road. Total site acreage is approximately 1.176 acres.

Site Improvement Information:

- Construction of a dual use drive -thru restaurant and retail space building totaling 5,840 square feet. Previous Sonic Burger building on site to be razed.
- Associated reconfiguration and repaving of paved and curbed parking and maneuvering aisles including proposed drive-thru. Three ADA accessible parking spaces and associated loading spaces are also proposed.
- Existing 8' wide sidewalk along M-59 frontage is to remain.
- Site to be serviced by watermain and sanitary sewer.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-9328 Highland Road- PSP Review.01

July 7, 2021

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- Storm water runoff is proposed to be routed to the existing detention basin at the north end of the property. Storm sewer on property shall be rerouted and connected to the existing on site storm sewer near the western property line.

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

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.
2. The existing watermain easement, where the hydrant and watermain is proposed to be removed, will need to be vacated.
3. The existing storm sewer easements, where the existing storm sewer is to be removed, will need to be vacated.
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.
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 on site stormwater pretreatment will be required.
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.
7. We defer to the Fire Department with regard to items related to fire suppression including proposed hydrant location.
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.
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.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-9328 Highland Road- PSP Review.01

July 7, 2021

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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?

Recommendation

The plans are acceptable from an engineering feasibility standpoint subject to our comments listed above being addressed at the time of Final Site Plan/ Final Engineering Plan submittal.

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

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

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

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MCKENNA

July 15, 2021

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

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

Applicant(s): White Lake Retail Management, LLC

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

Dear Planning Commissioners:

We have received an application for preliminary site plan review for tax parcel 12-23-201-010, dated July 1, 2021 consisting of approximately 1.18 acres, currently zoned General Business (GB). The lot is the site of the Sonic Restaurant (currently closed).



Source: Oakland County Property Gateway

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

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 applicant 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 applicant 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 applicant stated that they approximate three tables and twelve chairs for the outdoor dining. **Specifications on the number of tables and chairs should be made a part of the final site plan review plan.**
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. 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. Article 6, Section 8.E requires all nonresidential developments adjacent to M-59 to consist of primarily high quality, durable, low maintenance material, such as masonry, stone, brick, glass or equivalent materials. **The applicant needs to provide calculations for the amount of the façade that meets this requirement (at least 50%, preferably 70%) as well as the percentage of windows on the front façade (required to be at least 30%).**

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, 10' by 20' 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. These spaces abut a landscaped area, 4 feet deep. 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, although no easement for the rear portion could be identified. 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). **The applicant needs to provide a copy of this agreement prior to final site plan review.**

Circulation is two way on the east side of the site and one way on the west side (to accommodate the drive thru traffic). No loading spaces are proposed, although the Zoning Ordinance requires one, 10' by 50' space with 15' height clearance. The applicant has indicated that loading and unloading will be done off hours. **The Planning Commission should determine if this is appropriate.**

5. **Landscaping and Screening.** Per Section 5.19(D) of the Zoning Ordinance, 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 applicant states that the existing 16.9-foot greenbelt adjacent to Highland Road is an existing nonconformity. Five trees and 40 shrubs are required; the applicant is proposing 5 trees and 69 shrubs, which exceed the Zoning Ordinance requirements. It should be noted that these are all existing plant materials and approval should be subject to determination by the Planning Department as to the viability of these materials. A site inspection was conducted and it appears that the majority of the existing landscaped areas (with the exception of trees) are in poor condition.

A greenbelt is required on the west and east side lot lines. A four-foot-wide landscaped area (with boxwood shrubs) is proposed on the east lot line. No buffer is proposed on the west, although there is an existing shrub buffer on the Discount Tire site at this shared property line. Again, the applicant's plan states that this is an existing nonconformity. **The Planning Commission should determine if this is appropriate and give direction to the applicant.** Typically, landscape plans are not required at preliminary site plan review, therefore, any direction should be incorporated into the final site plan review landscape plan.

Section 5.19(E) of the Zoning Ordinance requires interior landscaping area, equal to at least 15 percent of the total lot area. One tree and five shrubs are required per 300 square feet of area. The landscape plan meets this requirement.

Section 5.19(G) requires 20 square feet of parking lot landscaping per parking space and one tree and three shrubs per one hundred square feet of required landscaping. The proposed landscape plan meets this requirement.

Three notes should be added to the landscape plan:

- A note guaranteeing a two-year guarantee and bond for such for all new plant materials; and
- A note that all landscaped areas that abut parking areas will be separated with a 6-inch curb; and
- A note that any landscaping materials that are in poor condition will be removed and replaced with materials that meet the Zoning Ordinance requirements

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. The applicant should indicate the width of this pathway on the final site plan.

7. **Lighting.** Section 5.18(G) of the Zoning Ordinance includes the standards for outdoor lighting. A photometric plan was submitted. The plan states that the maximum foot candles at the property line exceed the permitted maximum of 1-foot candle and a notation that this is an existing light level. **The Planning Commission should determine whether or not this level of light is acceptable because it is existing.** The highest light levels occur along the front lot line by an existing pole light and a (proposed) relocated area light. If any existing fixtures are relocated or replaced, they should be brought into compliance with ordinance standards,.

Nine, rubbed bronze anodized scone 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. **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 Zoning Ordinance permits two wall signs for this development. If a parcel has in excess of 250 feet of frontage, an additional wall sign may be permitted. Additionally, if a building has frontage on two thoroughfares, they can have additional signage. This parcel has 148 feet of frontage and does not have frontage on any thoroughfare other than Highland Road. The two side elevation wall signs are not permitted. **At final site plan review the applicant should provide detail on the wall sign calculations with respect to the front façade area and the area of the proposed wall signs. Lastly, the monument sign must have the address of the businesses on it in 6-inch high figures.**

9. **Trash Disposal.** The applicant is proposing to utilize the existing 9-foot by 22-foot trash enclosure. The enclosure consists of brick veneer on a concrete block screen wall on a 6-inch concrete slab. The enclosure gate is chain link gate fabric with cedar slats. The Zoning Ordinance requires *dumpster enclosures to be constructed of the same decorative masonry materials as the buildings to which they are accessory.* The enclosure is brick veneer; however, the brick is not the same as the brick on the building. **The Planning Commission should determine if this is appropriate, as it is existing.**

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:

- Applicant 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

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 made a part of the final site plan.
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%).
3. Applicant to provide a copy of the development agreement that addresses the cross-access easements.
4. Determination by the Planning Commission as to the lack of a delineated loading zone.
5. Determination by the Planning Commission as to the lack of a buffer on the west side of the site.
6. A note on the plan regarding a two-year guarantee and bond for such for all new plant materials.
7. A note that all landscaped areas that abut parking areas will be separated with a 6-inch curb.
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.
9. Dimension of existing pathway along Highland Road added to final site 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.
11. The petitioner should revise the proposed (wall sconce) light fixtures with those that meet the Ordinance requirements.
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.
13. Address of the businesses being added to the monument sign in letters at least 6 inches in height,
14. Determination by the Planning Commission as to the utilization of the existing trash dumpster enclosure.
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 the this affect on the final site plans.

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



Fire Department
Charter Township
of White Lake

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 7/13/2021

Project: 9328 Highland Rd.

File #: Not shown

Date on Plans: 7/1/2021

The Fire Department has the following comments with regards to the 1st review of preliminary site plans for the project known as 9328 Highland Rd.

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.
2. The required turning radius shall accommodate the largest Fire Department apparatus (40')
3. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.
4. The proposed relocation of the existing fire hydrant on drawing C-5 has Fire Marshal approval.

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

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

Assessing Department

Memo

To: Sean O'Neil, Planning

From: Jeanine A Smith

Date: July 12, 2021

Re: Project Name: 9328 Highland Rd File No: Parcel Number: 12-23-201-010

Comments: No comment

CHARTER TOWNSHIP OF WHITE LAKE

Item A.

SITE PLAN AND PLAT REVIEW APPLICATION

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

APPLICANT AND PROPERTY INFORMATION

Applicant: White Lake Retail Management LLC
 Phone: 248-646-9999 Fax:
 Address: 30200 Telegraph Rd. Bingham Farms MI 48025
(Street) (City) (State) (Zip)
 Applicant's Legal Interest in Property: Purchaser
 Property Owner: Providential WL Properties LLC Phone:
 Address: 9326 Highland Road, White Lake, MI
(Street) (City) (State) (Zip)

PROJECT INFORMATION

Project Name: 9328 Highland Road Parcel I.D. No.: 12-23-201-010
 Proposed Use: two tenant commercial building with drive-through Current Zoning: GB & Wellhead Protection
 Existing Use: Drive-in and drive-through restaurant Parcel Size: 1.176 AC Floor Area / No. of Units 5,570 SF

TYPE OF DEVELOPMENT

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

SITE PLAN SUBMITTAL CHECKLIST

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

*** PLANS WILL NOT BE ACCEPTED UNLESS FOLDED ***

REQUIRED SIGNATURES

 06/30/2021
(Signature of Property Owner) (Date)
Brandon Schram 06/30/2021
(Signature of Applicant) (Date)



SCALE: 1" = 2000'±



SCALE: 1" = 100'±

WHITE LAKE CHARTER TOWNSHIP, OAKLAND COUNTY, MICHIGAN

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

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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



TITLE:

C-1

PLANS PREPARED BY:



www.stonefieldeng.com

Phone 248.247.1115

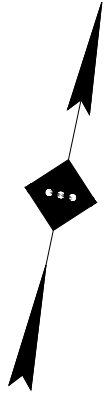


1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

- SURVEY PREPARED BY KEM-TEC A GROUP OF COMPANIES, DATED: 05/11/2021
- ARCHITECTURAL PLANS PREPARED BY DETROIT ARCHITECTURAL GROUP DATED: 05/24/2021
- 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

2. 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 CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
ALTA/NSPS LAND TITLE SURVEY	I OF I
PRE VS POST DEVELOPMENT EXHIBIT	EX-I



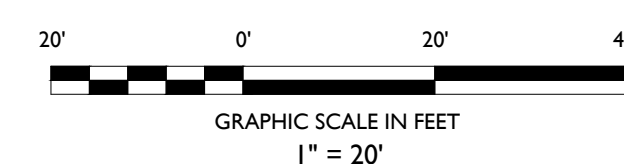
ALL SITE FEATURES WITHIN PROPERTY LINE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

**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**

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 OBTAIN ANY AND ALL NECESSARY PERMITS, APPROVALS, 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 THE STATE OWNER IS OBTAINED. A SATELITE MONITORING SYSTEM 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 OBTAINING ALL NECESSARY PERMITS TO AVOID DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND FEDERAL REQUIREMENTS. 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 UTILITIES ARE ASSUMED TO BE PRESENT UNLESS OTHERWISE NOTED. REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
6. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL DEMOLISHED DEBRIS SHALL BE REMOVED FROM THE SITE AND BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS TO COMPLY WITH THE ABOVE REGULATIONS.



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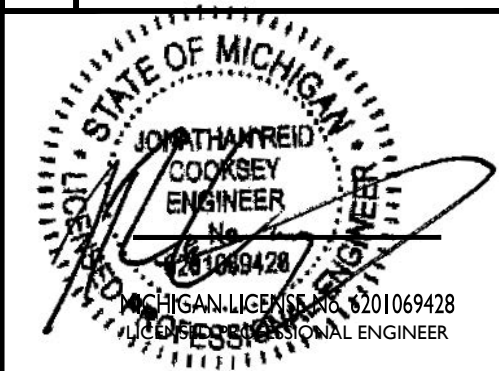
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**9328 HIGHLAND ROAD
PROPOSED COMMERCIAL BUILDING
WITH DRIVE-THROUGH**

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



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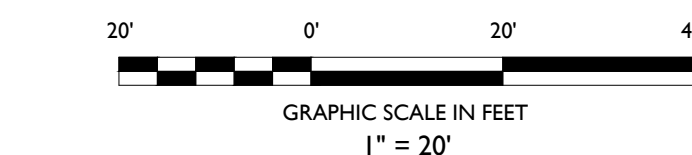
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TITLE:

DEMOLITION PLAN

DRAWING:

C-2



(*) SPECIAL LAND USE APPROVED WITH PREVIOUS SONIC DEVELOPMENT

- (1) § 5.18.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

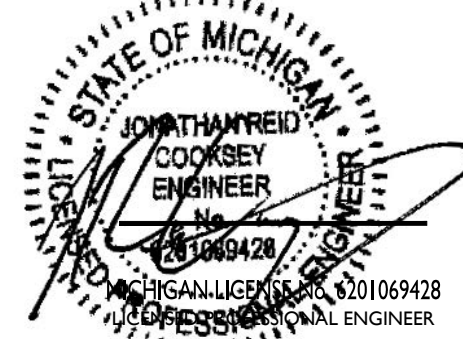
GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO THE BEGINNING OF THE PROJECT. THE CONTRACTOR SHALL REVIEW ALL 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 THE CONTRACTED WORK.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF THE PROJECT. ALL PERMITS, LICENSES, PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONTRACTORS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO ANY CLAIMS CONNECTED WITH THE PROJECT AS WELL AS TO CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY, INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY COVERAGE.
4. 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.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE THE ERECTION OF ANY REAL PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDETERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO MATCH THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SUBMITTALS FOR REVIEW, PRODUCT DATA, AND OTHER REQUIRED APPROPRIATE FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. 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.
11. THE CONTRACTOR IS REQUIRED TO REtain AN OSHA CERTIFIED SAFETY SUPERVISOR TO BE PRESENT AT SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE INJURED AT THE SITE OR WHILE PERFORMING ANY OF HIS OR HER DUTIES NOT RELY THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
13. CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE EXISTING AND EXISTING CONCRETE CURB, ASPHALT, & CONCRETE PAVEMENT

SITE DEVELOPMENT PLAN

**9328 HIGHLAND ROAD
PROPOSED COMMERCIAL BUILDING
WITH DRIVE-THROUGH**

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9328 HIGHLAND ROAD
WHITE LAKE CHARTER TOWNSHIP
OAKLAND COUNTY, MICHIGAN



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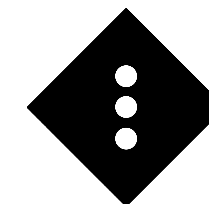
SITE PLAN

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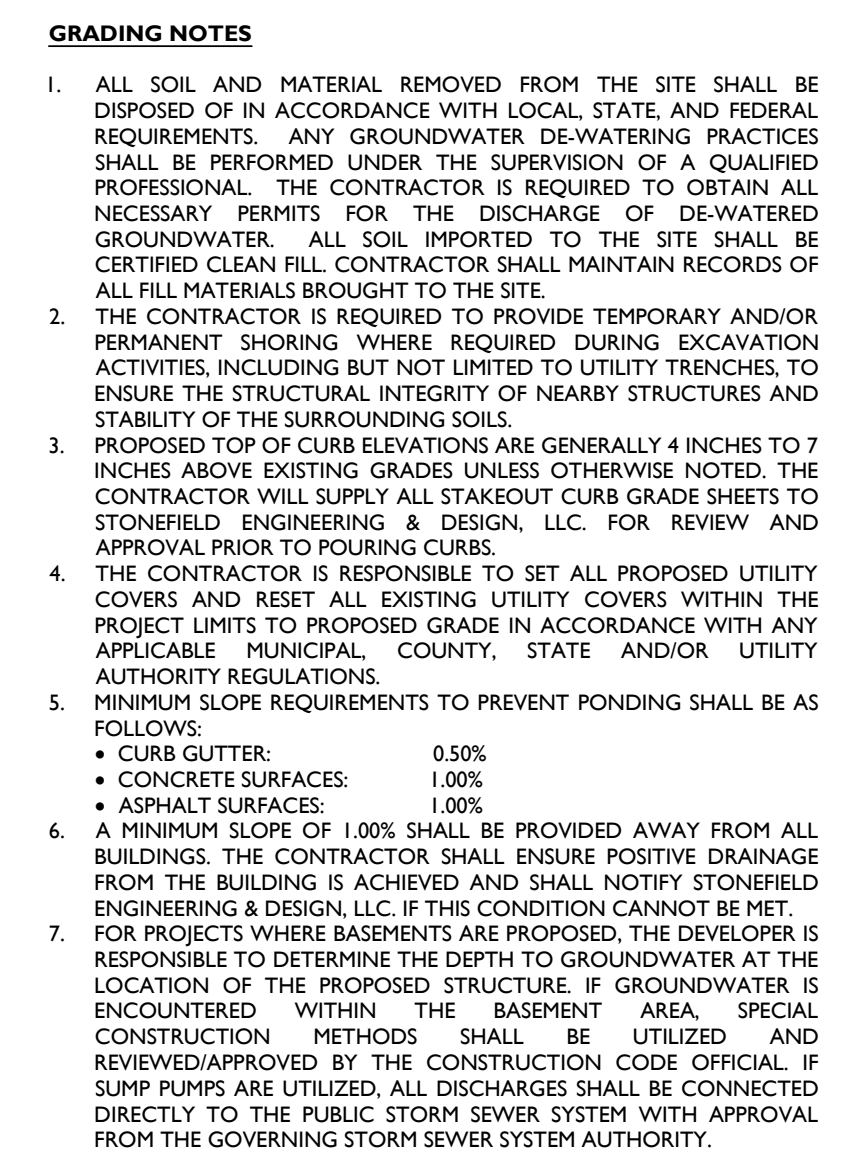
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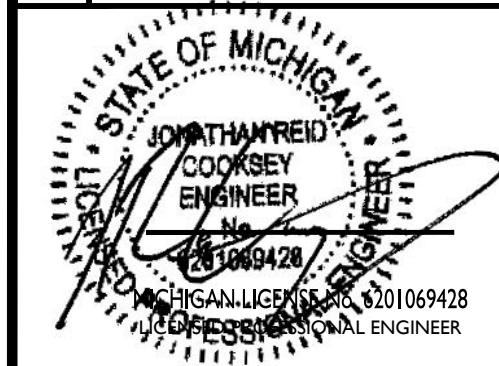
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TITLE:

**GRADING & DRAINAGE
PLAN**

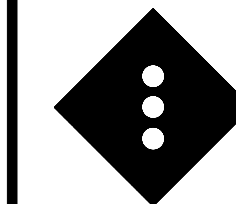
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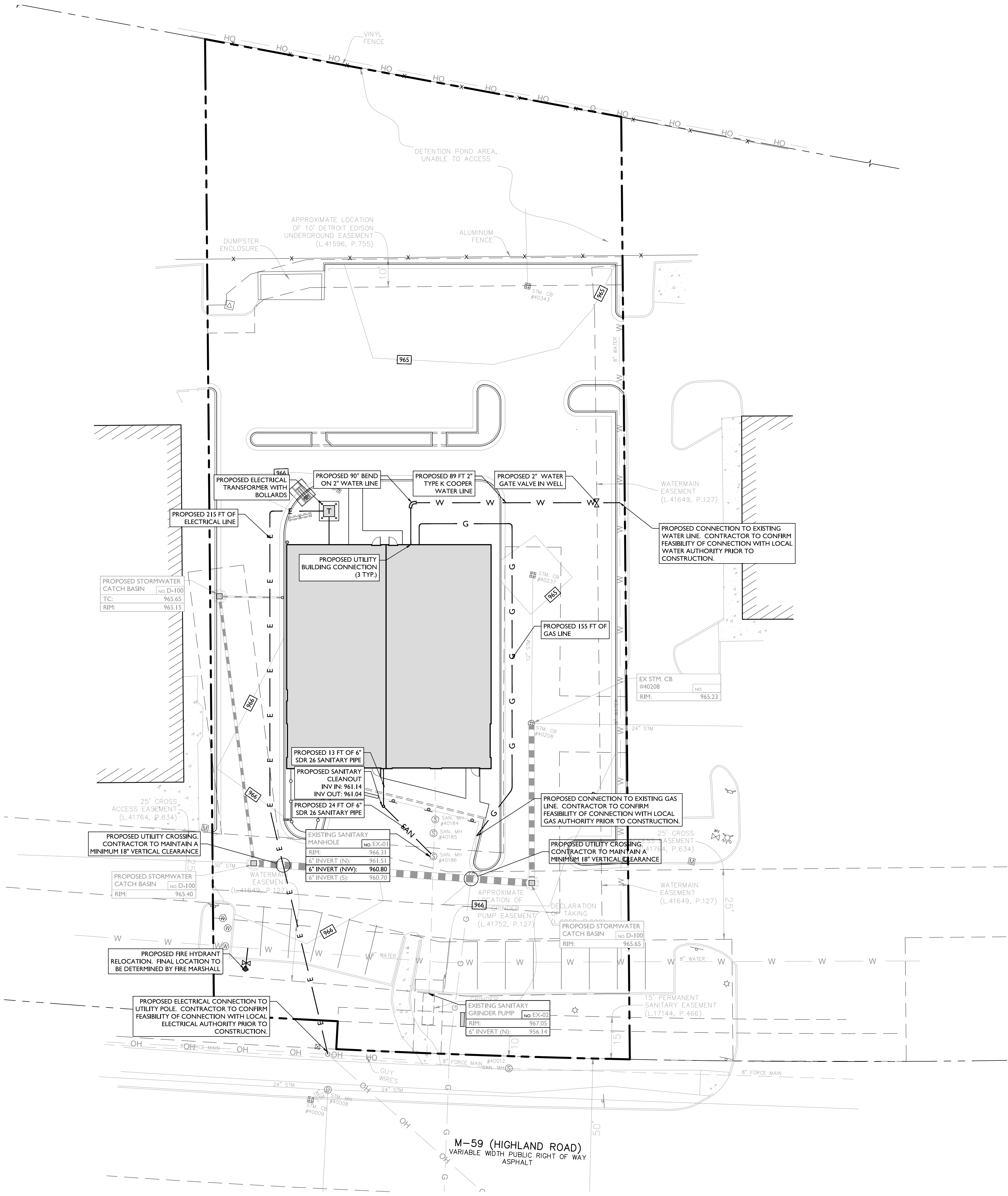
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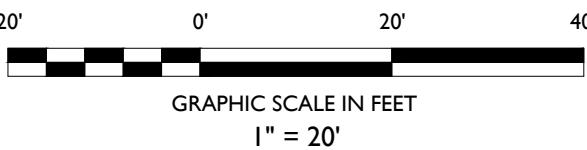
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V:\PDS\1911\1911-184-AUG-2023 9328 HIGHLAND ROAD, WHITE LAKE, MI\CAD\PROJECTS\65-UTL.DWG



SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED SANITARY LATERAL
	PROPOSED DOMESTIC WATER SERVICE
	PROPOSED ELECTRIC CONDUITS
	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 ENCASMENT 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 ENCASMENT 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 GRADIENT.
 - 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 DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



FOR SITE PLAN SUBMISSION				DESCRIPTION
	AF	BY		
	07/01/2021	DATE		
	I	ISSUE		

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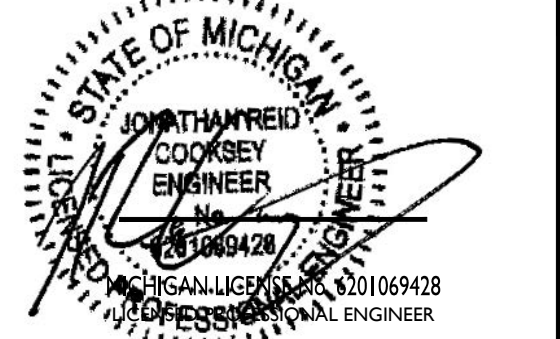
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

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



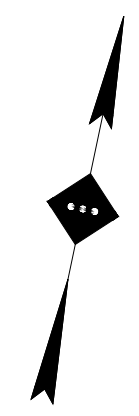
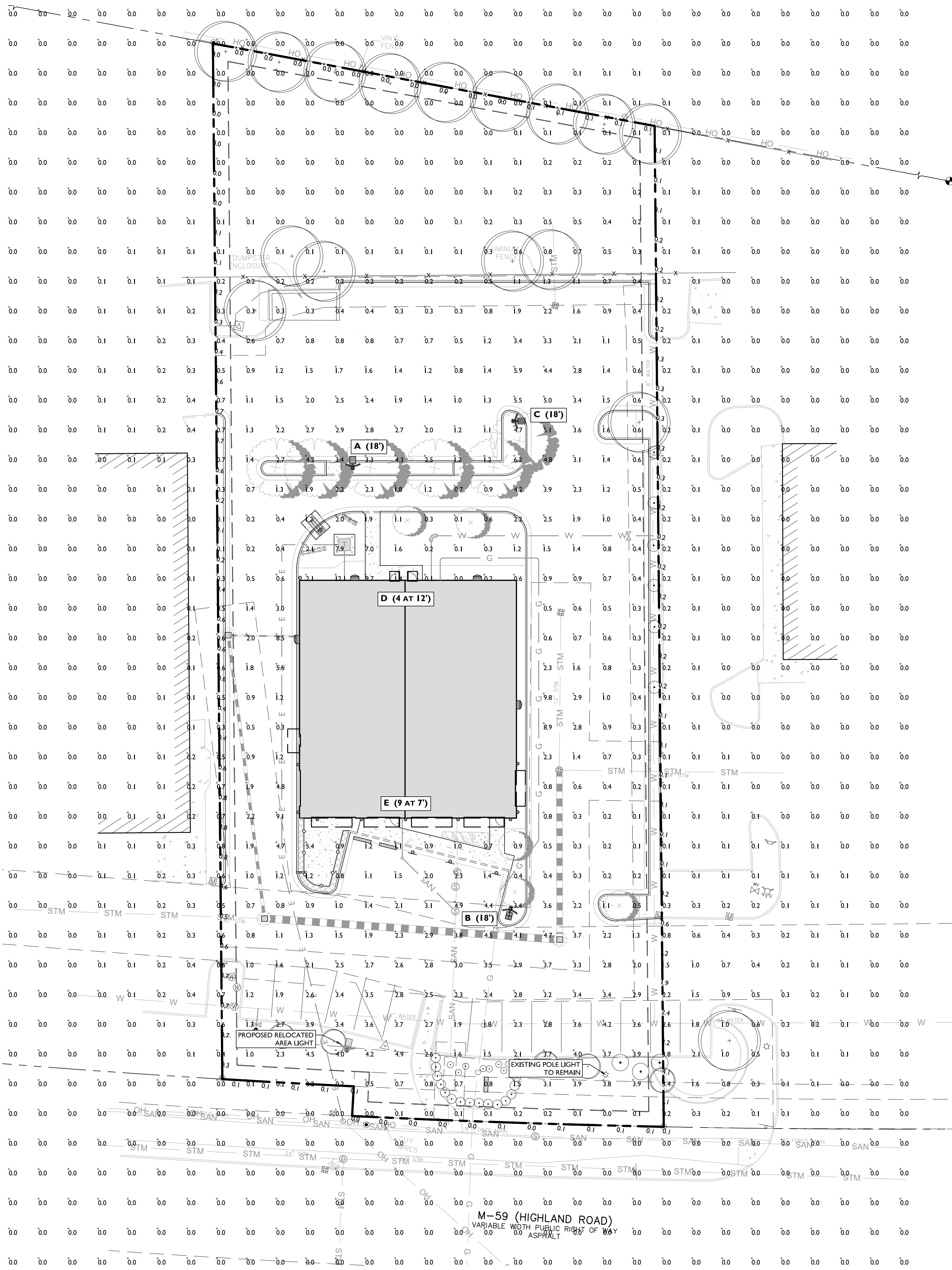
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SCALE: 1" = 20' PROJECT ID: M-19334

TITLE: **UTILITY PLAN**

DRAWING: **C-5**

V:\P0819\1814-AUG-2025 HIGHLAND ROAD WHITE LAKE MI\CAD\PROJECTS\AL LIGHTING



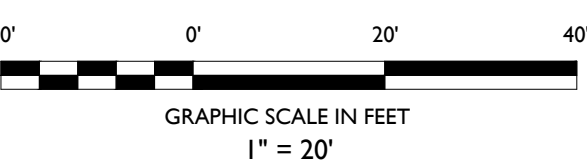
SYMBOL	DESCRIPTION
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
A (EX)	EXISTING LIGHTING FIXTURE
+XX	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
	A	1	EATON PREVAIL LED AREA LIGHT - C25 TYPE IV - 4000 K - 87 W (WITH HOUSE SIDE SHIELD)	TYPE IV	0.9	EATON
	B	1	EATON PREVAIL LED AREA LIGHT - C25 TYPE III - 4000 K - 87 W (WITH HOUSE SIDE SHIELD)	TYPE III	0.9	EATON
	C	1	EATON PREVAIL LED AREA LIGHT - C40 TYPE III - 4000 K - 143 W (WITH HOUSE SIDE SHIELD)	TYPE III	0.9	EATON
	D	4	EATON CROSSTOUR MAXX LED FULL CUTOFF WALL PACK - 4000 K - 58 W	DOWN	0.9	EATON
	E	9	OXYGEN OUTDOOR LED SCONCE - 4000 K - 13 W	DOWN	0.9	OXYGEN

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.vii.a.	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 ^(W) 1.9 FC 1.9 FC 0.9 FC

(W) 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 SITE PLAN SUBMISSION				DESCRIPTION
DATE	BY	AF	DATE	
07/01/2021				
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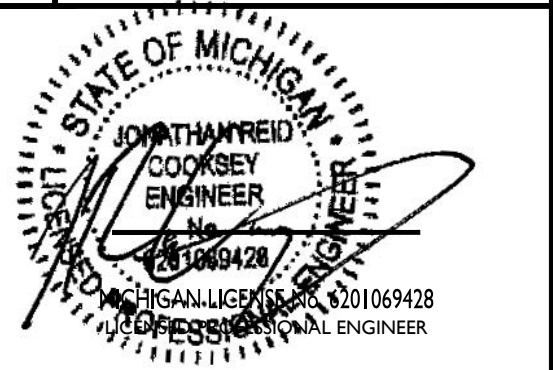
607 Shelby Suite 200, Detroit, MI 48226
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SITE DEVELOPMENT PLAN

9328 HIGHLAND ROAD

PROPOSED COMMERCIAL BUILDING WITH DRIVE-THROUGH

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

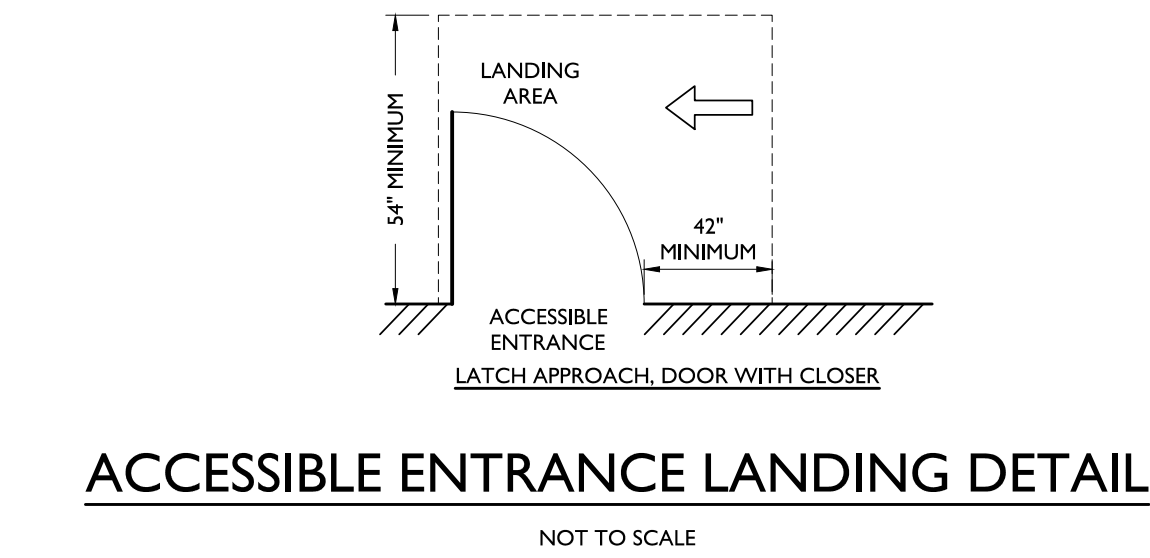
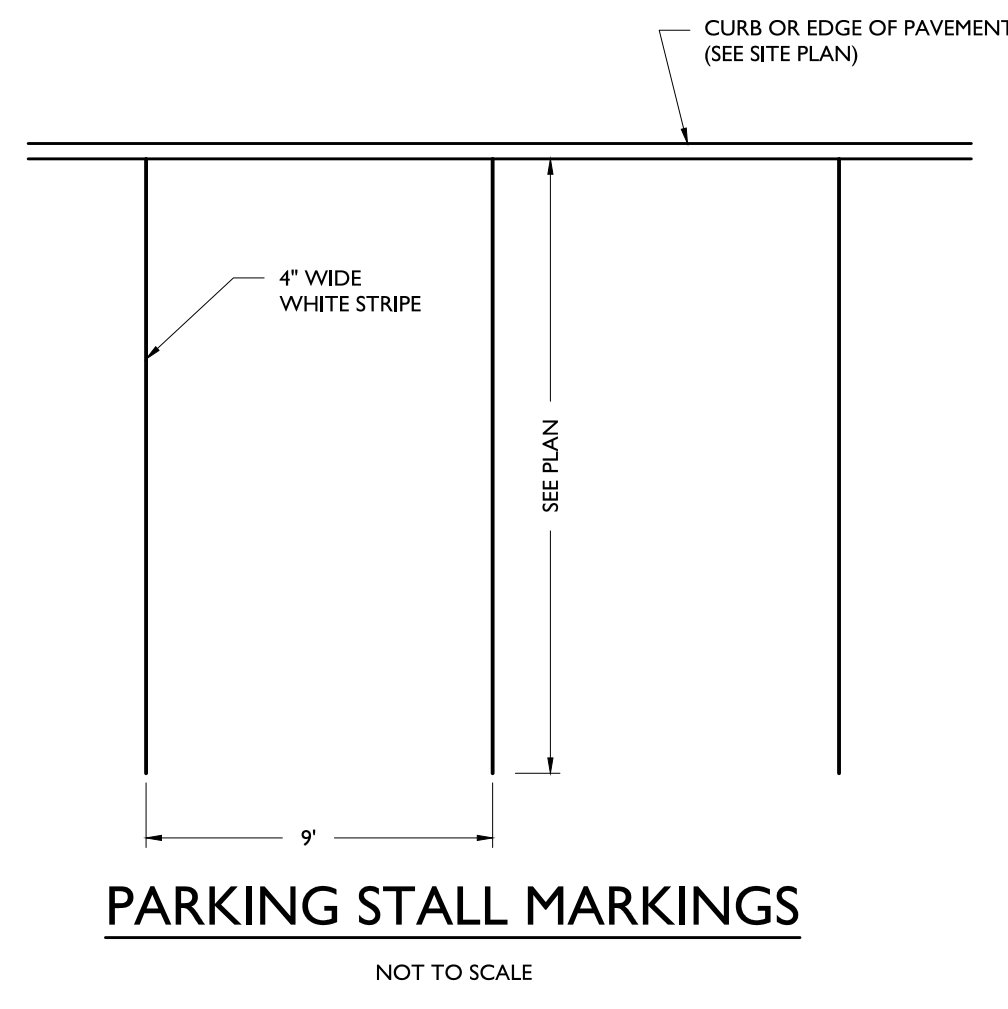
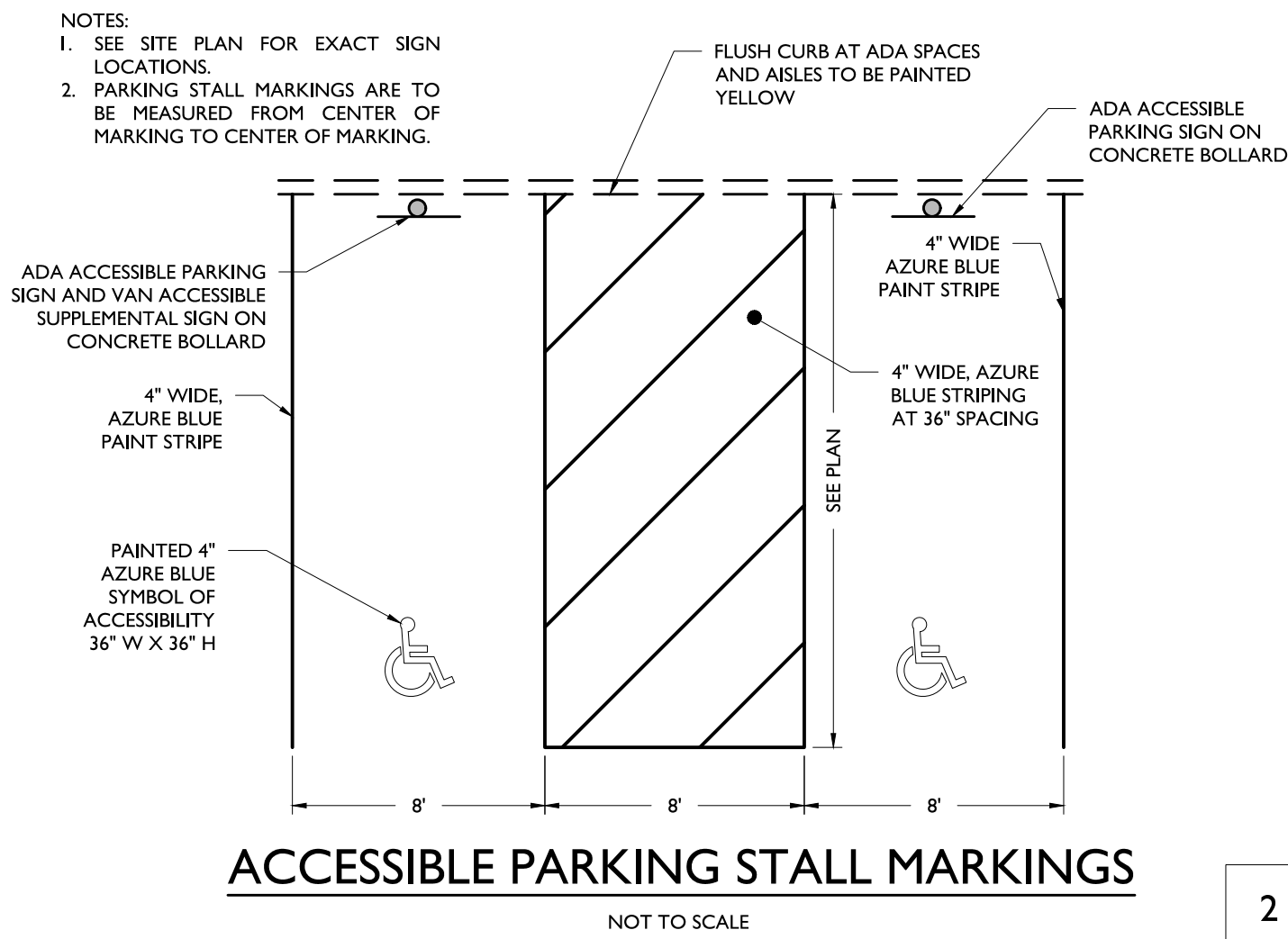
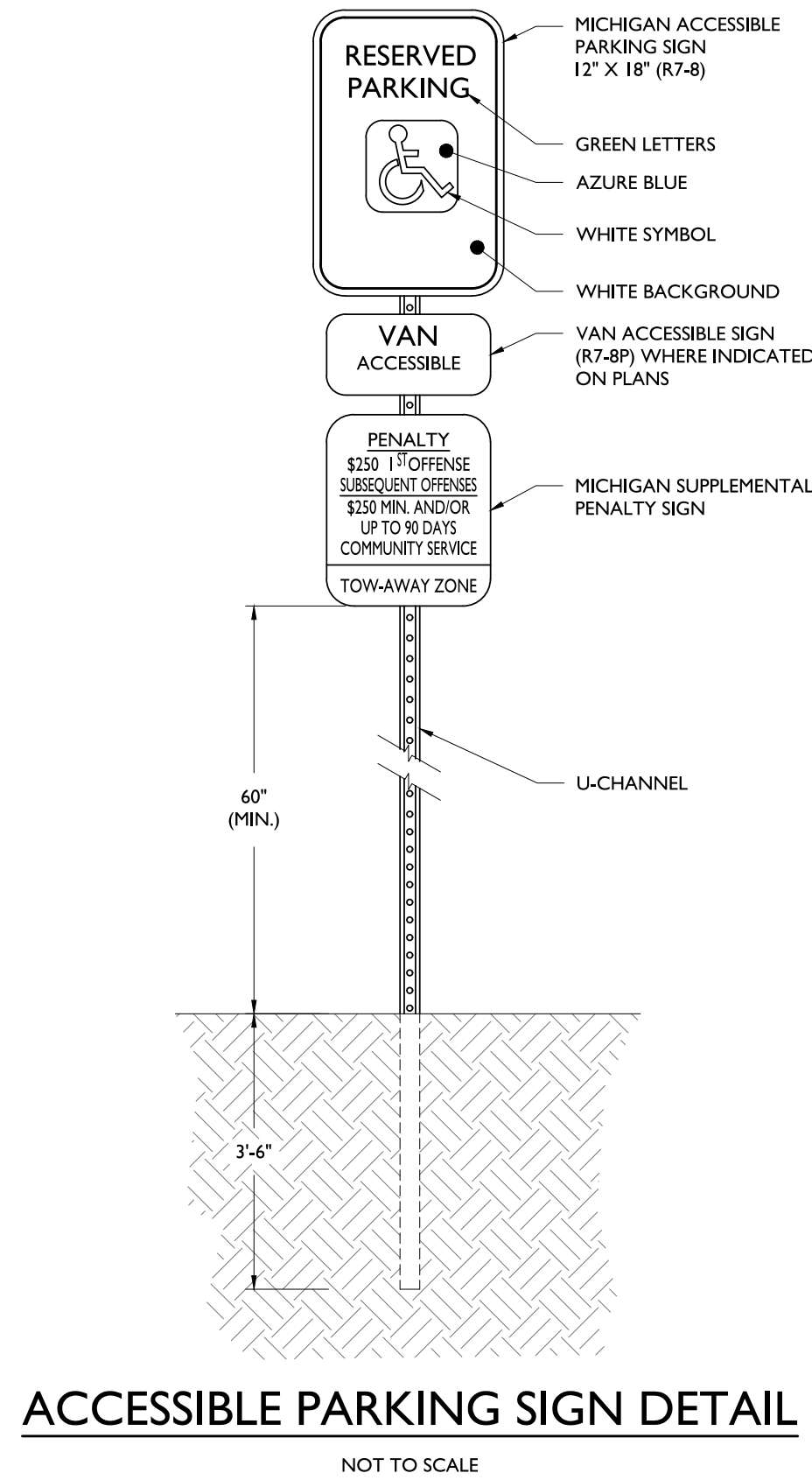


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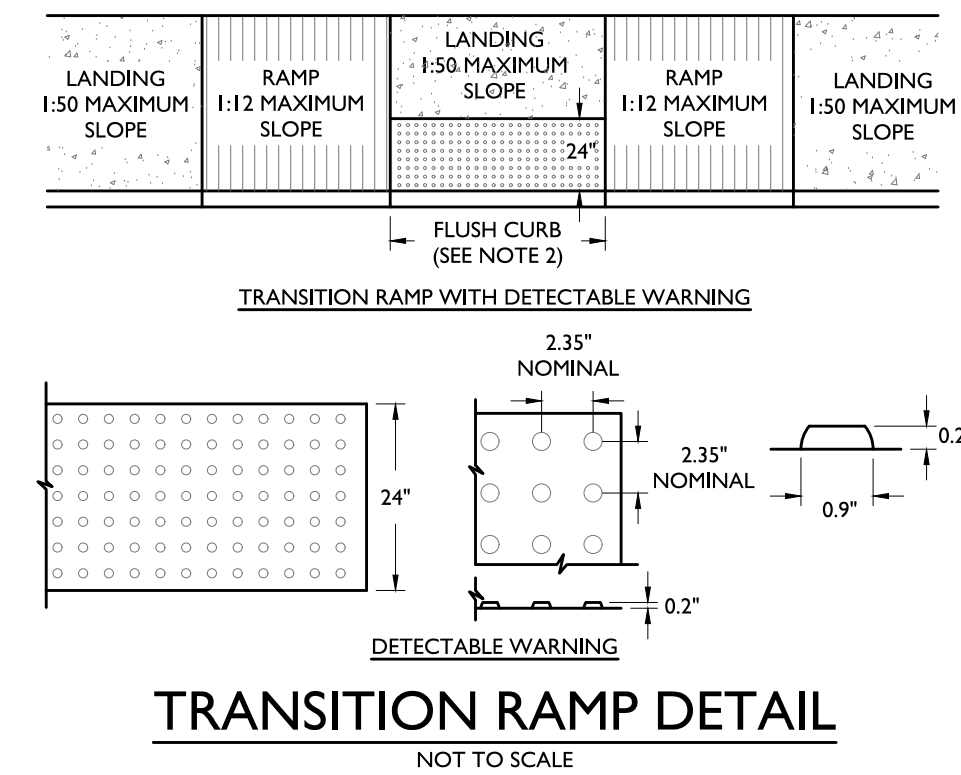
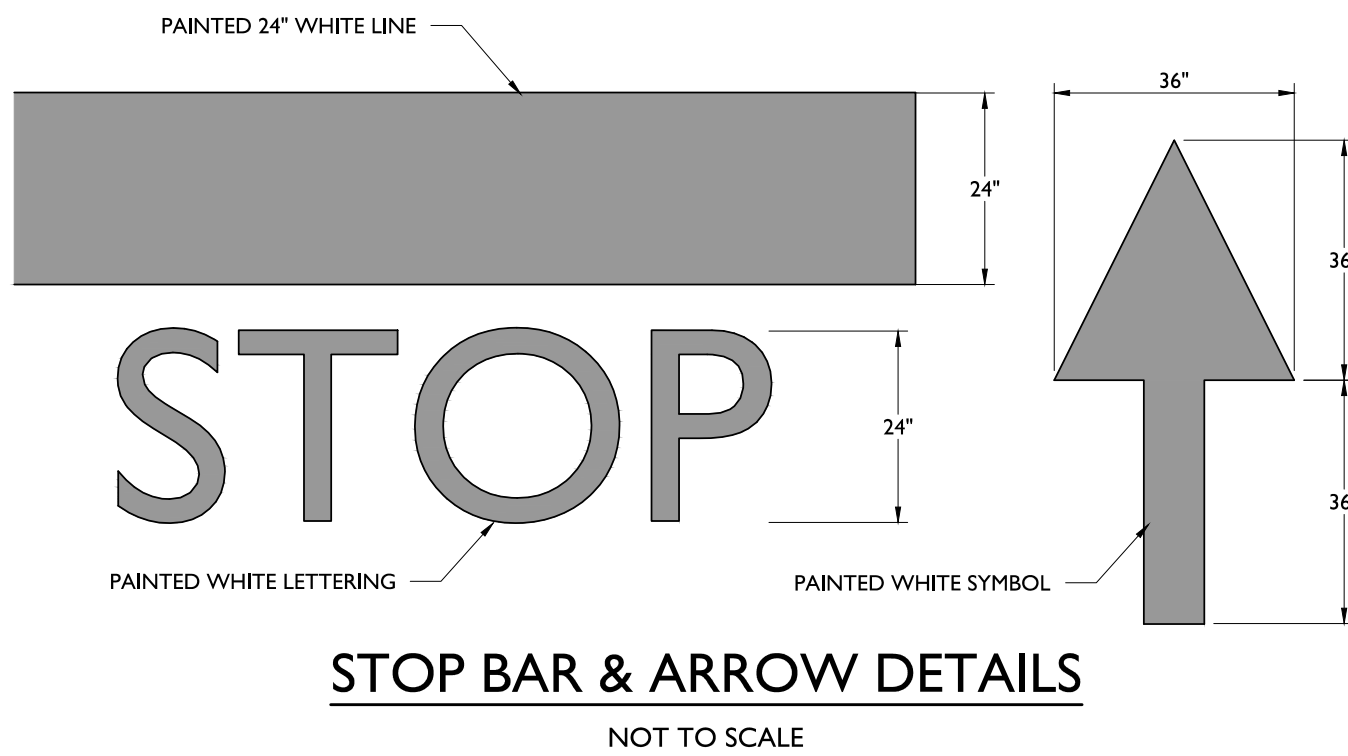
SCALE: 1" = 20' PROJECT ID: M-19334

TITLE: LIGHTING PLAN

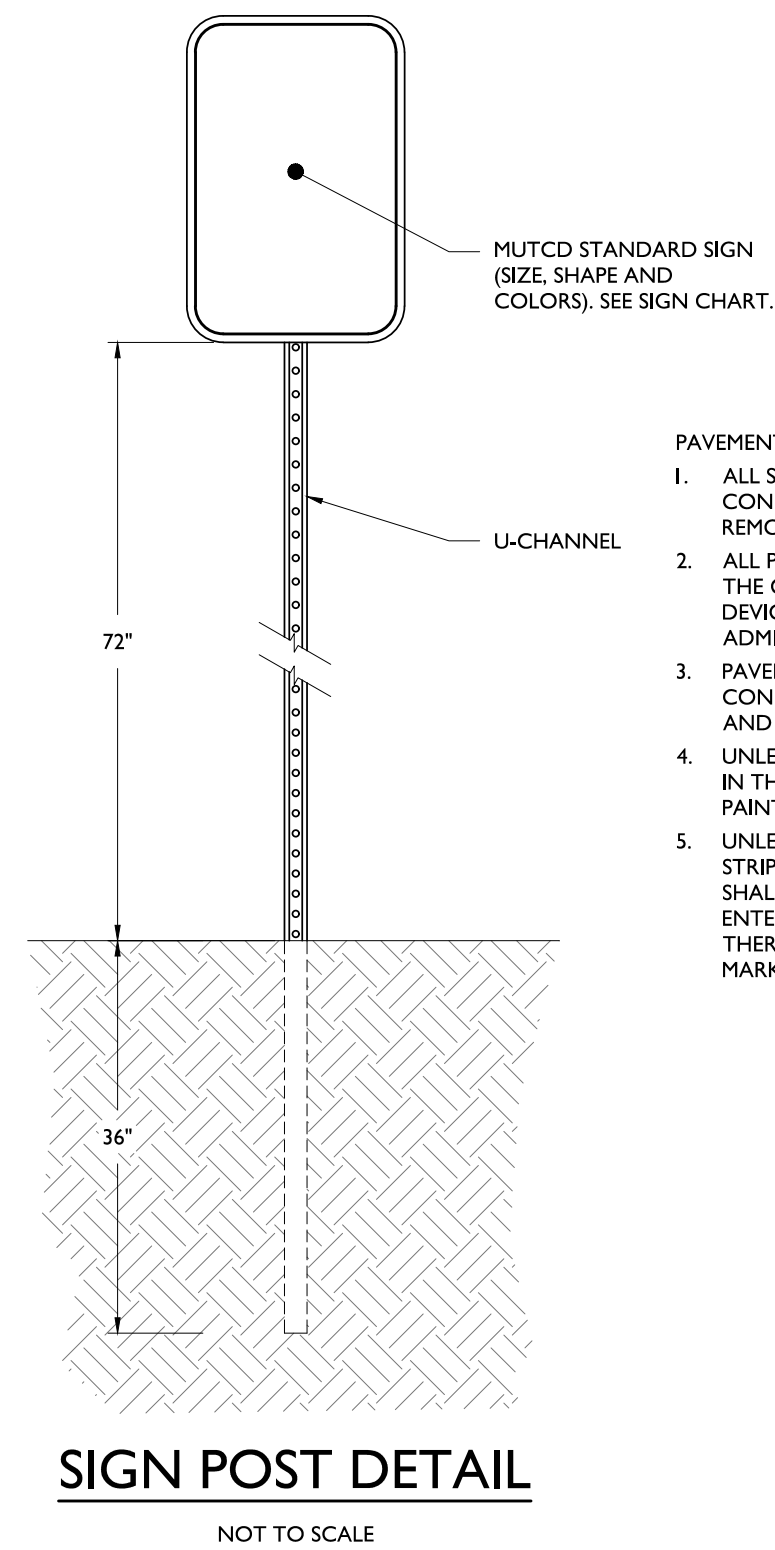
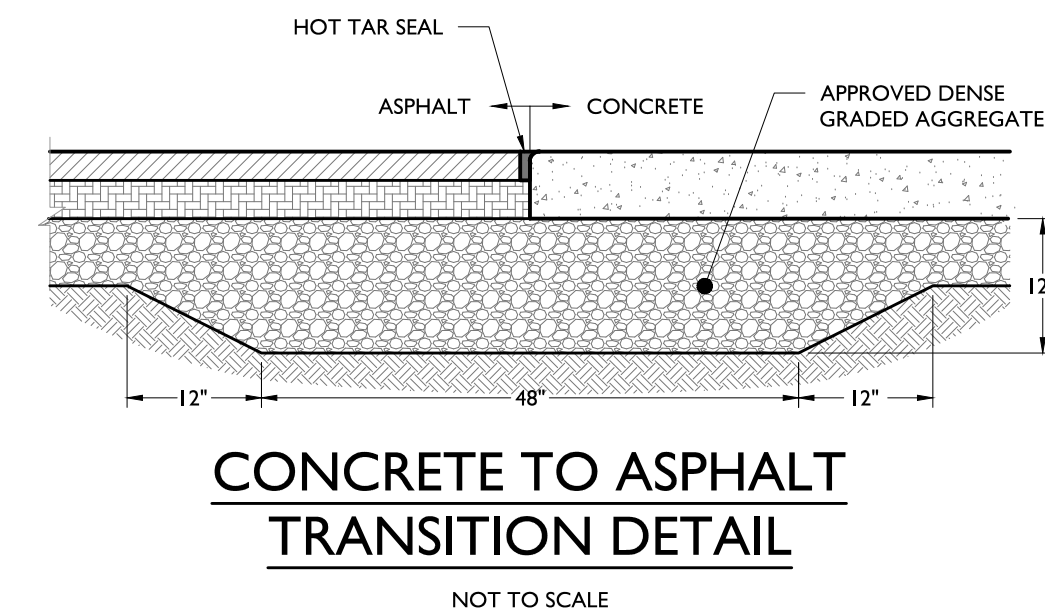
DRAWING: C-6



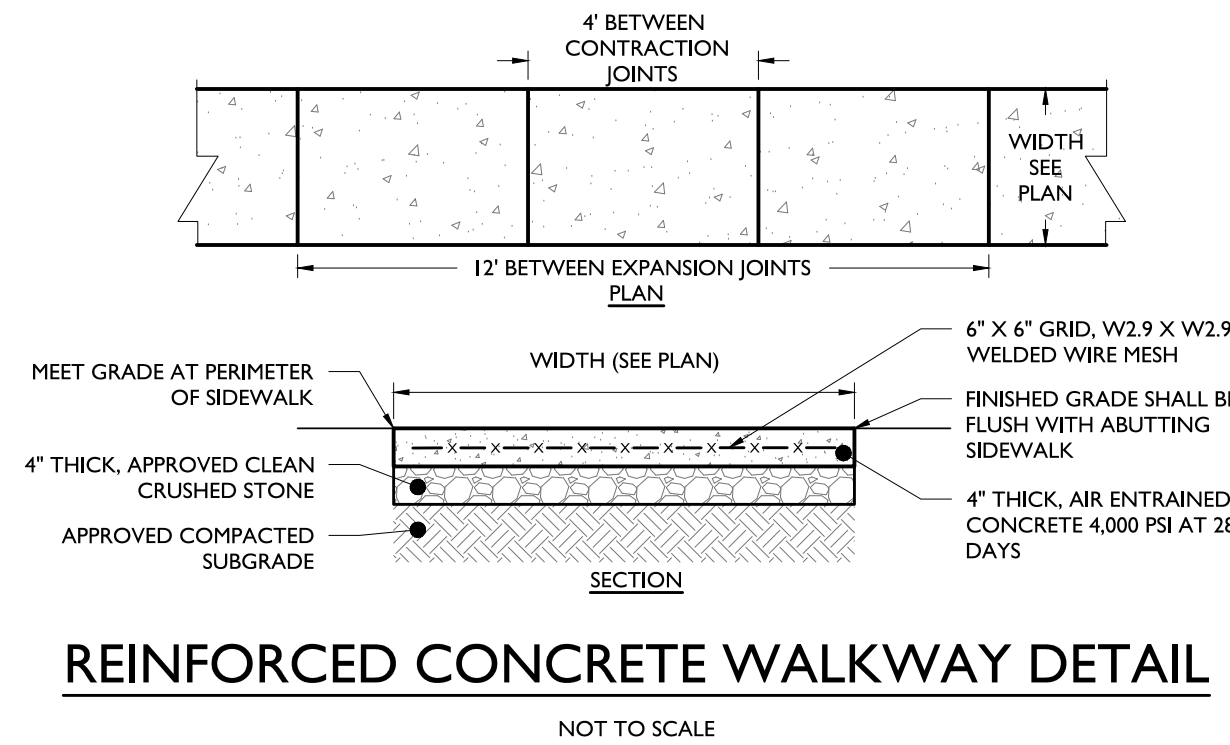
- NOTES:
1. MAXIMUM SLOPE ON LANDING SHALL BE 1:50 IN ALL DIRECTIONS.
 2. DIMENSIONS SHOWN HERE ARE THE MINIMUM DIMENSIONS REQUIRED FOR AN ADA COMPLIANT LANDING AT THE ACCESSIBLE ENTRANCE. REFER TO SITE PLAN FOR SITE SPECIFIC DIMENSIONS THAT MAY SPECIFY A LARGER LANDING AREA.
 3. CONTRACTOR SHALL CONTACT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



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



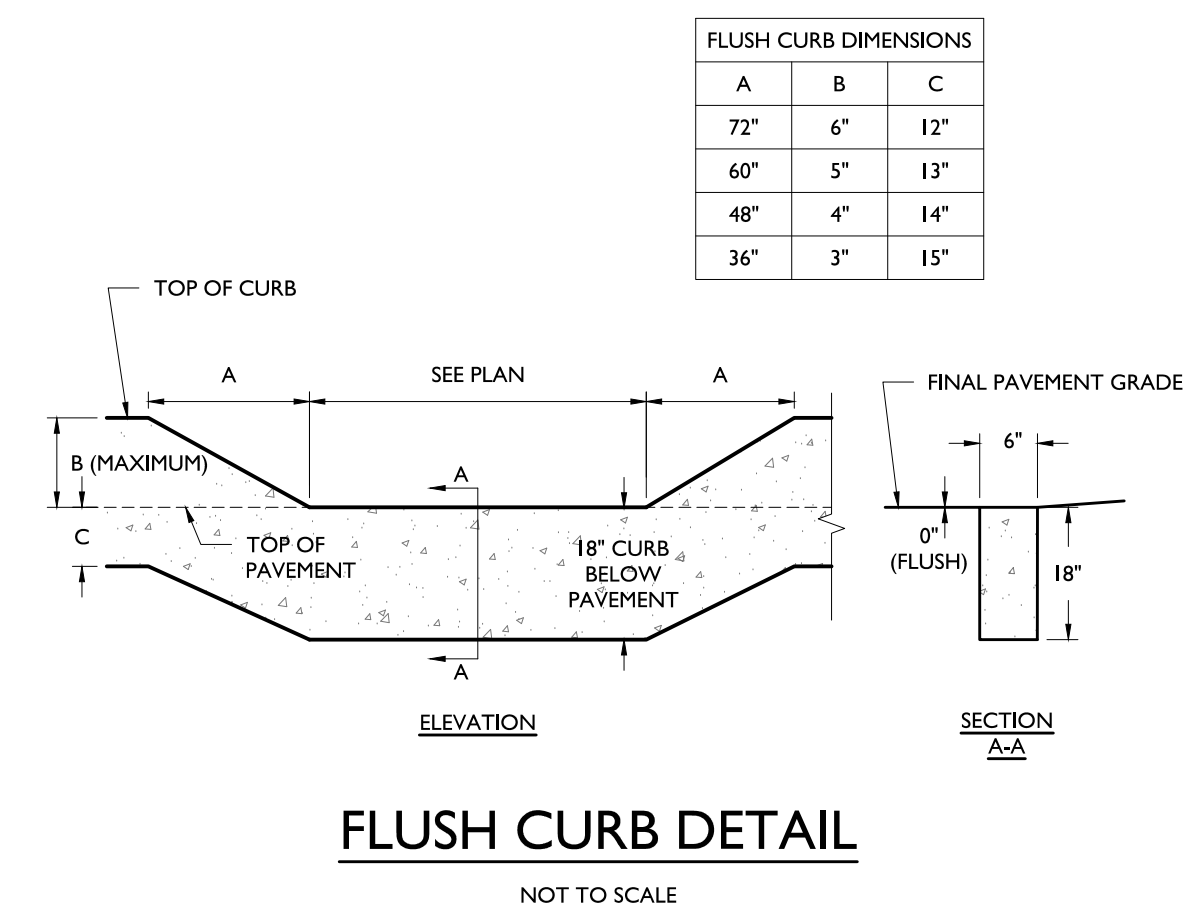
- PAVEMENT STRIPING & MARKINGS NOTES:
1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
 2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
 4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
 5. 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.



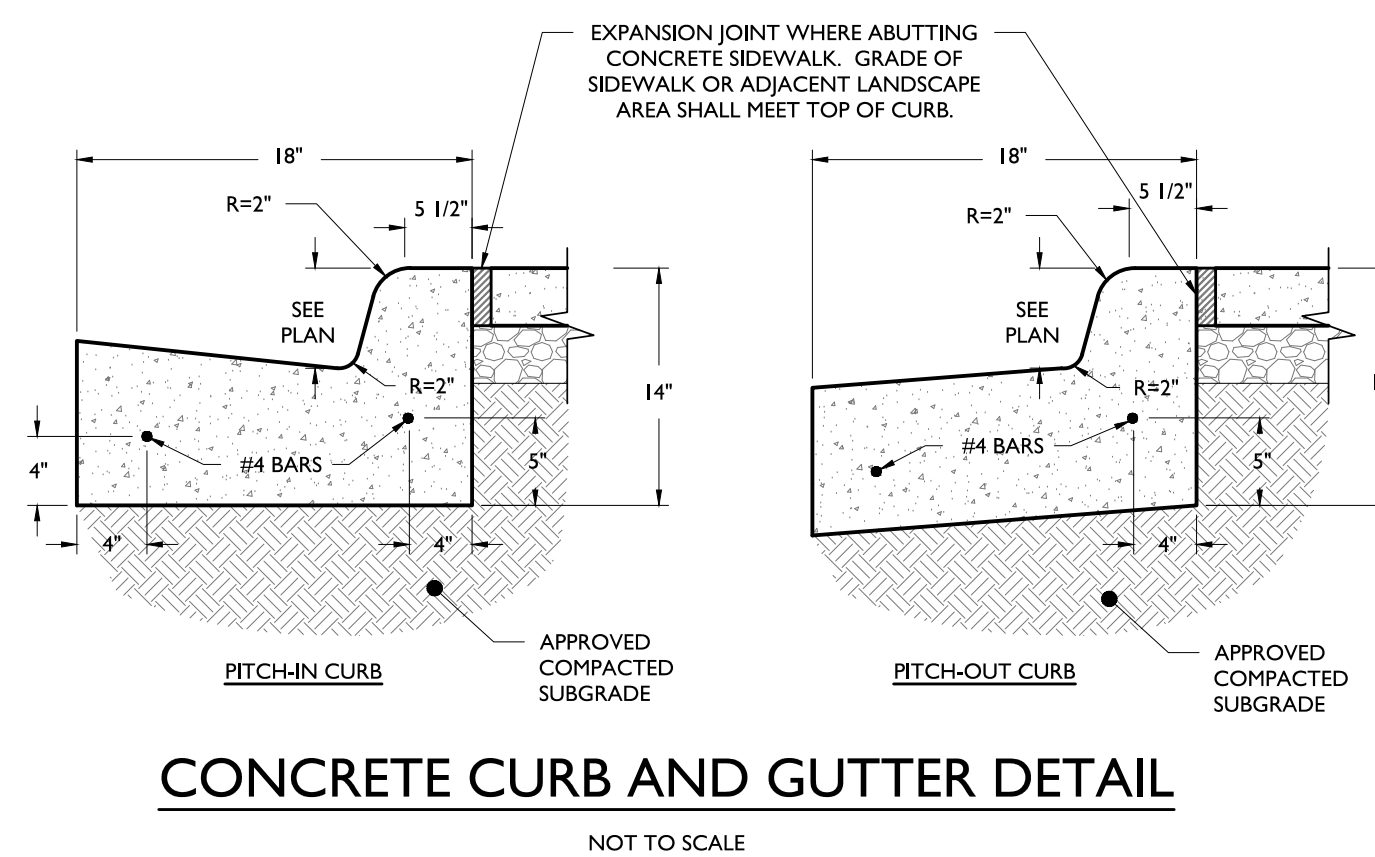
- NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT.
 2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE.
 3. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
 4. EXPANSION JOINT SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

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"x36"	GROUND

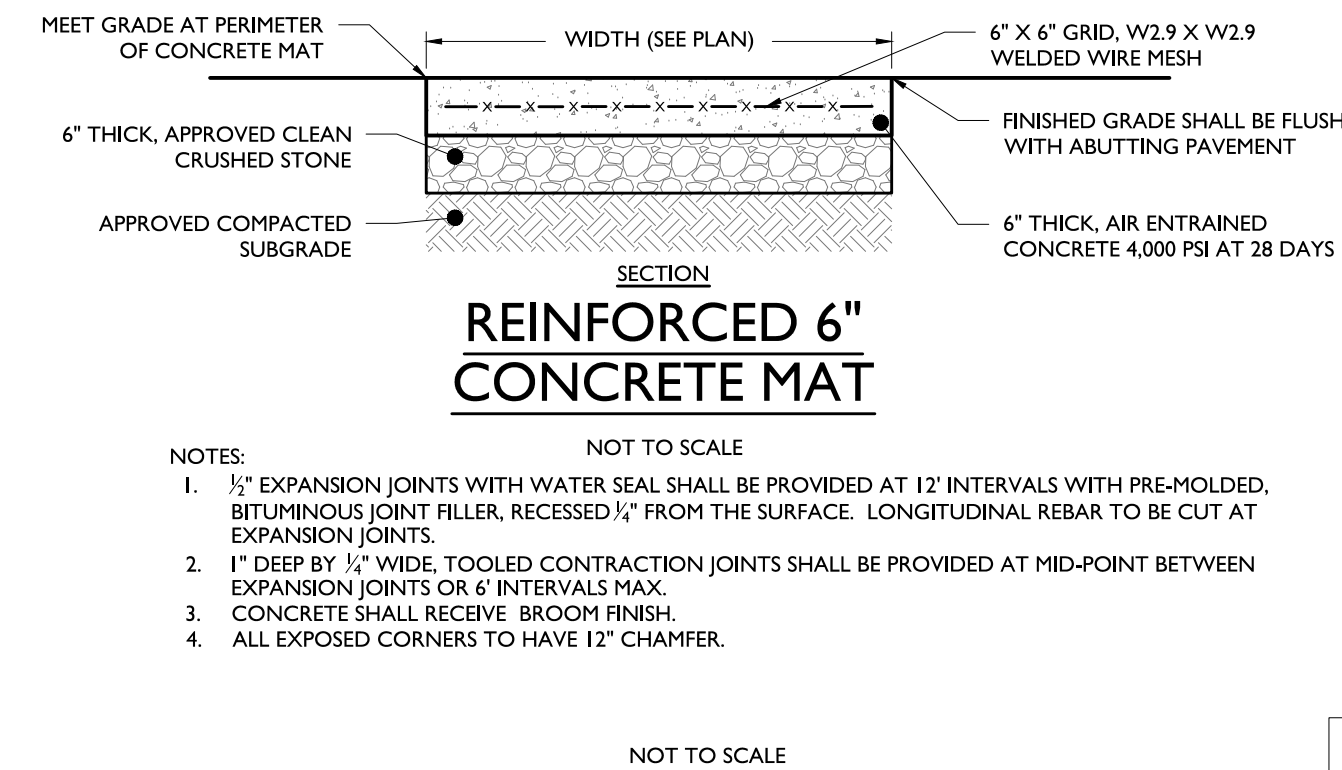
- NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
 2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.



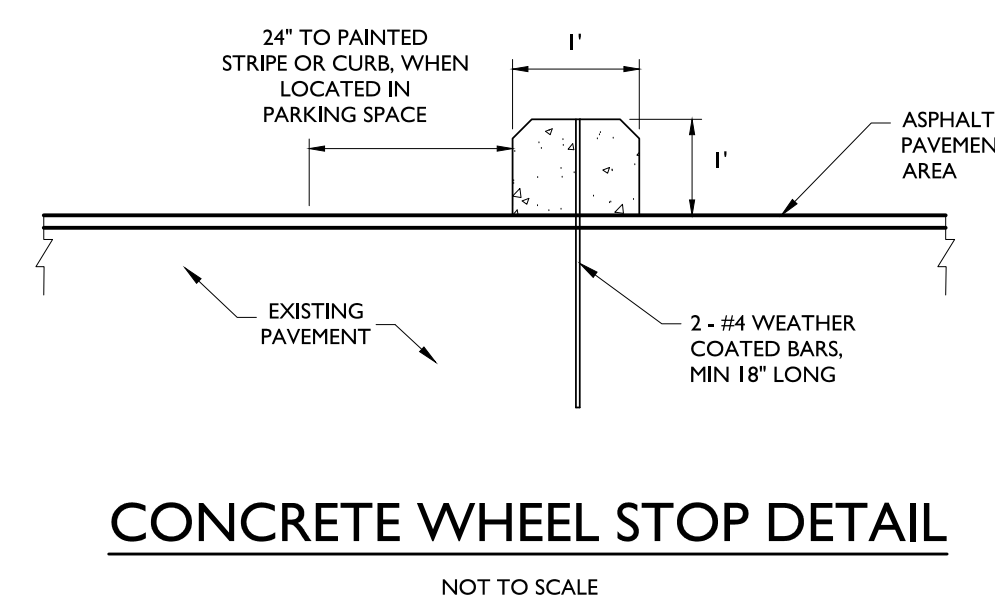
FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



- NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
 2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM SURFACE.
 3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
 4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.



- NOTES:
1. 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.
 2. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
 3. CONCRETE SHALL RECEIVE BROOM FINISH.
 4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.



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

FOR SITE PLAN SUBMISSION		DATE	BY	DESCRIPTION
DATE	ISSUE			
07/01/2021	1			

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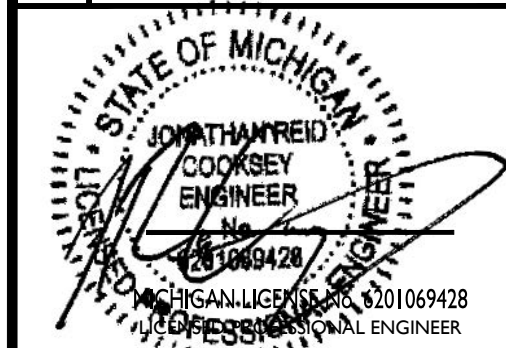
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9328 HIGHLAND ROAD
PROPOSED COMMERCIAL BUILDING
WITH DRIVE-THROUGH

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



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SCALE: AS SHOWN PROJECT ID: M-19334

TITLE:
CONSTRUCTION DETAILS

DRAWING:

C-8



- 2

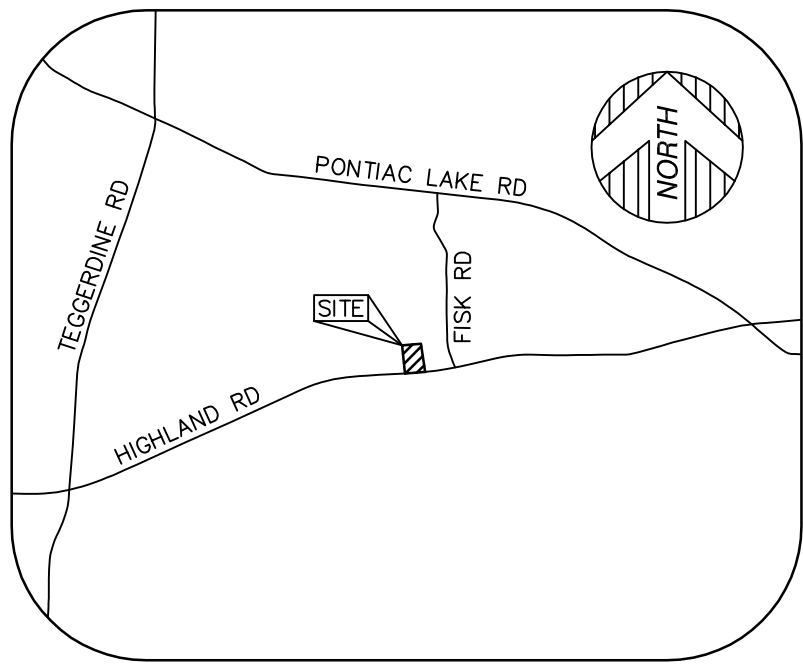


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PARCEL ID: 12-23-20-010
9328 HIGHLAND ROAD
WHITE LAKE CHARTER TOWNSHIP
OAKLAND COUNTY, MICHIGAN





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 NOTE

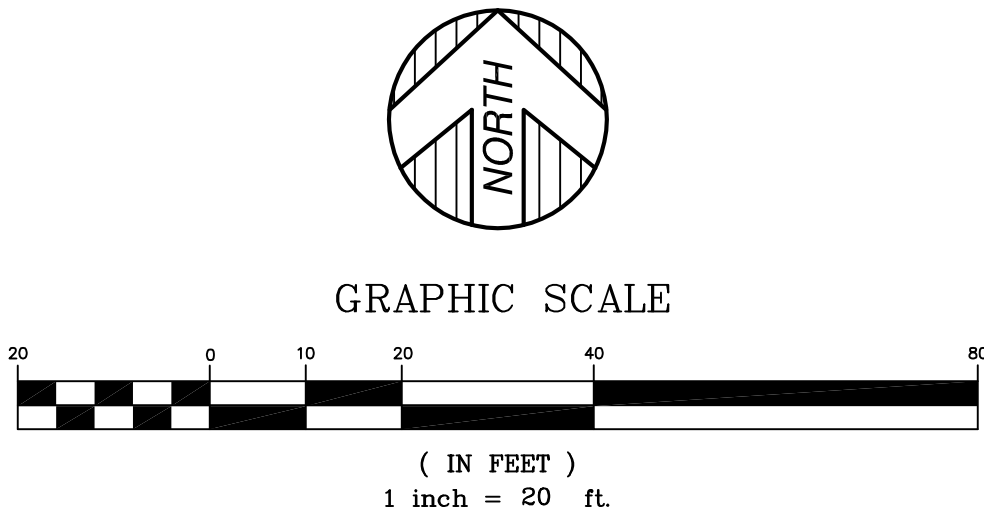
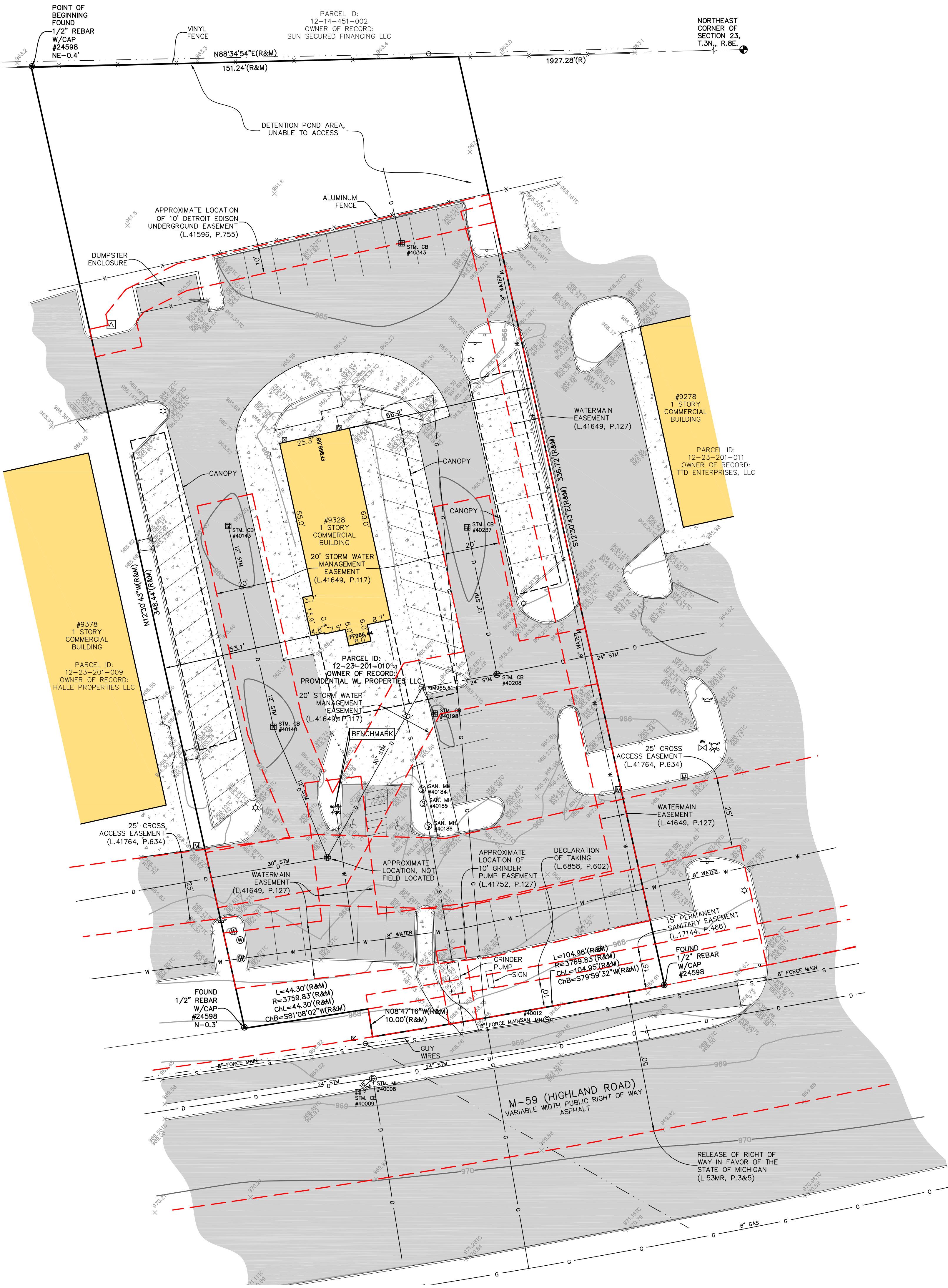
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN
LOCATED FROM FIELD SURVEY INFORMATION AND
EXISTING DRAWINGS. THE SURVEYOR MAKES NO
GUARANTEES THAT THE UNDERGROUND UTILITIES
SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA,
EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
FURTHER DOES NOT WARRANT THAT THE
UNDERGROUND 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.

LEGEND

●	FOUND MONUMENT (AS NOTED)
⊙	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
X 0.00	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.)
X	FENCE (AS NOTED)
---	WALL (AS NOTED)
G	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

NUM	TYPE	RIM (FT)	SIZE (IN)	DIR	INV ELEV (FT)
40012	SANITARY MH	968.79		FULL OF WATER	
		968.79		VALVE/PUMP INSIDE	
40008	STORM MH	969.40	24	E	960.95
		969.40	24	W	961.00
		969.40	18	SW	961.90
40009	STORM CB	968.80		T/WATER	962.50
		968.80		B/STRUCTURE	961.90
40198	STORM CB	964.74		T/DEBRIS	963.39
40186	SANITARY MH	966.31		T/WATER	963.01
40184	SANITARY MH	966.01		BOLTED SHUT	
40185	SANITARY MH	966.04		BOLTED SHUT	
40208	STORM CB	965.23	12	N	960.33
40237	STORM CB	964.75		T/WATER	961.45
		964.75		B/STRUCTURE	959.55
40343	STORM CB	964.06		T/WATER	961.66
		964.06		B/STRUCTURE	958.46
40143	STORM CB	964.59		T/WATER	961.39
		964.59		B/STRUCTURE	959.39
40140	STORM CB	964.50		T/WATER	961.50
		964.50		B/STRUCTURE	958.50



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
RELISTED 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. EASEMENT IN FAVOR OF THE COUNTY OF OAKLAND, AND THE TERMS,
CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 17144,
PAGE 466. (DOES NOT CROSS SUBJECT PROPERTY)

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. MATTERS AS SHOWN ON SURVEY RECORDED IN LIBER 40820, PAGE 117.
(15' SANITARY EASEMENT AS SHOWN PER SURVEY, DOCUMENT LIBER 17144,
PAGE 466 NOT PROVIDED)

27. RESTRICTIVE COVENANT, AND THE TERMS, CONDITIONS AND PROVISIONS
CONTAINED THEREIN, RECORDED IN LIBER 41260, PAGE 72. (SEE DOCUMENT
FOR TERMS AND CONDITIONS)

28. RECIPROCAL EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND
PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 40682, PAGE 855.
(BLANKET EASEMENT OVER SUBJECT PROPERTY; SEE DOCUMENT FOR TERMS
AND CONDITIONS)

29. NOTICE OF COMMENCEMENT RECORDED JULY 15, 2009 IN LIBER 41335,
PAGE 206. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

SURVEYOR'S CERTIFICATION

TO ALRIG USA ACQUISITIONS 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, MONTHLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4,
5, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS
COMPLETED ON 04/30/2021.

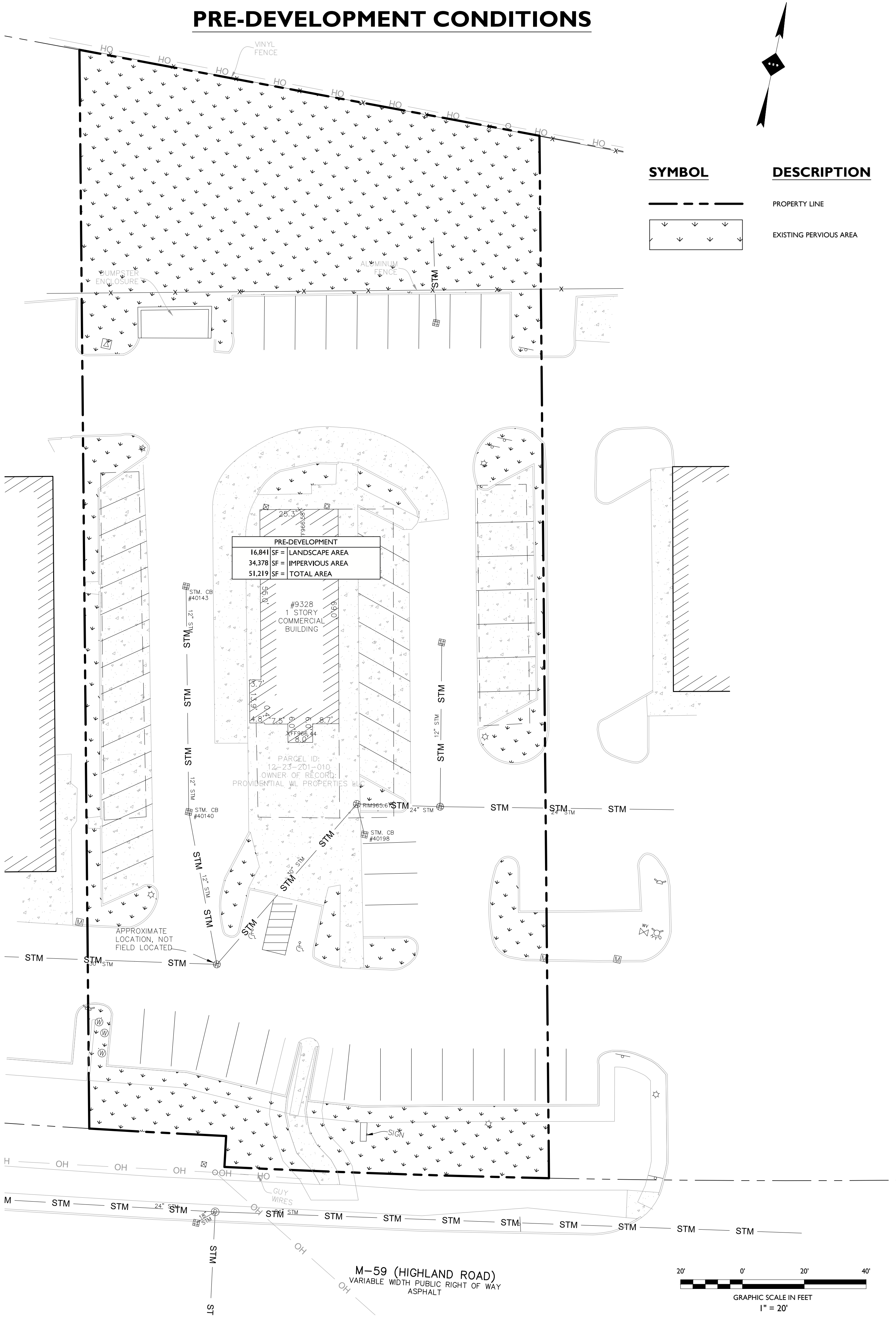
DATE OF PLAT OR MAP: 05/11/2021

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

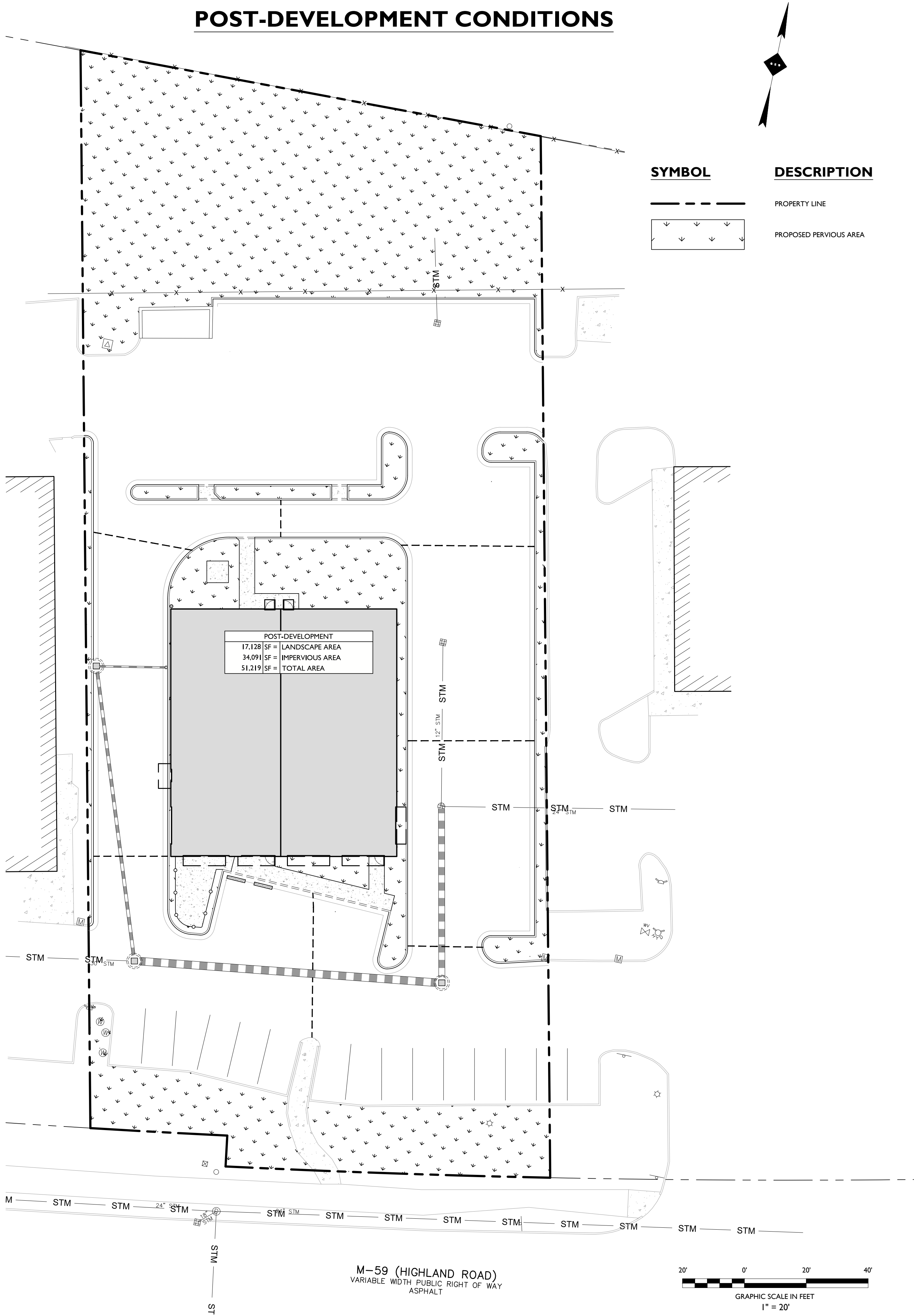


ALTA / NSPS LAND TITLE SURVEY					PREPARED FOR: STONEFIELD ENGINEERING & DESIGN 9328 HIGHLAND ROAD, WHITE LAKE, MICHIGAN, PART OF SECTION 23, TOWN 3 NORTH, RANGE 8 EAST				
DRAWN BY:	CNC	05/11/2021	DATE:	05/11/2021	SCALE:	1" = 20'	BY:		REVISION
CHECKED BY:	ATS	05/11/2021	DATE:	MAY 11, 2021	PROJECT NO:	21-01092	DATE:		
KEM-TEC A GROUP OF COMPANIES PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES Eastpointe (800) 255-7222 Detroit (313) 758-0877 Grand Blanc (888) 654-0888 www.kemttecgroupofcompanies.com					1 1 OF 1 SHEETS				

PRE-DEVELOPMENT CONDITIONS



POST-DEVELOPMENT CONDITIONS



FOR SITE PLAN SUBMISSION				DESCRIPTION
DATE	BY	AF	ISSUE	
07/01/2021			I	

NOT APPROVED FOR CONSTRUCTION



STONEFIELD
engineering & design

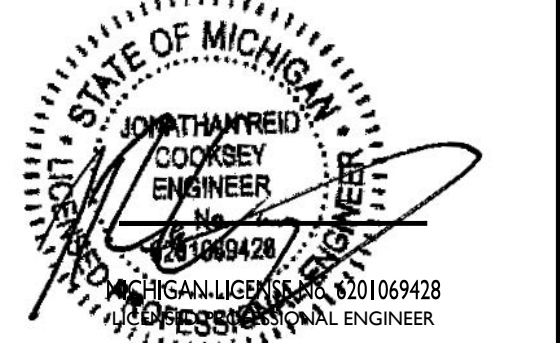
Detroit, MI • Rutherford, NJ • New York, NY
Princeton, NJ • Tampa, FL • Boston, MA
www.stonefielddeng.com


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





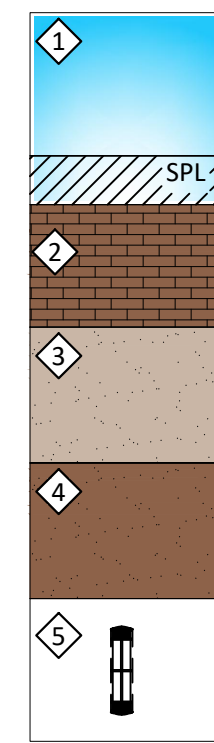
STONEFIELD
engineering & design

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

TITLE: PRE VS POST DEVELOPMENT EXHIBIT

DRAWING: EX-I

EXTERIOR FINISH KEY



STOREFRONT
 THERMALLY BROKEN ALUM. FRAME
 W/INSULATED GLAZING
 MFR: TBD COLOR: DARK BRONZE ANODIZED
 - DENOTES SPANDREL GLAZING

BRICK VENEER
 MFR: MERIDIAN BRICK
 COLOR: SADDLE MODULAR (BROWN)

E.I.F.S. #1
 MANUF.:
 COLOR: TAN

E.I.F.S. #2
 MANUF.:
 COLOR: BROWN

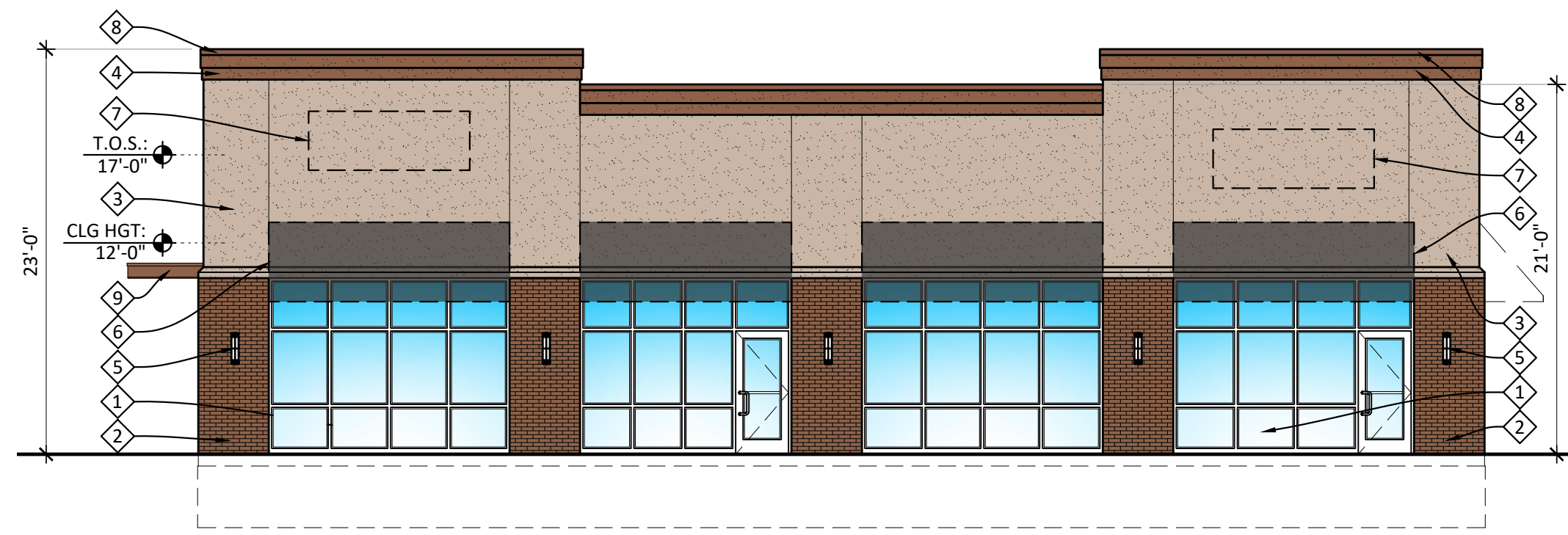
LIGHTING
 SCORCE FIXTURE - RUBBED
 BRONZE ANODIZED

FABRIC AWNING
 MFR: SUNBRELLA
 COLOR: PER TENANT

SIGNAGE
 SIGNAGE ALLOWED: VERIFY MAX. SQ. FT. W/
 ORDINANCE. SIGNAGE SHALL BE SUBMITTED
 PER TENANT.

PREFINISHED METAL COPING
 MFR: FIRESTONE
 COLOR: BROWN

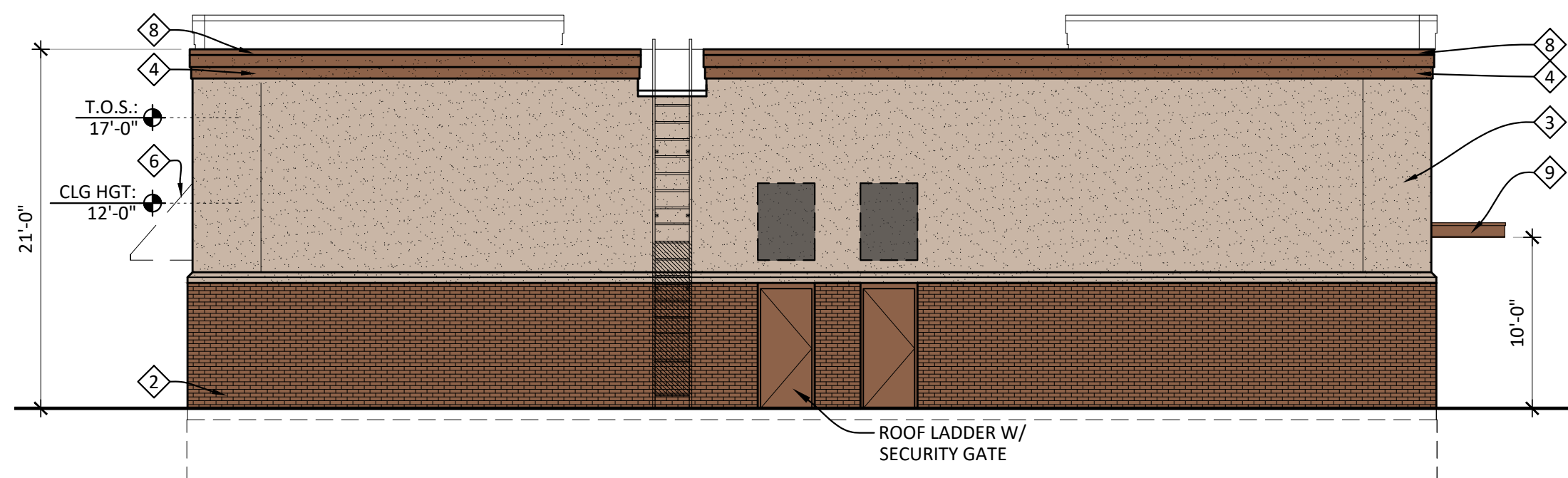
CANOPY
 COLOR: BROWN



PRELIMINARY SOUTH ELEVATION

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

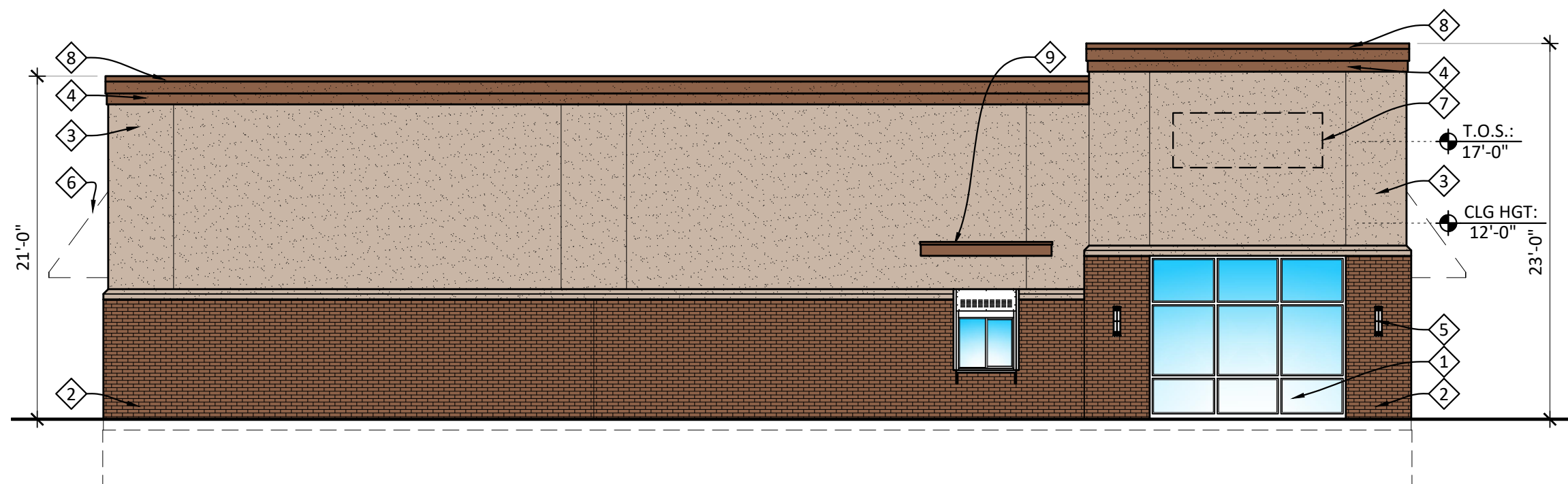
5



PRELIMINARY NORTH ELEVATION

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

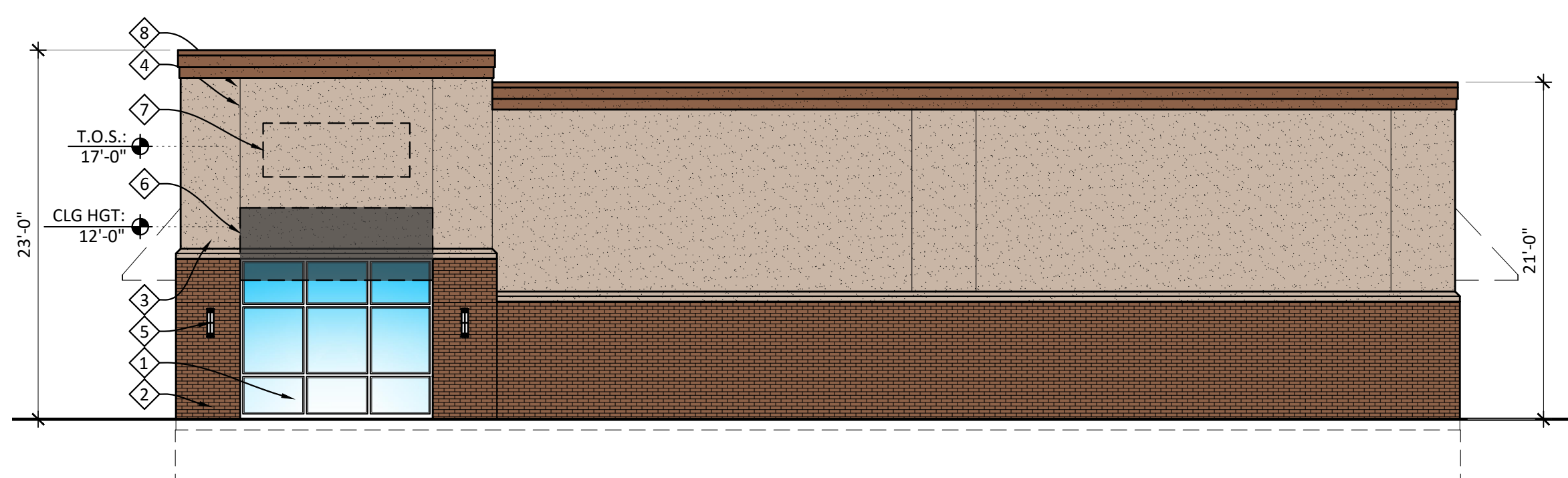
4



PRELIMINARY WEST ELEVATION

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

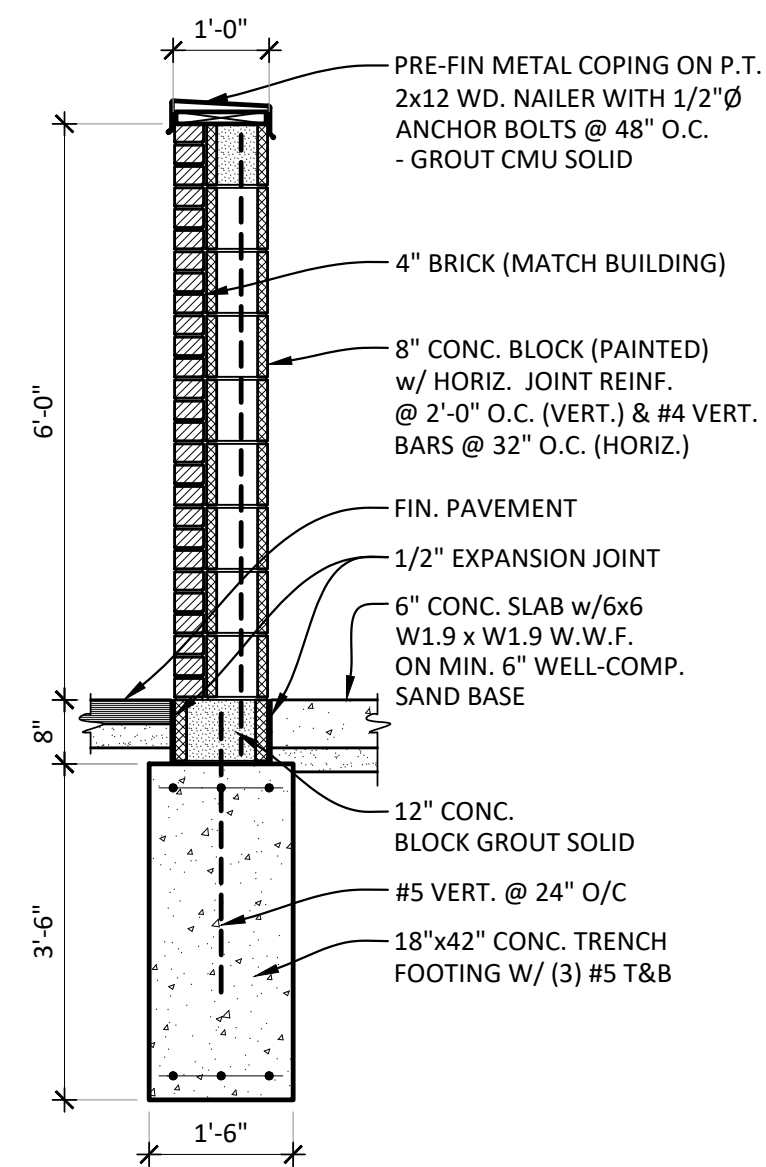
3



PRELIMINARY EAST ELEVATION

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

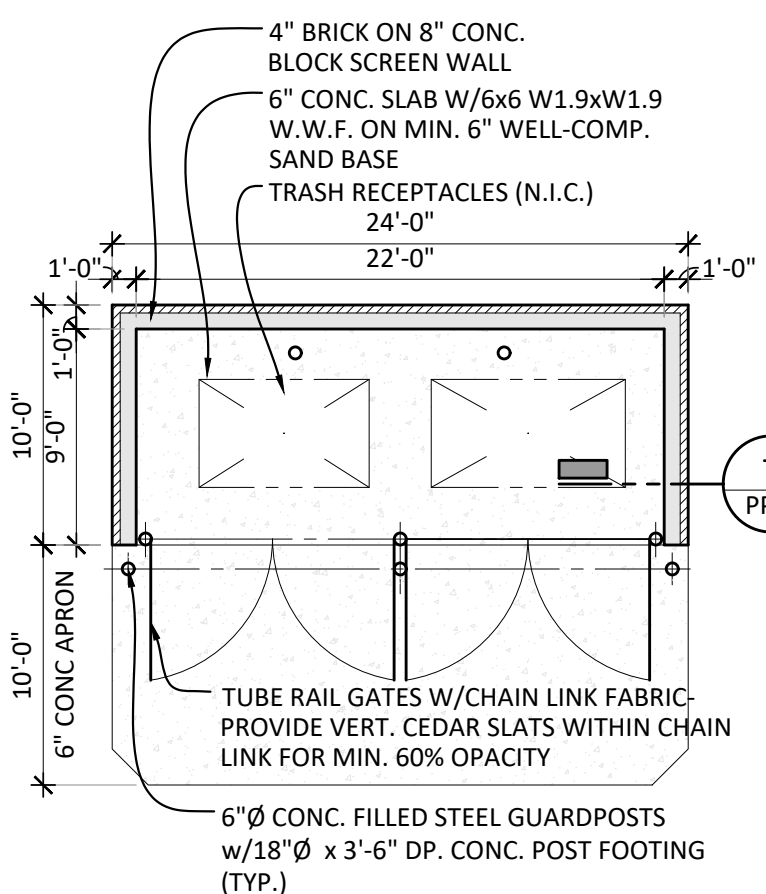
2



TRASH ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"

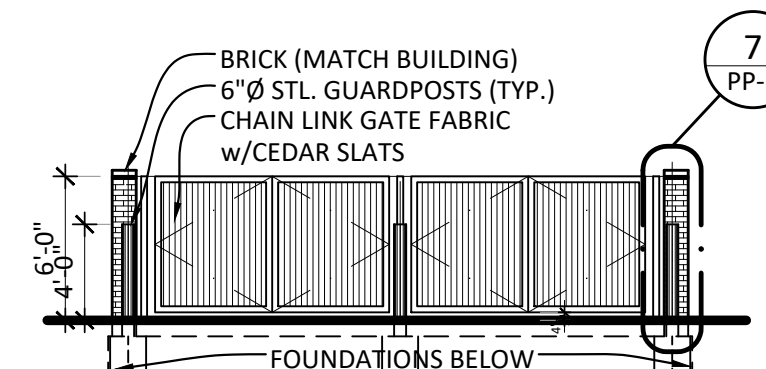
7



PLAN

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

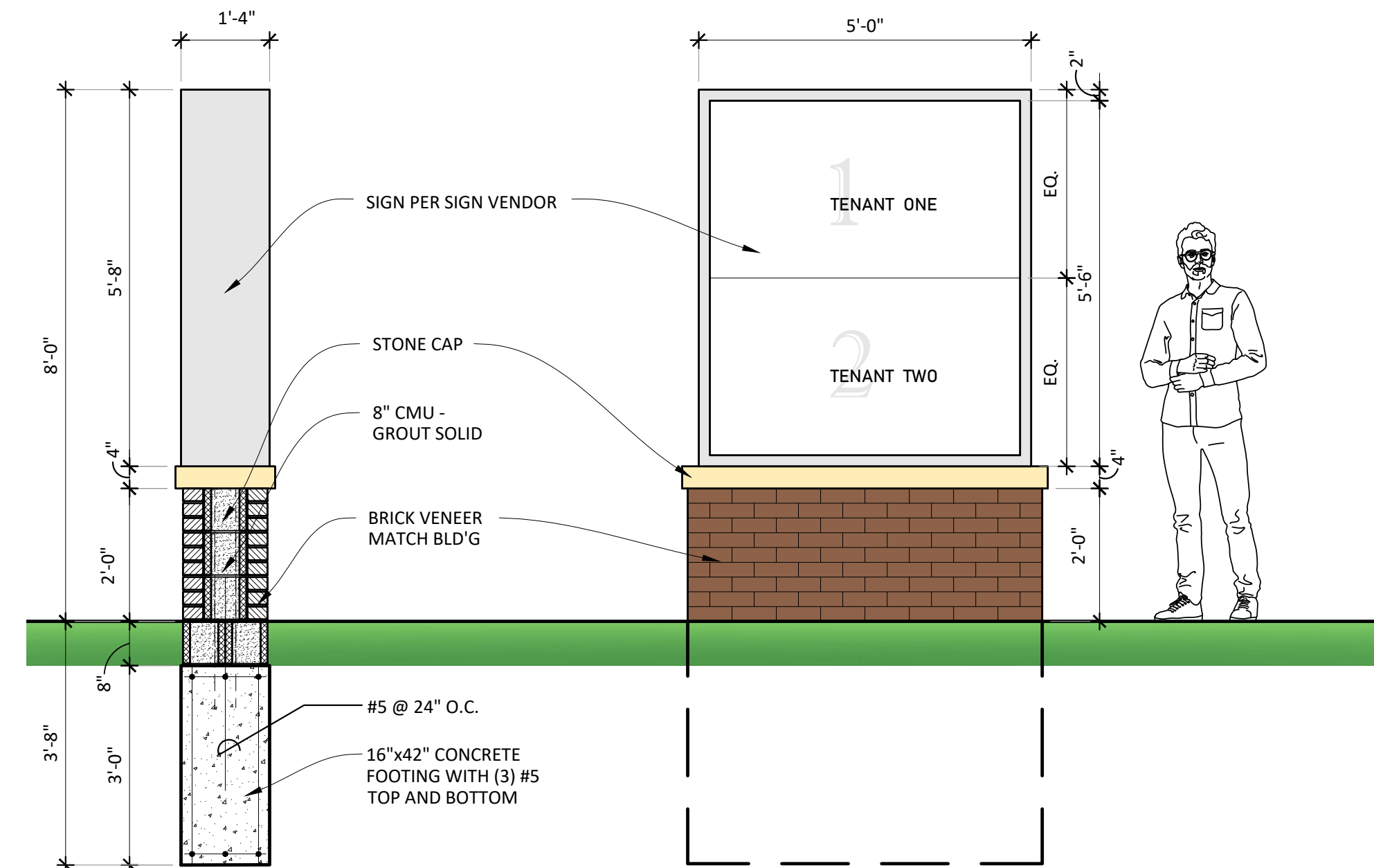
8



ELEVATION

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

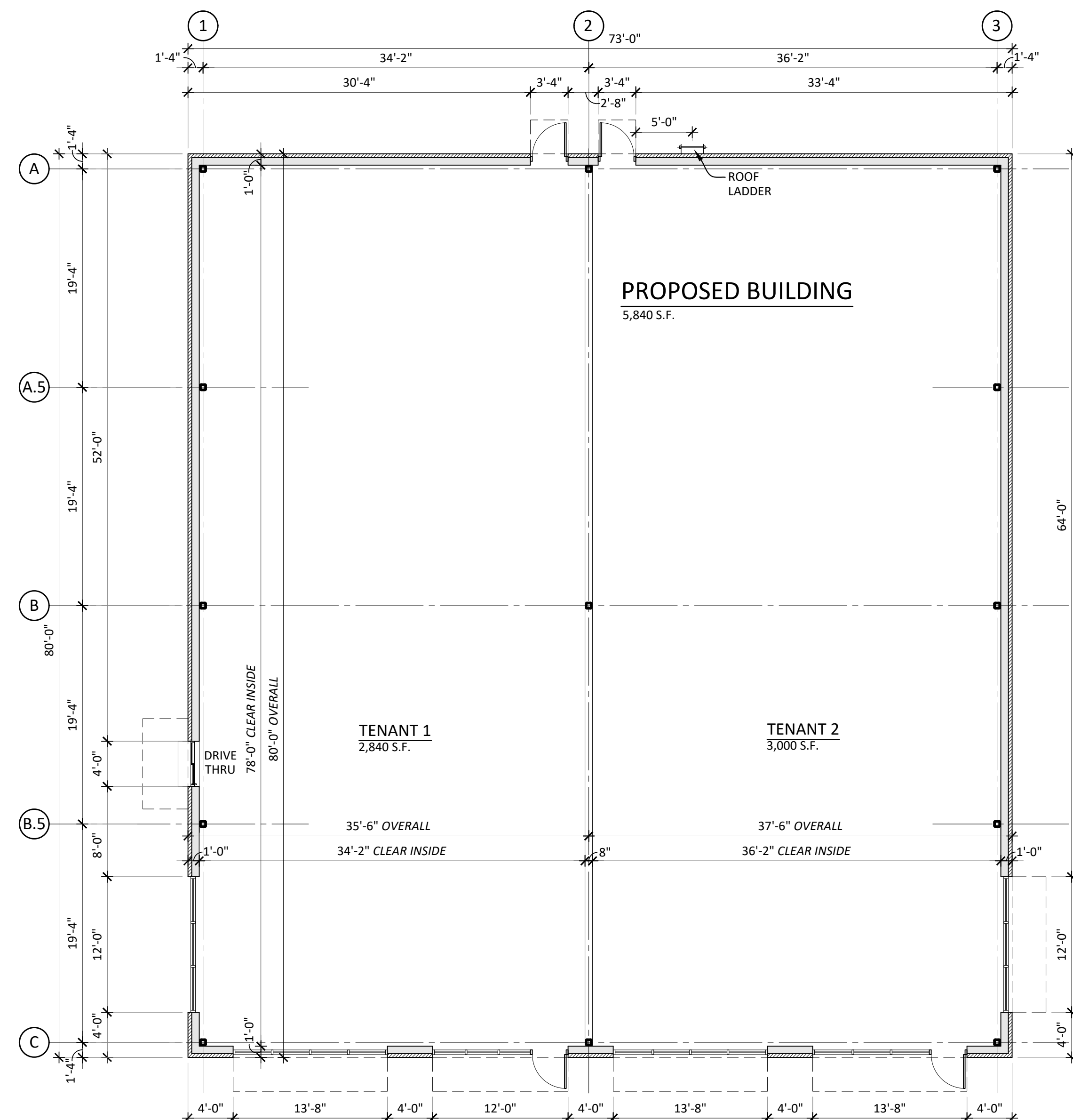
9



MONUMENT SIGN

SCALE: 1/2" = 1'-0"

6



PROPOSED FLOOR PLAN

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

1

Proposed

MULTI-TENANT

9328 HIGHLAND RD
 WHITE LAKE, MI 48386

07-01-21 ISSUED FOR REVIEW
 REV DATE ISSUED

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SEAL:



DRAWN BY: TJG

CHECKED BY: VW

IN CHARGE: VW

SHEET NAME:

PRELIMINARY FLOOR PLAN
 AND EXTERIOR ELEVATIONS

JOB NO:

20-160

SHEET NO:

PP-3

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: [Michigan.gov/EHSguide](https://www.michigan.gov/EHSguide). Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below.

How Do I Know that I Need a Construction Permit?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), Permit Section	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, Asbestos Program , 517-284-6777	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
3) Please consult the Permitting at the Land and Water Interface Decision Tree document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - Joint Permit Application , 517-284-5567:		
a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
d. Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? Soil Erosion and Construction Storm Water , 269-567-3515, or Local Agency	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
5) Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project? Drinking Water & Environmental Health Division (DWEHD), 517-284-6524	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
6) Does the project involve construction or alteration of any sewage collection or treatment facility? WRD, Part 41 Construction Permit Program (staff), 906-228-4527, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? Public Swimming Pool Program , 517-284-6541, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
8) Does the project involve the construction or modification of a campground? DWEHD, Campgrounds program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), Solid Waste , 517-284-6588, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Item A.
10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, Treatment, Storage and Disposal , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
Who Regulates My Drinking (Potable) Water Supply?			
11) I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids), Contact Local Water Utility , 517-284-6512	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
12) I have a Non-Community Water Supply (Type II) Guide , Contact (District or County) Local Health Department , 517-485-0660	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
13) I am a community water supply (Type I) Community Water Supply, DWEHD District Office Community Water Supply Program , 517-284-6512	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
14) Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
Who Regulates My Wastewater Discharge System?			
15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, EGLE District Office , or National Pollutant Discharge Elimination (NPDES) Permit Program , 517-284-5568	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
16) Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, Permits Section , or EGLE District Office , 517-284-5588	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, Groundwater Permits Program , 517-290-2570	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
18) Does the project involve the drilling or deepening of wells for waste disposal? Oil, Gas and Minerals Division (OGMD), 517-284-6841	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
What Operational Permits Are Relevant to My Operation and Air Emissions?			
19) Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, Permit Section , 517-284-6634	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, Acid Rain Permit Program , 517-780-7843	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
What Operational Permits Are Relevant to My Waste Management?			
21) Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? MMD , 517-284-6588 or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, Hazardous and Liquid Waste , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	
23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (Hazardous Waste Program Forms & License Applications) MMD, EGLE District Office , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, Radioactive Material and Standards Unit , 517-284-6581	Y <input type="checkbox"/>	N <input type="checkbox"/> Item A.
25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, Radioactive Material and Standards Unit , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, Medical Waste Regulatory Program , 517-284-6594	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Sector-Specific Permits May be Relevant to My Business?		
Transporters	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste? MMD, Transporter Program , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
28) Does the project involve the <i>transport</i> of hazardous waste? MMD, Transporter Program , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, Water Hauler Information , 517-284-6527	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
30) Does the project involve <i>transport</i> of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, Septage Program , 517-284-6535	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
31) Do you store, haul, shred or process <i>scrap tires</i> ? MMD, Scrap Tire Program , 517-284-6586	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Sectors	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, Dry Cleaning Program , 517-284-6780	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
33) Does your <i>laboratory</i> test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? Laboratory Services Certifications , 517-284-5424	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
34) Does the project involve the operation of a <i>public swimming pool</i> ? DWEHD, Public Swimming Pools Program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
35) Does the project involve the operation of a <i>campground</i> ? DWEHD, Campgrounds , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Permits Do I Need to Add Chemicals to Lakes and Streams?		
36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, Aquatic Nuisance Control , 517-284-5593	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, Surface Water Assessment Section , 517-331-5228	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

Why would I be subject to Oil, Gas and Mineral Permitting?		Item A.
38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, Petroleum Geology and Production Unit , 517-284-6826	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, Sand Dune Mining Program , 517-284-6826	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, Radioactive Protection Programs , 517-284-6581	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Petroleum & Mining , OGMD, 517-284-6826		
41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
42) Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
44) Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
45) Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Permits & Bonding , OGMD, 517-284-6841		
47) Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
48) Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	

If you need further assistance, please fill out the information below and email the form to EGLE-assist@Michigan.gov.

Requester Information

First and Last Name:

Requester Phone:

E-mail: