



**ZONING BOARD OF APPEALS SPECIAL MEETING**  
**LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383**  
**THURSDAY, MAY 25, 2023 – 5:00 PM**

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

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**AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
  - A. [April 27, 2023](#)
6. **CALL TO THE PUBLIC**
7. **NEW BUSINESS**
  - A. [Applicant: Mike Beals](#)  
[8468 Cascade Street](#)  
[Commerce, MI 48382](#)  
[Location: \*\*8468 Cascade Street\*\*](#)  
[Commerce, MI 48382 identified as 12-36-453-022](#)  
[Request: The applicant requests to enlarge and alter a nonconforming structure \(house\) to construct an addition, requiring variances from Article 7.23.A, Nonconforming Structures and Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Width. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is also required due to both the value of improvements and the increase in cubic content.](#)
  - B. [Applicant: Wade Paris](#)  
[9377 Gale Road](#)  
[White Lake, MI 48386](#)  
[Location: \*\*9604 Buckingham Road\*\*](#)  
[White Lake, MI 48386 identified as 12-14-201-015](#)  
[Request: The applicant requests to construct a single-family house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback and Maximum Lot Coverage.](#)
  - C. [Applicant: Sydney Irving](#)  
[4965 Lake Grove Drive](#)  
[White Lake, MI 48383](#)  
[Location: \*\*4965 Lake Grove Drive\*\*](#)  
[White Lake, MI 48383 identified as 12-07-126-001](#)  
[Request: The applicant requests to enlarge and alter a nonconforming structure \(house\) to construct an addition, requiring a variance from Article 7.23.A, Nonconforming Structures. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is also required due to both the value of improvements and the increase in cubic content.](#)



- D. Applicant: Brian Nelson  
513 N. Ponchartrain Boulevard  
White Lake, MI 48386  
Location: 513 N. Ponchartrain Boulevard  
White Lake, MI 48386 identified as 12-27-405-025  
Request: The applicant requests to construct an accessory building, requiring a variance from Article 3.1.5.E, R1-C Single Family Residential Front Yard Setback.
  
- E. Applicant: Kieft Engineering – Casey Leach, P.E.  
5852 S. Main Street, Suite 1  
Clarkston, MI 48346  
Location: Parcel Number 12-01-127-001  
Request: The applicant requests to waive the installation of landscape irrigation, requiring a variance from Article 5.19.B.iii.a, Irrigation Requirements.
  
- F. Applicant: Kieft Engineering – Casey Leach, P.E.  
5852 S. Main Street, Suite 1  
Clarkston, MI 48346  
Location: 10431 Highland Road  
White Lake, MI 48386 identified as 12-22-252-022  
Request: The applicant requests to complete site improvements, requiring variances from Article 5.11.A.iv, Off-Street Parking for Non-Residential Uses in a Required Front Yard Setback, Article 5.11.Q.xi, Off-Street Parking Space Surface Standards, Article 5.19.B.iii.a, Irrigation Requirements, Article 5.19.G, Parking Lot Landscaping, and Article 5.12, Fences, Walls and Other Protective Barriers.
  
- G. Applicant: Black Rock White Lake, LLC  
30553 S. Wixom Road, Suite 300  
Wixom, MI 48393  
Location: 9531 Highland Road  
White Lake, MI 48386 identified as 12-23-129-018  
Request: The applicant requests to construct a restaurant with alcoholic beverages, requiring variances from Article 6.4.C.i, Minimum Driveway Spacing – Same Side of Road, Article 6.4.C.ii, Minimum Driveway Spacing – Opposite Side of Road, Article 6.4.C.iii, Minimum Driveway Spacing – Relative to Intersections, and Article 5.19.D.i, Required Minimum Screening and Landscaping.

**8. OTHER BUSINESS**

**9. NEXT MEETING DATE:** June 22, 2023

**10. ADJOURNMENT**

**Procedures for accommodations for persons with disabilities:** The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.



**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS MEETING  
APRIL 27, 2023**

**CALL TO ORDER**

Chairperson Spencer called the meeting to order at 7:00 P.M. She then led the Pledge of Allegiance.

**ROLL CALL**

**PRESENT:**

Jo Spencer, Chairperson  
Niklaus Schillack, Vice Chairperson  
Debby Dehart, Planning Commission Liaison  
Clif Seiber  
Tony Madaffer

**OTHERS:**

Justin Quagliata, Staff Planner  
Nick Spencer, Building Official  
Hannah Micallef, Recording Secretary

12 members of the public present.

**APPROVAL OF AGENDA**

**MOTION** by Schillack, seconded by Dehart to approve the agenda as presented. The motion carried with a voice vote (5 yes votes).

**APPROVAL OF MINUTES**

A. Zoning Board of Appeals Regular Meeting of March 23, 2023

**MOTION** by Schillack, seconded by Seiber to approve the minutes of March 23, 2023 as presented. The motion carried with a voice vote (5 yes votes).

**CALL TO THE PUBLIC**

None.

**NEW BUSINESS**

- A. Applicant: Scott Ruggles  
6385 White Lake Road  
White Lake, MI 48383  
Location: **Parcel Number 12-21-426-007**  
Request: The applicant requests to extend the issuance period for a temporary use permit, requiring a variance from Article 7.20, Temporary Buildings and Uses.

Chairperson Spencer noted for the record 15 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 1 letter was returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

Member Schillack asked staff if there was an address associated with the parcel number. Staff Planner Quagliata said no. Member Schillack asked staff why the applicant was before the ZBA tonight. Staff Planner Quagliata said the variance allowing temporary use permits expired years ago, and there needed to be a renewal of the variance for the use to continue.

Member Dehart asked staff if the variance ran with the property or with the applicant. Staff Planner Quagliata said the variance ran with the permit.

Scott Ruggles, 6385 White Lake Road, was present to speak on his case. His family had been farming in the Township and setting up the stand on this property for 35 years. He said it was recently brought to his attention the previous variance allowing temporary use permits had expired.

Member Seiber asked Mr. Ruggles why the extra 30 days on his permit was needed. Mr. Ruggles said it was for fall related produce such as hay, corn stalks, pumpkins and mums.

Chairperson Spencer opened the public hearing at 7:11 P.M. Seeing no public comment, she closed the public hearing at 7:11 P.M.

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

- A. Practical Difficulty
- Member Seiber said the selling season was really four months, and he could see the need for a four-month period. He was uncertain about the need for a five-year approval.
  - Member Schillack said he saw a practical difficulty with the selling season being four months.
- B. Unique Situation
- Chairperson Spencer said it was a unique situation as the parcel was undeveloped and being utilized.
- C. Not Self-Created
- Chairperson Spencer said there was not a self-created problem.

D. Substantial Justice

- Member Schillack said there was substantial justice in regard to the applicant's use of the property, since the property was zoned Agricultural.

E. Minimum Variance Necessary

- Chairperson Spencer said she did not see a problem with the applicant's request for five years.

**MOTION by Member Schillack to approve the variance requested by Scott Ruggles from Article 7.20 of the Zoning Ordinance for Parcel Number 12-21-426-007 in order to extend the permit period for a temporary roadside stand. This approval will have the following conditions:**

- Each year the Applicant shall obtain a temporary use permit from the Building Division.
- Activity associated with the temporary use shall be limited to July 1 through October 31, with site cleanup to be completed by November 6.
- Only one tent shall be permitted with the temporary use.
- Only one sign no larger than 32 square feet in size may be permitted and must meet sign setback requirements.
- The variance shall expire on April 27, 2028.

**Member Dehart supported, and the motion CARRIED with a roll call vote (5 yes votes):  
(Schillack/yes, Dehart/yes, Madaffer/yes, Spencer/yes, Seiber/yes)**

- B. Applicant: Michael & Carolyn Roy  
471 Joanna K Avenue  
White Lake, MI 48386  
Location: **471 Joanna K Avenue**  
White Lake, MI 48386 identified as 12-22-427-014  
Request: The applicant requests to enlarge and alter a nonconforming structure (house) to construct an addition, requiring a variance from Article 7.23.A, Nonconforming Structures. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is also required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record 29 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

Member Schillack asked staff if the application in 2020 was incorrect in regard to the east side-yard setback. Staff Planner Quagliata said yes, there was not a certified survey provided for the property at the time of the hearing in 2020. There was a survey provided with the new application.

Member Schillack stated this case was an example of how a survey made the application process easier for all parties involved.

Sarah Roy, 471 Joanna K, was present to speak on behalf of her case. She said her parents were looking to make the house more multi-generational. They wanted everything on one level.

Member Seiber asked the applicant if the garage on the east side of the lot was being demolished. Ms. Roy confirmed. Member Seiber asked Ms. Roy if the garage could be reconstructed so the side-yard setback would be in conformance. Ms. Roy said that would encroach on the proposed first floor laundry, and would be shrinking functional living space.

Chairperson Spencer asked Ms. Roy if the functional living space could be reconfigured to the front of the house. Ms. Roy said it was an idea to consider, and it had not been brought up prior.

The applicant's redesigned floor plans were not included with this evening's documents. Ms. Roy stated she was unaware she did not submit them.

Member Seiber said he did not see a practical difficulty because the nonconforming garage would be torn down, and the lot was big enough to build a conforming house without variances.

Chairperson Spencer opened the public hearing at 7:41 P.M. Seeing no public comment, she closed the public hearing at 7:41 P.M.

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

A. Practical Difficulty

- Member Seiber said he did not see a practical difficulty as there was plenty room on the site and alternatives were available.
- Member Dehart said she saw a practical difficulty for the allowed improvements for a nonconforming structure, but did not see a practical difficulty for the variance on the side yard.

B. Unique Situation

- Member Dehart said if there was not a practical difficulty based on the parcel; there was no unique situation.

C. Not Self-Created

- Member Schillack said the applicant did not build the house, but there were alternatives to construct an addition within the building envelope.

D. Substantial Justice

- Member Schillack said in contrary, other property owners did not have the same access to a large building envelope like this property.

E. Minimum Variance Necessary

- Member Schillack said because the building envelope was so large, an addition could be built with reduced variances, or none at all.

**Member Seiber MOVED to deny the variances requested by Michael and Carolyn Roy for Parcel Number 12-22-427-014, identified as 471 Joanna K Avenue, due to the following reason(s):**

- **The lot had sufficient area and width to accommodate additions to the house without needing variances.**
- **Failure to meet the standards from Article 7, Section 37 from the ClearZoning Ordinance.**

**Member Dehart supported, and the motion CARRIED with a roll call vote (5 yes votes): (Seiber/yes, Dehart/yes, Spencer/yes, Madaffer/yes, Schillack/yes).**

- C. Applicant: Father & Son Construction  
5032 Rochester Road, Suite 100  
Troy, MI 48085  
Location: **3939 Jackson Boulevard**  
White Lake, MI 48383 identified as 12-07-160-024  
Request: The applicant requests to enlarge and alter a nonconforming structure (house) to construct an addition, requiring variances from Article 7.23.A, Nonconforming Structures and Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Area and Minimum Lot Width. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is also required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record 21 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

Member Seiber asked staff if the applicant put an awning on the porch, would a variance still be required. Staff Planner Quagliata said no, depending on the type of awning proposed.

Mike Vivona, 5032 Rochester Road, was present to speak on behalf of the applicant. He said he was looking to enhance the property for his client, and wanted to use a similar footprint for the covered porch as the existing uncovered deck.

Michael Del Proposto, 3939 Jackson Boulevard, also spoke. He said the house was his lake house in which to retire. He was aware the house needed renovations, and he wanted to bring the house up to code and to retire in it.

Member Seiber asked the property owner about the overhead wires on the property. Mr. Del Proposto said he spoke with DTE about moving the lines, but the discussion never went anywhere.

Chairperson Spencer opened the public hearing at 8:09 P.M.

Kimberley Del Proposto, 3939 Jackson Boulevard, said they had tried to work with DTE but there was also opposition from a neighbor.

Lisa Pfeiffer, 4270 Leroy, spoke in favor of the applicant's request.

Chairperson Spencer closed the public hearing at 8:11 P.M.

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

- A. Practical Difficulty
  - Member Schillack said he saw a practical difficulty based on the land and lot configuration.
- B. Unique Situation
  - Member Dehart said there was a unique situation with the canal along the lot.
- C. Not Self-Created
  - Chairperson Spencer said there was not a self-created problem. Member Dehart agreed.
- D. Substantial Justice
  - Chairperson Spencer said by granting the variances, the applicant would receive substantial justice. Member Schillack agreed.
- E. Minimum Variance Necessary
  - Member Schillack said the footprint was not being increased, but being reduced in some places.

**Member Schillack MOVED to approve the variances requested by Father and Son Construction from Articles 7.23.A and 7.28.A of the Zoning Ordinance for Parcel Number 12-07-160- 024, identified as 3939 Jackson Boulevard, in order to construct a covered front porch and second-story addition. Variances from Article 7.23.A are granted to allow: a covered front porch to encroach 11.7 feet into the required front yard setback and exceed the allowed lot coverage by 5.5%, and a second-story addition to encroach 4 feet into the required setback from the east side lot line and 9 feet into the required front yard setback. A variance from Article 7.28.A is also granted to exceed the allowed value of improvements to a nonconforming structure by 121%. An 18.4-foot variance from the required lot width and a 5,808 square foot variance from the required lot area are also granted from Article 3.1.6.E. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Division.**
- **An as-built survey shall be required to verify the approved setbacks and lot coverage.**
- **In no event shall the projection of any roof overhang be closer than five feet to the side lot lines.**
- **A revised building permit application shall be submitted.**

**Member Madaffer supported, and the motion CARRIED with a roll call vote (5 yes votes): (Schillack/yes, Madaffer/yes, Seiber/yes, Dehart/yes, Spencer/yes).**

- D. Applicant: John & Gina Smerecki  
8979 Lakeview Drive



White Lake, MI 48386

Location: **8979 Lakeview Drive**

White Lake, MI 48386 identified as 12-36-302-005

Request: The applicant requests to construct an accessory building, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front Yard Setback, Maximum Lot Coverage, Minimum Lot Area, and Minimum Lot Width. A variance from Article 5.7.C, Accessory Buildings or Structures in Residential Districts is also required due to the wall height.

Chairperson Spencer noted for the record 31 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

John Smerecki, 8979 Lakeview Drive, was present to speak on his case. He said he wanted a garage to keep his vehicles secure, and would use the upstairs shop for woodworking and storage.

Member Seiber asked the applicant about the purpose of the second floor of the garage. Mr. Smerecki said it would be used for woodworking, hobby work, and exercising. He wanted to leave his options open. Member Seiber asked if the slope could be reduced to meet the required wall height of 14 feet. Mr. Smerecki said he could, but it would restrict usability. The location of the septic field was not shown on the survey. The well was located in the house.

Member Dehart was concerned if the current well failed, would there be enough room on the lakeside to install a new one. Mr. Smerecki said he spoke to his neighbors and there would not be an issue with moving fences to install a new well.

Chairperson Spencer was concerned with the proposed second story of the garage being used as an office.

Chairperson Spencer opened the public hearing at 8:29 P.M. Seeing no public comment, she closed the public hearing at 8:29 P.M.

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

Regarding all standards from Article 7, Section 37 of the ClearZoning Ordinance, Member Schillack stated it was difficult to make a decision without all of the data, and was concerned with the septic field not being identified on the survey. Staff Planner Quagliata stated that he shared that requirement with the applicants. Member Seiber said the location of the septic field had an impact on the placement of the proposed garage.

A. Practical Difficulty

- Member Dehart said the applicant needed room between the house and the garage in case of a future septic failure.
- B. Unique Situation
- Member Dehart said the garages on the properties near the house were closer the road.
- C. Not Self-Created
- Member Seiber said in regard to the variance for the height of the garage, the problem was self-created.
- D. Substantial Justice
- Member Seiber said in regard to the variance for the height of the garage, the problem was self-created.
- E. Minimum Variance Necessary
- Member Seiber said without a septic field location, the minimum variance necessary was unknown.

**Member Dehart MOVED to postpone the appeal of John and Gina Smerecki to a date certain or other triggering mechanism for Parcel Number 12-36-302-005, identified as 8979 Lakeview Drive, to consider comments stated during this hearing, most importantly being the location of the septic field and tank on a site plan prepared by a surveyor.**

**Member Seiber supported, and the motion CARRIED with a roll call vote (5 yes votes): (Dehart/yes, Seiber/yes, Schillack/yes, Spencer/yes, Madaffer/yes).**

- E. Applicant: Patrick & Lesa Pfeiffer  
4270 Leroy Street  
White Lake, MI 48383  
Location: **4270 Leroy Street**  
White Lake, MI 48383 identified as 12-07-160-016  
Request: The applicant requests to install a swimming pool, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Maximum Lot Coverage, Article 3.11.Q, Natural Features Setback, and Article 5.10, Swimming Pools.

Chairperson Spencer noted for the record 17 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report. He also noted the site plan showed the septic tank but not the septic field.

Member Seiber asked staff if when variances were granted in 2012 was language regarding the required 5-foot overhang setback in the Zoning Ordinance. Staff Planner Quagliata said yes. He also said the current lot coverage violated the previous variance for lot coverage, and the house did not comply with the side yard setback variance previously granted.

Patrick and Lesa Pfeiffer, 4270 Leroy, were present to speak on their case. Mr. Pfeiffer said he bought the house from his aunt when the original house burned down and he built the current house. There was a consent judgement to approve the current footprint and then to request a variance. He said he was granted variances in 2012, and started construction in 2013. He was told at that time he did not need a permit for the accessory building due to it being under 200 square feet. He said he did obtain permits from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the seawall.

Staff Planner Quagliata said the consent judgement was denied by the Township Board in 1999. The variances were the only building related restrictions in place.

Member Schillack asked the applicant where the septic field was. Mr. Pfeiffer said the field was running down the east side yard lot line.

Building Official Spencer said the seawall was actually a retaining wall, and would have needed a permit through the Building Department due to the required engineering of a retaining wall. He stated the retaining wall was not on the applicant's property.

Member Schillack said he did not have the data in front of him showing the septic field and did not presently feel comfortable making a decision without all of the information.

Member Seiber asked the applicant if the pool could be moved to eliminate the natural features setback variance. Mr. Pfeiffer said he was here to listen and to compromise. Member Seiber said if the pool could be shifted 10 inches, the only issue remaining was the side yard setback on each side and the lot coverage.

Chairperson Spencer opened the public hearing at 9:26 P.M. Seeing no public comment, she closed the public hearing at 9:27 P.M.

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

A. Practical Difficulty

- Member Schillack said he did not have the minimum data necessary to make a decision which was part of the application process.
- Member Dehart said the site was nonconforming.
- Chairperson Spencer said she did not see a practical difficulty.

B. Unique Situation

- Member Schillack said he did not have the minimum data necessary to make a decision which was part of the application process.
- Chairperson Spencer did not see a unique situation.

C. Not Self-Created

- Member Schillack said he did not have the minimum data necessary to make a decision which was part of the application process.

D. Substantial Justice

- Member Schillack said he did not have the minimum data necessary to make a decision which was part of the application process.

E. Minimum Variance Necessary

- Member Schillack said he did not have the minimum data necessary to make a decision which was part of the application process.

Member Seiber said the property had a variety of issues needing to be resolved, and it may be beneficial to postpone the case in order to allow the applicants to meet with the Building Department to address the outstanding issues.

Staff Planner Quagliata stated there was nothing the Building Department could discuss with the applicants.

**Member Seiber MOVED to deny the variance requested by Patrick and Lesa Pfeiffer for Parcel Number 12-07-160-016, identified as 4270 Leroy Street, due to the following reason(s):**

**Violations of the previously granted variances for side yard setbacks and lot coverage; the garage violation of the front yard setback; construction of an accessory building and attached overhangs without a building permit, which is considered unlawful; and failure to meet the standards from Article 7, Section 37 from the ClearZoning Ordinance.**

**The applicant is advised the accessory building overhangs closer than 5 feet to a property line is not permitted and hereby ordered to be removed. Enforcement may commence regarding the accessory building overhangs with or without action by the ZBA.**

**Member Madaffer supported, and the motion CARRIED with a roll call vote: (Seiber/yes, Madaffer/yes, Schillack/yes, Spencer/yes, Dehart/no).**

**OTHER BUSINESS**

None.

**NEXT MEETING DATE:** May 25, 2023

**ADJOURNMENT**

**MOTION** by Member Schillack, seconded by Member Seiber to adjourn at 9:41 P.M.

# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** May 25, 2023

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**Agenda item:** 8a

**Appeal Date:** May 25, 2023

**Applicant:** Mike Beals

**Address:** 8468 Cascade Street  
Commerce, MI 48382

**Zoning:** R1-D Single Family Residential

**Location:** 8468 Cascade Street  
Commerce, MI 48382  
(Commerce mailing address, located in White Lake)

## **Property Description**

The approximately 0.299-acre/13,055 square feet (net lot area) parcel identified as 8468 Cascade Street is located on Cooley Lake and zoned R1-D (Single Family Residential). The legal description on the site plan incorrectly indicates the property description as the west 200 feet of Lot 18 and all of Lot 19 of the Russell Beach plat; the property description is the west 20 feet of Lot 18 and all of Lot 19. The existing house on the property (approximately 2,253 square feet in size) utilizes a private well for potable water and the public sanitary sewer system for sanitation.

## **Applicant's Proposal**

Mike Beals, the Applicant, is proposing to construct a first-floor addition on the front and rear of the house.

## **Planner's Report**

Currently the existing house is nonconforming; the building is located 8.68 feet from the west side property line. A minimum 10-foot side yard setback is required in the R1-D zoning district. According to the submitted site plan, the addition on the front of the house is approximately 601 square feet in size and the addition on the rear of the house is 180 square feet in size. As proposed, the addition on the front of the house would connect to the existing detached garage. Based on the submitted site plan, the garage is nonconforming with a 25.73-foot setback from the front property line (a minimum 30-foot front yard setback is required in the R1-D zoning district) and a 4.55-foot setback from the west side lot line. If the garage becomes part of the principal building (by attachment to the house or locating within 10 feet of the house), it would be subject to the 10-foot side yard setback requirement in the R1-D zoning district. Section 7.27.vii of the Zoning Ordinance prohibits the Zoning Board of Appeals (ZBA) from granting a variance to permit a setback of less than five feet from a side lot line for safety reasons. If the ZBA approves the request, approval would have to be conditioned on the Applicant being required to reconstruct the west wall/roof overhang of the garage to be five feet from the side lot line. Additionally, the proposed lot coverage is 22% (2,867 square feet), which is 2% (256 square feet) beyond the allowable limit (2,611 square feet).

The ZBA should note the submitted architectural plans are inconsistent with the site plan, and while some architectural plan sheets indicate a scale, the plans are not drawn to scale. Based on the house plans, the footprint of the building is larger than indicated on the site plan. According to the site plan, the house at its closest point would be located 5.68 feet from the west side lot line; the architectural plans appear to show the proposed addition on the front of the house approximately one foot from the west side lot line (not including the roof overhang).



Article 7.28 of the Zoning Ordinance states repairs and maintenance to nonconforming structures cannot exceed fifty percent (50%) of the State Equalized Valuation (SEV) in any twelve (12) consecutive months. Further, the ordinance does not allow the cubic content of nonconforming structures to be increased. Based on the SEV of the structure (\$151,870), the maximum extent of improvements cannot exceed \$75,935. The value of the proposed work is \$80,000. A variance to exceed the allowed value of improvements by 106% is requested. This is likely an inaccurate request as the \$80,000 value of improvement was listed on a previous building permit application when the Applicant initially proposed a remodel, not an addition. Based on the submitted plans and scope of the project, staff believes the valuation of work is underestimated and would exceed \$80,000. For reference, the February 2023 Building Valuation Data published by the International Code Council estimates cost of single-family residential construction at \$167.37 per square foot for living areas. Including the renovation of the existing house and the addition, an estimate for the value of improvement is approximately \$130,548.60.

The requested variances are listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 7.23.A	Nonconforming structure	No enlargement or alteration	Enlarge and alter nonconforming house	Increased nonconformities
2	Article 7.28.A	Nonconforming structure	50% SEV (\$75,935)	172%	\$54,613.60 over allowed improvements
3	Article 3.1.6.E	Minimum lot width	80 feet	20 feet	60 feet

### Zoning Board of Appeals Options:

**Approval:** I move to approve the variances requested by Mike Beals from Articles 7.23.A and 7.28.A of the Zoning Ordinance for Parcel Number 12-36-453-022, identified as 8468 Cascade Street, in order to construct an addition. Variances from Article 7.23.A are granted to allow the addition to encroach 4.5 feet into the required west side yard setback and exceed the allowed lot coverage by 2%. A variance from Article 7.28.A is granted to exceed the allowed value of improvements to a nonconforming structure by 172%. A 20-foot variance from the required lot width is also granted from Article 3.1.6.E. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
- A foundation certificate shall be required prior to the backfill inspection by the Building Department.
- An as-built survey shall be required to verify the approved setbacks and lot coverage.
- The west side wall of the garage shall be removed and reconstructed to establish a five-foot side yard setback, which shall be measured from the roof overhang of the garage.
- In no event shall the projection of any roof overhang be closer than five feet to the west side lot line.
- A revised building permit application shall be submitted and the building permit fee shall be based on a value of improvement of \$130,548.60.
- The architectural plans shall be revised to be consistent with the site plan prepared by the surveyor.
- The notes on the architectural plans regarding not scaling the drawings shall be removed. The architectural plans shall be drawn to scale to the satisfaction of the Building Official.

**Denial:** I move to deny the variances requested by Mike Beals for Parcel Number 12-36-453-022, identified as 8468 Cascade Street, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Mike Beals *to a date certain or other triggering mechanism* for Parcel Number 12-36-453-022, identified as 8468 Cascade Street, to consider comments stated during this hearing.

## Attachments:

1. Variance application received March 13, 2023.
2. Site plan dated May 1, 2023.
3. House plans received by the Township on April 14, 2023.
4. Letter of denial from the Building Official dated March 13, 2023.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficulty results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.
- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
  - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

CHARTER TOWNSHIP OF WHITE LAKE  
ZONING BOARD OF APPEALS APPLICATION

Item A.

Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

APPLICANT'S NAME: Mike Beals PHONE: (248) 514-8140  
ADDRESS: 8468 Cascade  
APPLICANT'S EMAIL ADDRESS: advancedbuildingmi@gmail.com  
APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

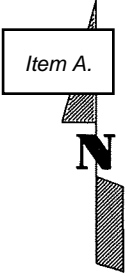
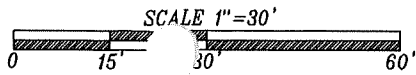
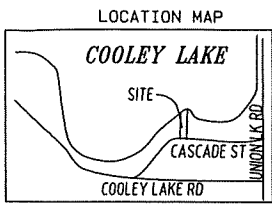
ADDRESS OF AFFECTED PROPERTY: 8468 Cascade PARCEL # 12 - 36-453-022  
CURRENT ZONING: R1-D PARCEL SIZE: .036 acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: \_\_\_\_\_  
VALUE OF IMPROVEMENT: \$ \$80,000 SEV OF EXISTING STRUCTURE: \$ \_\_\_\_\_

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$385 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)  
APPLICANT'S SIGNATURE: [Signature] DATE: 3-13-23

RECEIVED  
MAR 14 2023  
COMMUNITY DEVELOPMENT DEPARTMENT



**LEGAL DESCRIPTION**  
 T3N, R8E, SECTION 36 RUSSELL BEACH.  
 THE WEST 200 FEET OF LOT 18 AND ALL  
 OF LOT 19.

PROPOSED ADDITIONS TO MATCH  
 FIRST FLOOR ELEVATION = 942.50

LAKESIDE ADDITION DOES NOT EXTEND  
 BEYOND EXISTING DECK

# COOLEY LAKE



### LEGEND

- 880 --- Existing Contour
- 880 — Proposed Contour
- ⊙ Proposed Well
- 100.00Ft. N90°00'00"E Property Lines
- Drainage Direction
- ~~~~~ Clearing Line

LOT 20

LOT 19

LOT 18

LOT 17

MAINTAIN SWALE ALONG  
 PROPERTY LINES AND AWAY  
 FROM PROPOSED HOME.

NO NEW GRADING REQUIRED.  
 PROPOSED CONTOURS TO MATCH  
 EXISTING CONTOURS.

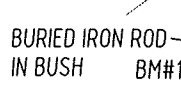
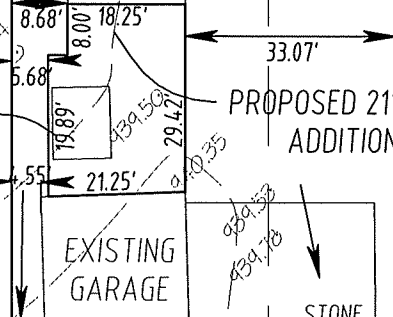
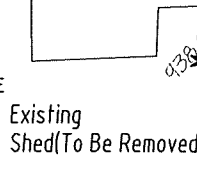
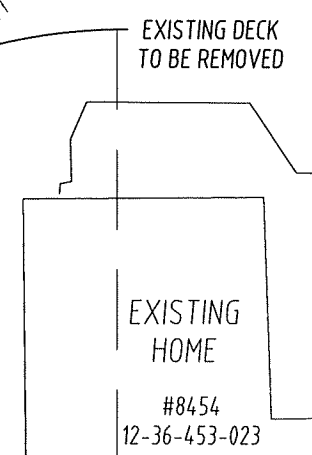
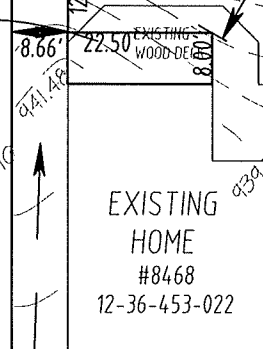
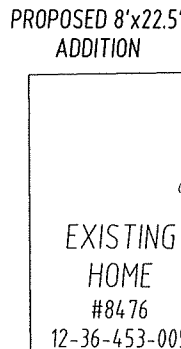
PROPERTY SHALL CONFORM WITH  
 TOWNSHIP ORDINANCE, STORM  
 WATER MANAGEMENT

NO ADDITIONAL WATER RUN OFF  
 WILL BE CREATED, DUE TO THE  
 PROPOSED PROJECT.

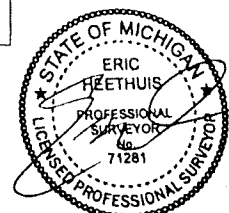
ALL PROPOSED ROOF DRAINS  
 TO BE TIED TO EXISTING DOWN  
 SPOUTS.

SET NAVD88 BM#1 AT BASE OF FENCE  
 POST. ELEVATION = 941.08

Gross Lot Area	=16,310 Sqft
Water Coverage	=3,255 Sqft
Net Lot Area	=13,055 Sqft
Existing Lot Coverage	=2,078 Sqft (15.9%)
Proposed Lot Coverage	=2,867 Sqft (21.9%)



**Site Plan**  
 Owner: Michael & Julie Beals  
 (810) 936-3065  
 8468 Cascade St Commerce Township  
 PN: 12-36-453-022  
 Engineer: Eric S. Heethuis, P.E., P.S.  
 14305 Wright Dr Linden, MI 48451  
 (517) 202-4806  
 5/01/2023



A SESC PERMIT WILL BE REQUIRED FROM  
 OCWRC  
 WE DEFER TO RCOC FOR ROW  
 PERMIT/WORK REQUIREMENTS

THIS SURVEY IS SUBJECT TO  
 ANY FACTS THAT  
 DISCLOSED BY A  
 ACCURATE TITLE S

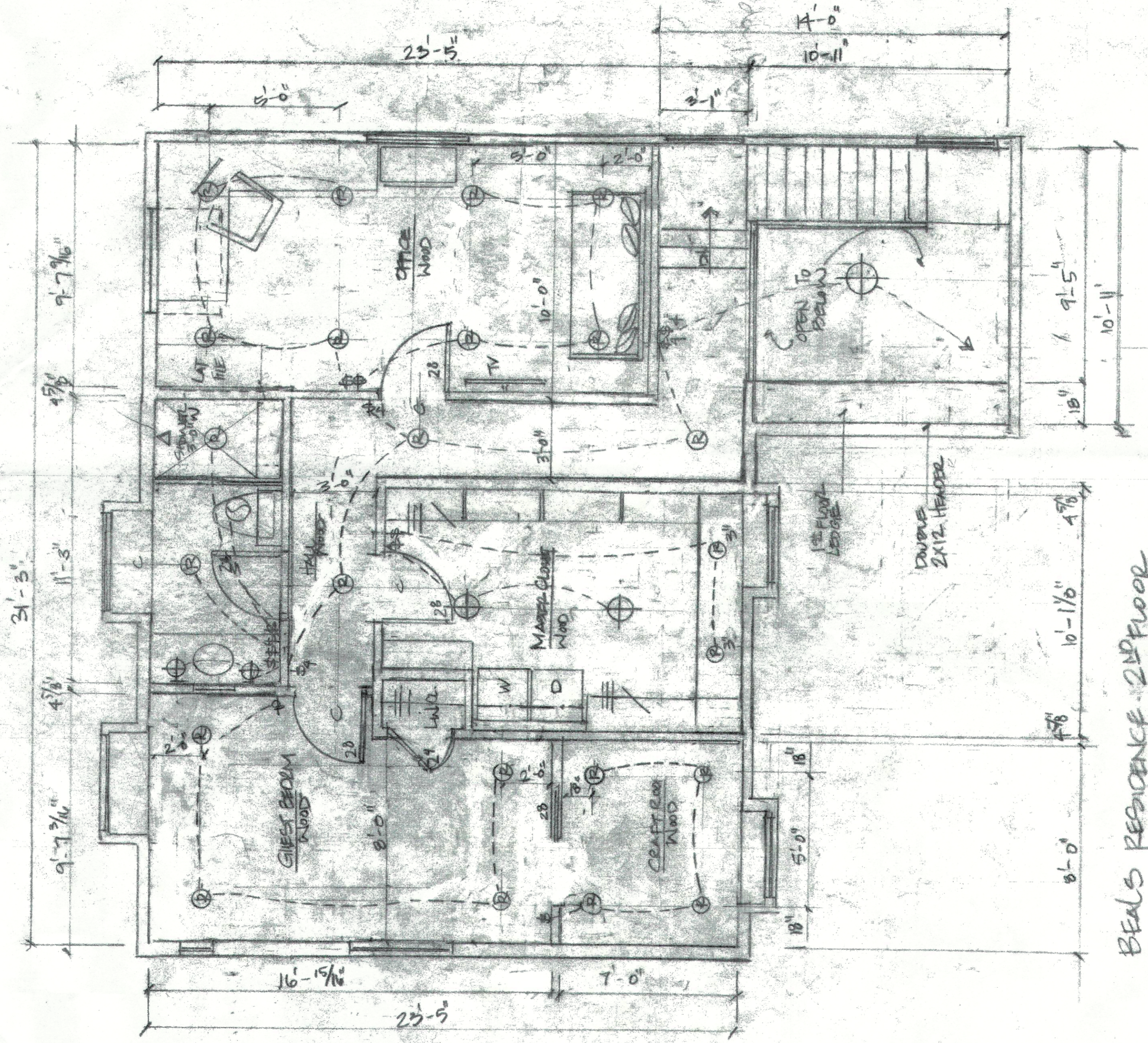
CASCADE ST  
 50' ROW PUBLIC ASPHALT SURFACE



8468 Cascade

REVISED

BY: \_\_\_\_\_ DATE: 4/14/23

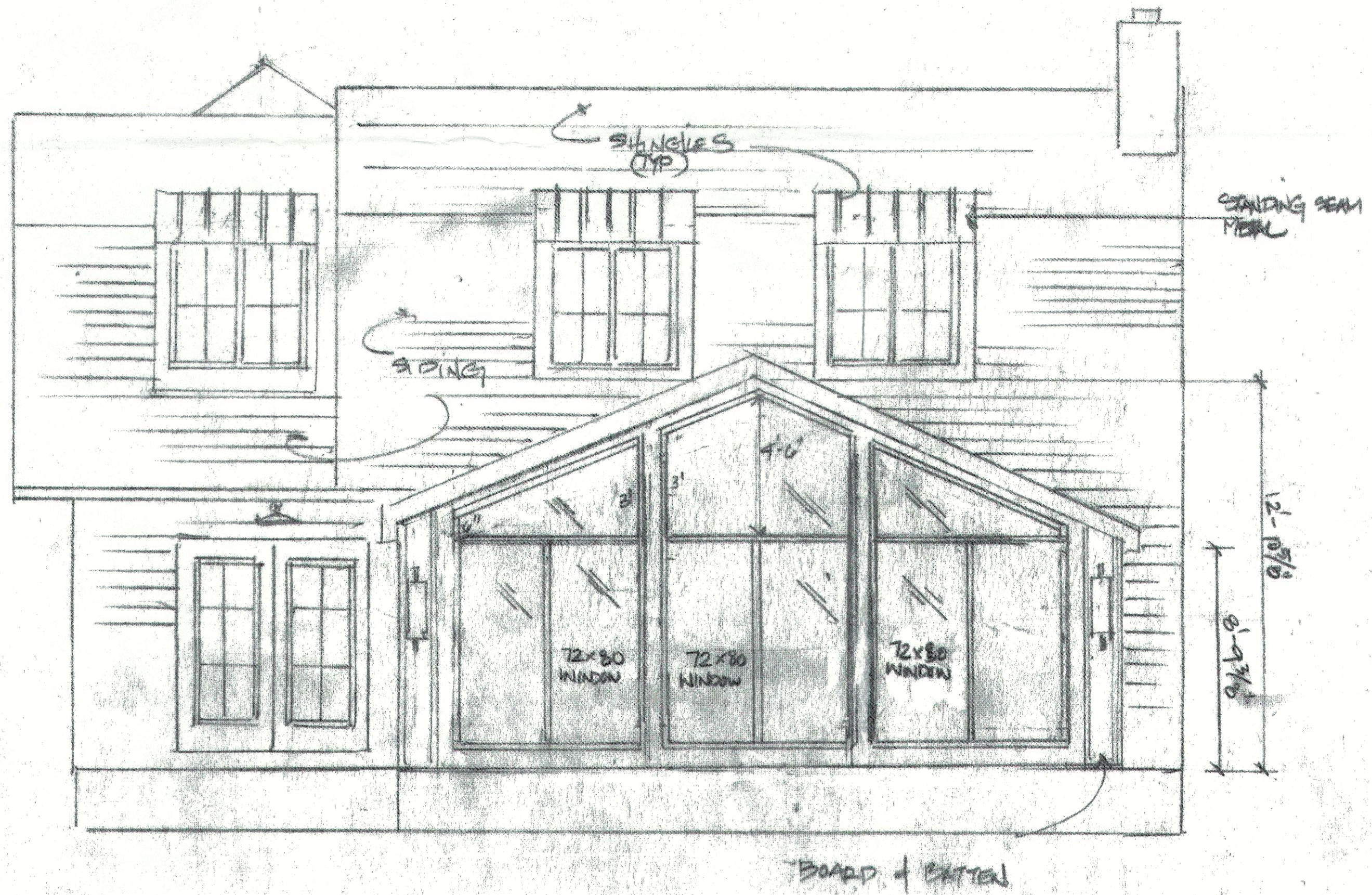


BEAL'S RESIDENCE - 2ND FLOOR

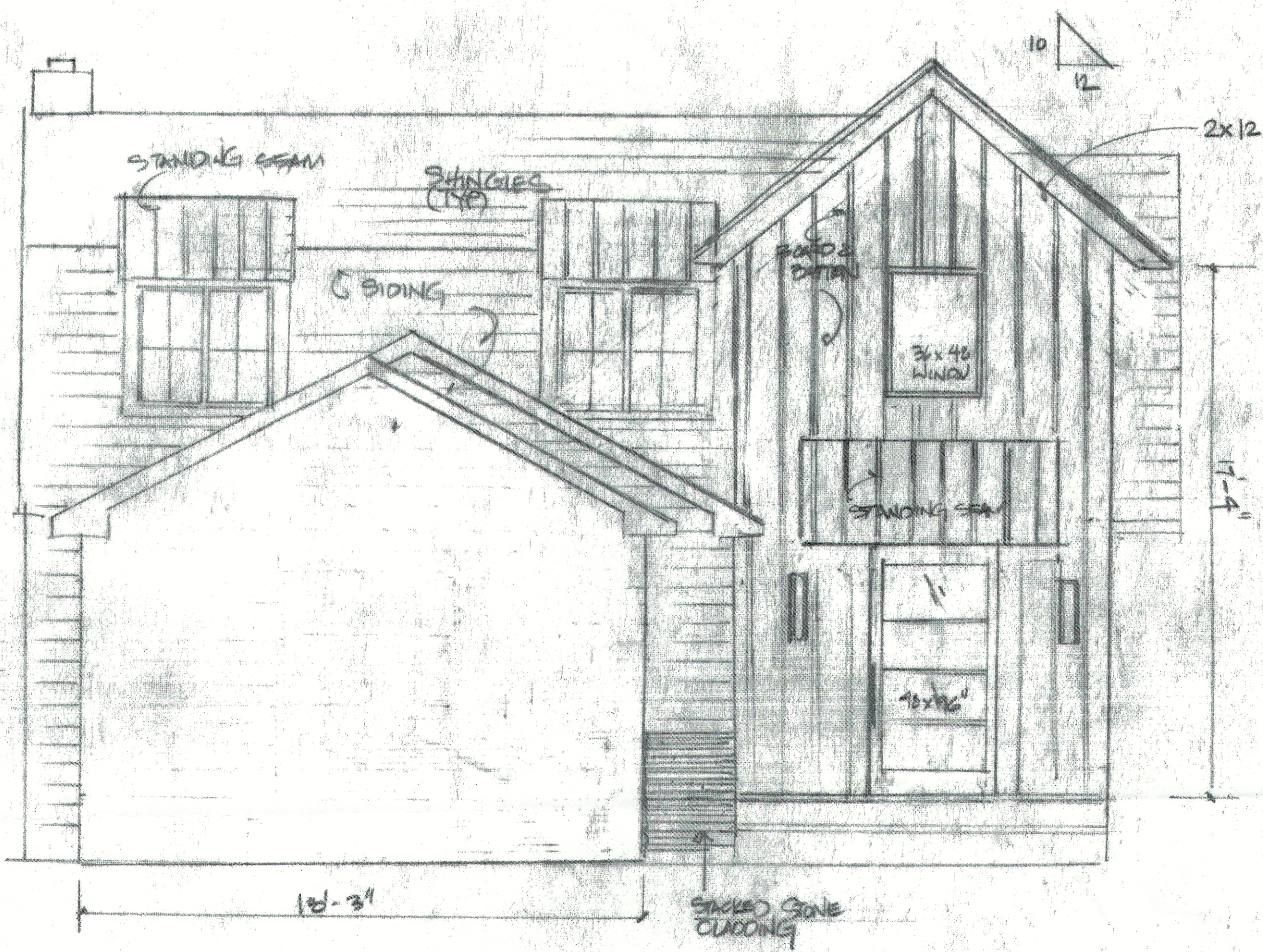
1/4" = 1'-0" SCALE

NOTE: VERIFY SITE MEASUREMENTS



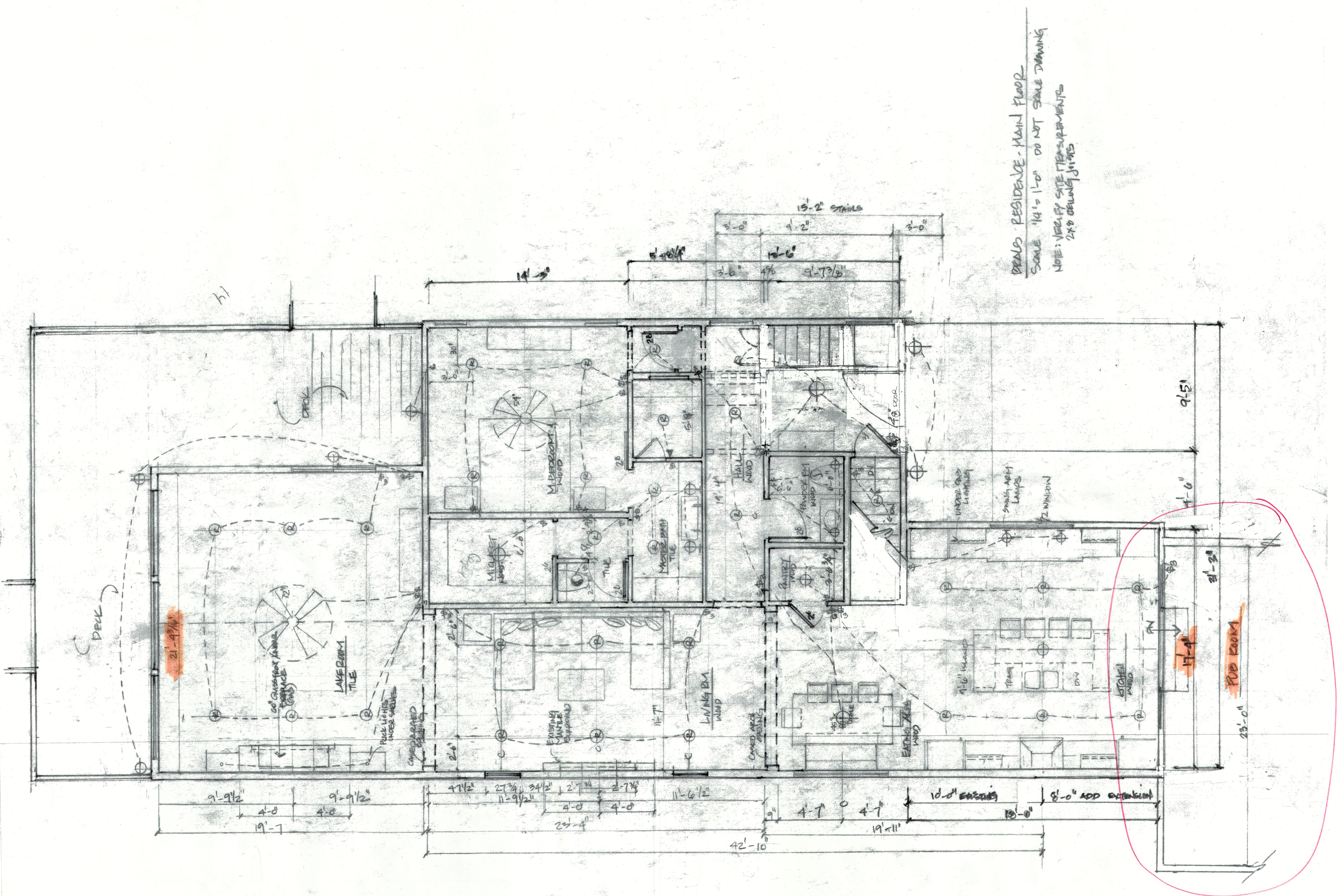


PEARS RESIDENCE - REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



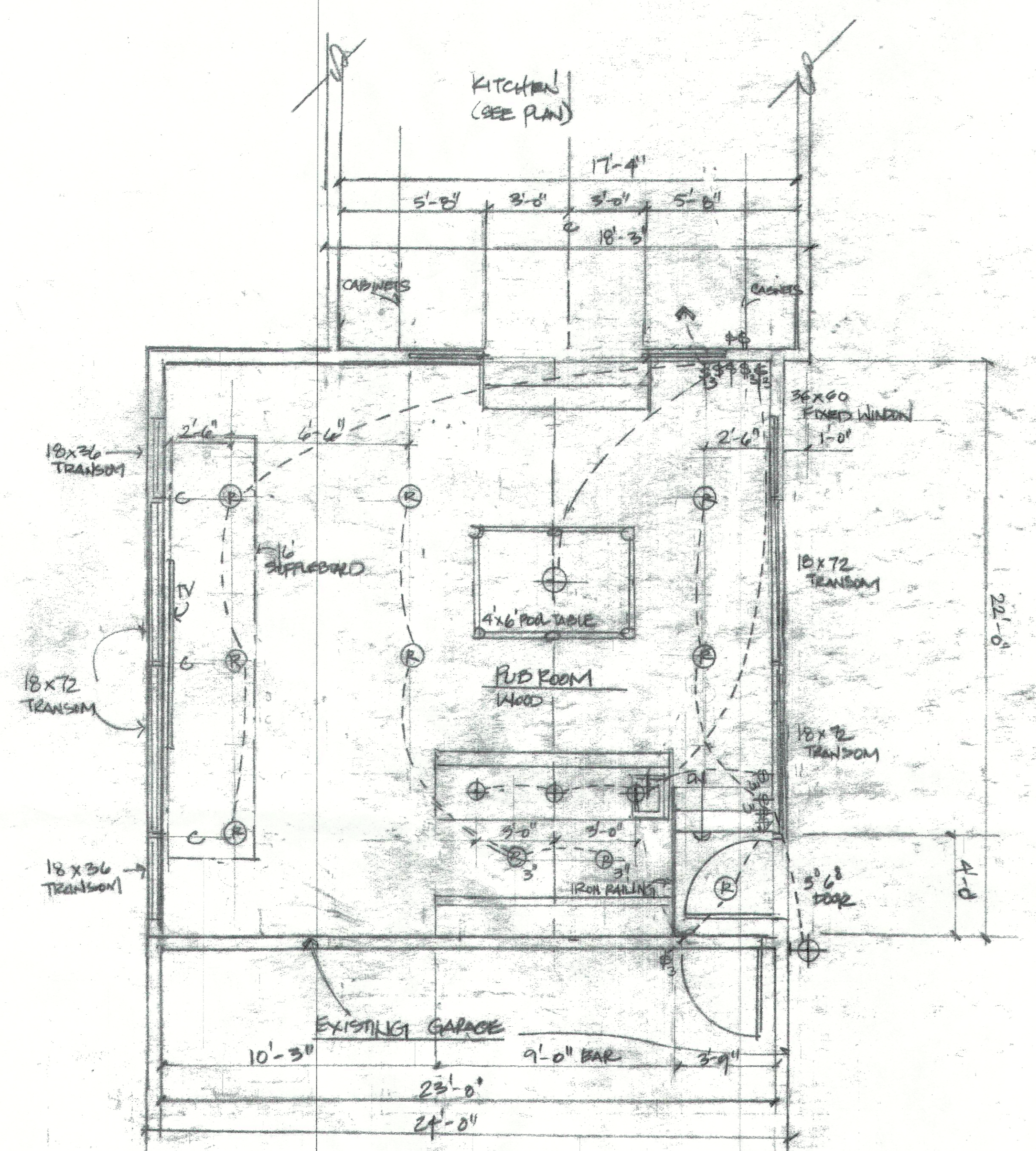
PEARS RESIDENCE - FRONT ELEVATION  
 SCALE 1/4" = 1'-0"





BRAD'S RESIDENCE - MAIN FLOOR  
 SCALE 1/4" = 1'-0" DO NOT SCALE DRAWING  
 NOTE: VERIFY SITE MEASUREMENTS  
 2x8 BRUNING JARS





BEAL'S RESIDENCE - PUB ROOM (NEW ADDON)







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



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

## WHITE LAKE TOWNSHIP

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

March 2, 2023

Michael Beals  
8468 Cascade St  
Commerce, MI 48382

RE: Proposed Addition

Based on the submitted plans, the proposed structure does not satisfy the White Lake Township Clear Zoning Ordinance for R1-D zoning district.

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum side yard setback of 10 ft each side, and minimum lot width of 80 ft.

The existing lot and structure are legal non-conforming with a lot width of 60 ft at the road frontage. The proposed addition will be in line with the existing structure, and have an 8.8 ft side yard setback on the north side. The addition would not be permitted per ordinance.

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the April 27<sup>th</sup> Zoning Board of Appeals (ZBA) meeting, application must be submitted to the White Lake Township Planning Department no later than March 23<sup>rd</sup> at 4:30 PM. **A certified boundary and location survey will be required by the ZBA.** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township

# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** May 25, 2023

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**Agenda item:** 8b

**Appeal Date:** May 25, 2023

**Applicant:** Wade Paris

**Address:** 9377 Gale Road  
White Lake, MI 48386

**Zoning:** R1-D Single Family

**Location:** 9604 Buckingham Road  
White Lake, MI 48386



**Property Description**

The approximately 0.218-acre (9,505 square feet) parcel identified as 9604 Buckingham Road is located within the English Villas subdivision on Pontiac Lake and zoned R1-D (Single Family Residential). The property is served by a private well for potable water and the public sanitary sewer system for sanitation. The double lot (Lots 187 and 188) contains 95 feet in width at the front property line.

**Applicant’s Proposal**

Wade Paris, the Applicant, is proposing to construct a house with an attached two-car garage.

**Planner’s Report**

In February 2022 the Zoning Board of Appeals approved variance requests from the previous property owner for the project. Variances are valid for a period of six months from the date of approval, unless a building permit is obtained within such period and the work associated with the variance is started and proceeds to completion in accordance with the terms of the building permit. In July 2022 the Zoning Board of Appeals approved a six-month extension of the previously approved variances. The Applicant did not obtain a building permit within six months of the extended approval date so the variances expired and are void. The following variances were previously granted:

- 11.5-foot variance from the front yard setback
- 7% variance from the maximum lot coverage
- 2,495 square foot variance from the required lot area

In July 2022 the Applicant submitted a site plan showing the proposed house would be more compliant with the Zoning Ordinance than the originally approved plan (four-foot greater front yard setback (18.5 feet to 22.5 feet) and 5.5% less lot coverage (27% to 21.5%)). New variances, if approved, will be in accordance with the current site plan.

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 3.1.6.E	Front yard setback	30 feet	7.5 feet	22.5 feet
2	Article 3.1.6.E	Maximum lot coverage	20% (1,901 square feet)	1.5% (139 square feet)	21.5% (2,040 square feet)

The previous staff reports regarding the property (attached) may be referenced for a more complete overview of the project history.

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by Wade Paris from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-14-201-015, identified as 9604 Buckingham Road, in order to construct a new house that would encroach 7.5 feet into the required front yard setback and exceed the allowed lot coverage by 1.5%. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.
- A foundation certificate shall be required prior to the backfill inspection by the Building Department.
- An as-built survey shall be required to verify the approved setbacks and lot coverage.

**Denial:** I move to deny the variances requested by Wade Paris for Parcel Number 12-14-201-015, identified as 9604 Buckingham Road, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Wade Paris *to a date certain or other triggering mechanism* for Parcel Number 12-14-201-015, identified as 9604 Buckingham Road, to consider comments stated during this hearing.

**Attachments:**

1. Variance application dated April 25, 2023.
2. Staff report dated February 24, 2022.
3. Staff report dated July 28, 2022.
4. Site plan dated June 28, 2022.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

CHARTER TOWNSHIP OF WHITE LAKE  
ZONING BOARD OF APPEALS APPLICATION

Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

APPLICANT'S NAME: Wade Paris PHONE: 248-820-9087

ADDRESS: 9377 GALE RD White Lake MI: 48386

APPLICANT'S EMAIL ADDRESS: Paris Property Holdings@yahoo.com

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 9604 Buckingham PARCEL # 12-14-201-015

CURRENT ZONING: RD1 PARCEL SIZE: 9505 Sq ft

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: FRONT SET BACK  
21% Lot Coverage

VALUE OF IMPROVEMENT: \$ \_\_\_\_\_ SEV OF EXISITING STRUCTURE: \$ \_\_\_\_\_

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$385 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE: [Signature] DATE: 4-25-23

\* Post approval Expired Feb 2023

RECEIVED  
APR 26 2023  
COMMUNITY DEVELOPMENT DEPARTMENT

# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** February 24, 2022

---

**Agenda item:** 7b

**Appeal Date:** February 24, 2022

**Applicant:** Robert Knisley

**Address:** 8780 Arlington Street  
White Lake, MI 48386

**Zoning:** R1-D Single Family Residential

**Location:** 9604 Buckingham Road  
White Lake, MI 48386

### **Property Description**

The approximately 0.218-acre (9,505 square feet) parcel identified as 9604 Buckingham Road is located within the English Villas subdivision on Pontiac Lake and zoned R1-D (Single Family Residential). The property is served by a private well for potable water and the public sanitary sewer system for sanitation. The double lot (Lots 187 and 188) contains 95 feet in width at the front property line.

### **Applicant's Proposal**

Robert Knisley, the applicant, is proposing to construct a two-story house with an attached two-car garage.

### **Planner's Report**

In March 2021 the Zoning Board of Appeals (ZBA) denied variance requests from the applicant to construct a first- and second-story addition on an existing house. The ZBA determined the building was unsafe and ordered demolition of the house within 60 days of denial. On January 13, 2022 the applicant received a permit to demolish the house, and the demolition has since been completed.

The proposed house is 4,147 square feet in size (first floor: 1,880 square feet; second floor: 1,605 square feet; garage: 662 square feet). According to the submitted site plan, the proposed lot coverage is 27% (2,565 square feet), which is 7% (664 square feet) beyond the allowable limit (1,901 square feet). As proposed, the house at its closest point would be located 18.5 feet from the front lot line, requiring a variance of 11.5 feet from the required 30-foot front yard setback. A variance to address the lot area nonconformity is also requested.

The requested variances are listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 3.1.6.E	Front yard setback	30 feet	11.5 feet	18.5 feet
2	Article 3.1.6.E	Maximum lot coverage	20% (1,901 square feet)	7% (664 square feet)	27% (2,565 square feet)
3	Article 3.1.6.E	Minimum lot area	12,000 square feet	2,495 square feet	9,505 square feet

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by Robert Knisley from Articles 3.1.6.E and 7.28.A of the Zoning Ordinance for Parcel Number 12-14-201-015, identified as 9604 Buckingham Road, in order to construct a new house that would encroach 11.5 feet into the required front yard setback and exceed the allowed lot coverage by 7%. A 2,495 square foot variance from the required lot area is also granted from Article 3.1.6.E. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.
- A foundation certificate shall be required prior to the backfill inspection by the Building Department.
- An as-built survey shall be required to verify the approved setbacks.

**Denial:** I move to deny the variances requested by Robert Knisley for Parcel Number 12-14-201-015, identified as 9604 Buckingham Road, due to the following reason(s):

**Table:** I move to table the variance requests of Robert Knisley for Parcel Number 12-14-201-015, identified as 9604 Buckingham Road, to consider comments stated during this public hearing.

**Attachments:**

1. Variance application dated January 24, 2022.
2. Applicant's written statement dated January 24, 2022.
3. Site plan dated January 10, 2022.
4. Exterior elevations and floor plans dated December 21, 2021.
5. Letter of denial from the Building Official dated January 25, 2022.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.
- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
  - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.



# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** July 28, 2022

---

**Agenda item:** 7b

**Appeal Date:** July 28, 2022

**Applicant:** Wade Paris

**Address:** 9377 Gale Road  
White Lake, MI 48386

**Zoning:** R1-D Single Family

**Location:** 9604 Buckingham Road  
White Lake, MI 48386

### **Property Description**

The approximately 0.218-acre (9,505 square feet) parcel identified as 9604 Buckingham Road is located within the English Villas subdivision on Pontiac Lake and zoned R1-D (Single Family Residential). The property is served by a private well for potable water and the public sanitary sewer system for sanitation. The double lot (Lots 187 and 188) contains 95 feet in width at the front property line.

### **Applicant's Proposal**

Wade Paris, the Applicant, is requesting an extension of the approval period for variances granted by the Zoning Board of Appeals on February 24, 2022 associated with the construction of a single-family house.

### **Planner's Report**

The staff report for the original approval (attached) should be referenced for a more complete overview of the project.

In accordance with Article 7, Section 39 of the zoning ordinance, no order of the Zoning Board of Appeals permitting the erection or alteration of a building shall be valid for a period longer than six (6) months, unless a building permit for such erection or alteration is obtained within such period, and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit. Variances were granted for the project on February 24, 2022, and therefore expire on August 24, 2022. The previous property owner sold the subject site to the Applicant on June 8, 2022. While the extension request, if approved, would extend the validity of the previously approved variances, the Applicant submitted a site plan showing the proposed house would be more compliant with the Zoning Ordinance than the originally approved plan (four-foot greater front yard setback (18.5 feet to 22.5 feet) and six percent less lot coverage (27% to 21%)). If the requested extension is granted, the approval period for the previous variances will terminate on February 24, 2023.

The requested variance is listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 7.39	Approval Periods	6 months	6 months	12 months

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variance requested by Wade Paris from Article 7.39 of the Zoning Ordinance for Parcel Number 12-14-201-015, identified as 9604 Buckingham Road, in order to extend the approval period for variances granted on February 24, 2022 by six months, until February 24, 2023. This approval will have the following conditions:

- All conditions of previous approvals shall remain in effect.

**Denial:** I move to deny the variance requested by Wade Paris for Parcel Number 12-14-201-015, identified as 9604 Buckingham Road, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Wade Paris to a date certain or other triggering mechanism for Parcel Number 12-14-201-015, identified as 9604 Buckingham Road, to consider comments stated during this hearing.

**Attachments:**

1. Variance application dated July 8, 2022.
2. Staff report dated February 24, 2022.
3. Minutes of the February 24, 2022 Zoning Board of Appeals meeting.
4. Site plan dated June 28, 2022.

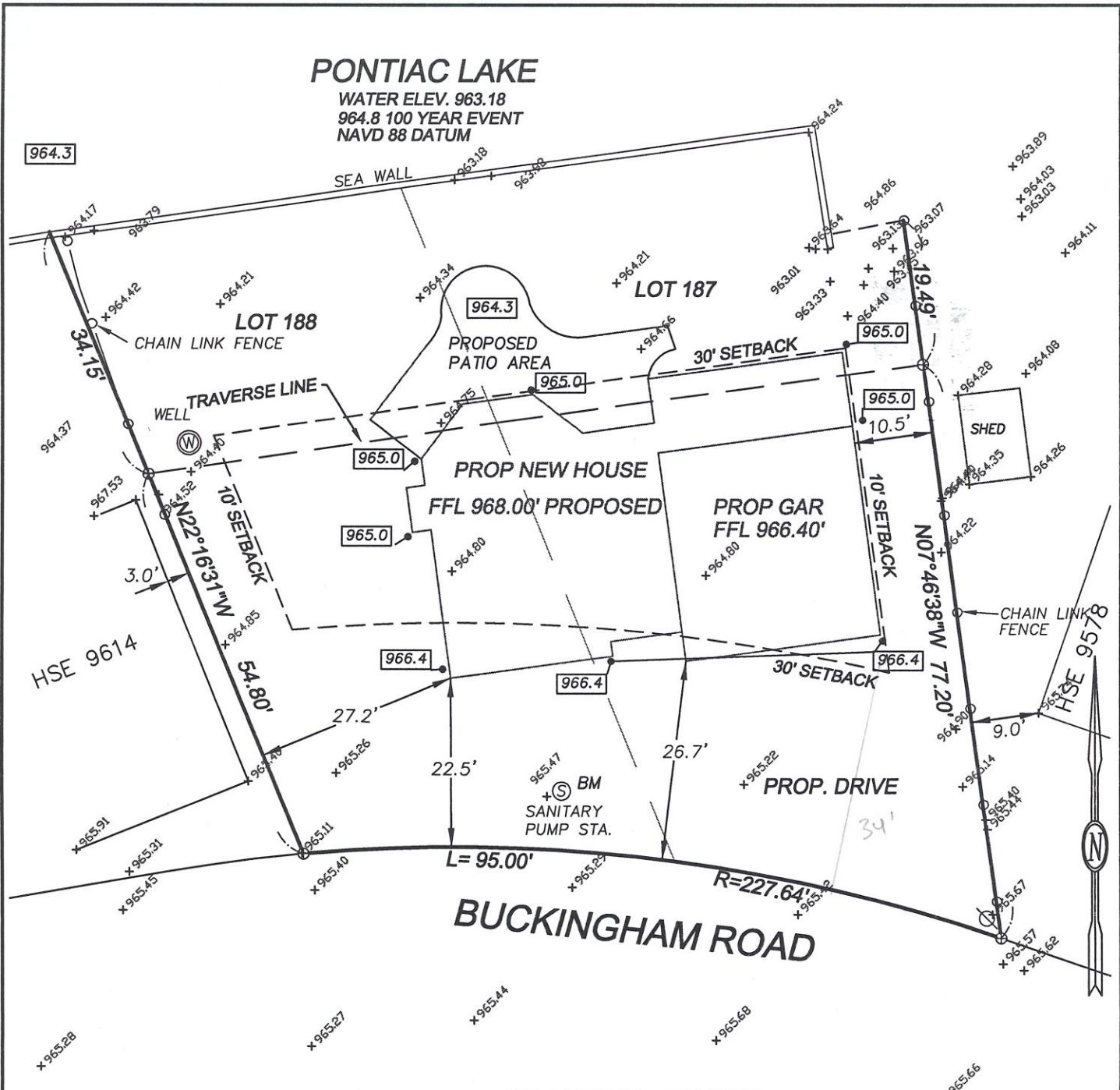
### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A – E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.



**LOT COVERAGE**  
 LOT AREA = 9,505 S.F.

PROP NEW HOUSE & GARAGE=2040 S. F. 21 % (30% MAX)

**DESCRIPTION PARCEL 12-14-201-015**  
 LOTS 187 & 188 OF "ENGLISH VILLAS SUBDIVISION", A SUBDIVISION OF PART OF SECTIONS 11, 13, & 14, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 51 OF PLATS, PAGES 22 & 22A, OAKLAND COUNTY RECORDS.

BEARINGS BASED ON NAD83 (CORS2011) SPC MI. SOUTH ZONE  
 ELEVATION DATUM NAVD 88  
 BENCH MARK SANITARY PUMP STATION NORTH RIM 965.62

**Drawing for:**  
 WADE PARK  
 9377 GAIL RD.  
 WHITE LAKE, MI. 48386

Drawn By: **LAS**  
 Date: **6/28/22**  
 Scale: **1"= 20'**  
 Job Number: **11009**

**LEGEND**

R. = RECORDED	⊙ = FOUND "T" IRON
M. = MEASURED	⊗ = CONCRETE MONUMENT
D. = DEEDED	○ = FOUND IRON PIPE
C. = CALCULATED	⊠ = LATH ON LINE
⊕ = SET 1/2" IRON BAR	× = CHISELED "X"
● = FOUND IRON	○ = SET NAIL / SPIKE

**TRI-COUNTY SURVEYING, INC.**  
 8615 RICHARDSON RD.  
 COMMERCE TWP., MICHIGAN 48390  
 248-363-2550

STATE OF MICHIGAN  
 Joseph Carl Kapelczak  
 LICENSED PROFESSIONAL SURVEYOR  
 License No. 4001024598

# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** May 25, 2023

---

**Agenda item:** 8c

**Appeal Date:** May 25, 2023

**Applicant:** Sydney Irving

**Address:** 4965 Lake Grove Drive  
White Lake, MI 48383

**Zoning:** R1-D Single Family Residential

**Location:** 4965 Lake Grove Drive  
White Lake, MI 48383

## **Property Description**

The approximately 0.301-acre (13,100 square feet) parcel identified as 4965 Lake Grove Drive is located at the southwest corner of Brookfield Drive and Lake Grove Drive and zoned R1-D (Single Family Residential). The existing house on the property (approximately 1,031 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

## **Applicant's Proposal**

Sydney Irving, the Applicant, is proposing to construct an approximately 566.4 square foot first-floor addition on the house.

## **Planner's Report**

Currently the existing house is nonconforming; the building is located 6.96 feet (at the closest point) from the south side lot line and 13.16 feet from the west front lot line. A minimum 10-foot side yard setback and 30-foot front yard setback are required in the R1-D zoning district.

The architectural plans indicate the proposed first-floor addition is 540 square feet in size, while the submitted site plan appears to indicate the addition is 566.4 square feet in size. If the request is approved, the architectural plans must be revised to be consistent with the site plan (approximately one foot difference in east/west wall dimension). The addition would increase the number of bedrooms in the house from one to two. As proposed, the addition would maintain the existing south side yard setback nonconformity, encroaching 2.71 feet into the side yard setback. Also, the addition would be located 27.5 feet from the rear property line, encroaching 2.5 feet into the required 30-foot rear yard setback.

Article 7.28 of the Zoning Ordinance states repairs and maintenance to nonconforming structures cannot exceed fifty percent (50%) of the State Equalized Valuation (SEV) in any twelve (12) consecutive months. Further, the ordinance does not allow the cubic content of nonconforming structures to be increased. Based on the SEV of the structure (\$77,682), the maximum extent of improvements cannot exceed \$38,841. The value of the proposed work is \$60,000. A variance to exceed the allowed value of improvements by 155% is requested. Based on the submitted plans and scope of the project, staff believes the valuation of work is underestimated and would exceed \$60,000; therefore, the requested variance for the value of improvements is inaccurate. For reference, the February 2023 Building Valuation Data published by the International Code Council estimates cost of single-family residential construction at \$167.37 per square foot for living areas. Including the renovation of the existing house and the addition, an estimate for the value of improvement is approximately \$94,798.37.

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 7.23.A	Nonconforming structure	No enlargement or alteration	Enlarge and alter nonconforming house	Increased nonconformities
2	Article 7.28.A	Nonconforming structure	50% SEV (\$38,841)	245%	\$55,957.37 over allowed improvements

### Zoning Board of Appeals Options:

**Approval:** I move to approve the variances requested by Sydney Irving from Article 7.23.A and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-07-126-001, identified as 4965 Lake Grove Drive, in order to construct a first-story addition. A variance from Article 7.23.A is granted to allow the addition to encroach 2.71 feet into the required setback from the south side lot line and 2.5 feet into the required rear yard setback. A variance from Article 7.28.A is granted to exceed the allowed value of improvements to a nonconforming structure by 245%. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
- A foundation certificate shall be required prior to the backfill inspection by the Building Division.
- An as-built survey shall be required to verify the approved setbacks.
- The architectural plans shall be revised to be consistent with the site plan prepared by the surveyor.
- The building permit fee shall be based on a value of improvement of \$94,798.37.

**Denial:** I move to deny the variances requested by Sydney Irving for Parcel Number 12-07-126-001, identified as 4965 Lake Grove Drive, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Sydney Irving *to a date certain or other triggering mechanism* for Parcel Number 12-07-126-001, identified as 4965 Lake Grove Drive, to consider comments stated during this hearing.



## Attachments:

1. Variance application dated April 26, 2023.
2. Applicant's written statement.
3. Certificate of Survey dated March 23, 2023.
4. Architectural plans dated March 13, 2023.
5. Letter of denial from the Building Official dated April 21, 2023.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.
- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
  - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

CHARTER TOWNSHIP OF WHITE LAKE  
ZONING BOARD OF APPEALS APPLICATION

Item C.

Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

APPLICANT'S NAME: Sydney Irving PHONE: 248-410-2541  
ADDRESS: 4965 Lake Grove dr White Lake MI 48383  
APPLICANT'S EMAIL ADDRESS: Irvingshaun@gmail.com  
APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 4965 Lake Grove PARCEL # 12-07-126,001  
CURRENT ZONING: R1D PARCEL SIZE: 13,200 sq ft

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: \_\_\_\_\_  
VALUE OF IMPROVEMENT: \$ 60,000 SEV OF EXISTING STRUCTURE: \$ 115,800

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \_\_\_\_\_ (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)  
APPLICANT'S SIGNATURE: [Signature] DATE: 4/26/2023

RECEIVED  
APR 26 2023

COMMUNITY  
DEVELOPMENT  
DEPARTMENT

PAID  
 CASH CHECK# 104

APR 26 2023

TREASURER  
CHARTER TWP. OF WHITE LAKE

## variance support reasons

- 1) To keep the natural lines of the house and have it look original.
- 2) The septic tank + field limit how an addition can be added due to their placement.
- 3) even if the tank and field were re-done, the layout of the house does not compliment adding on in that direction without a complete makeover.



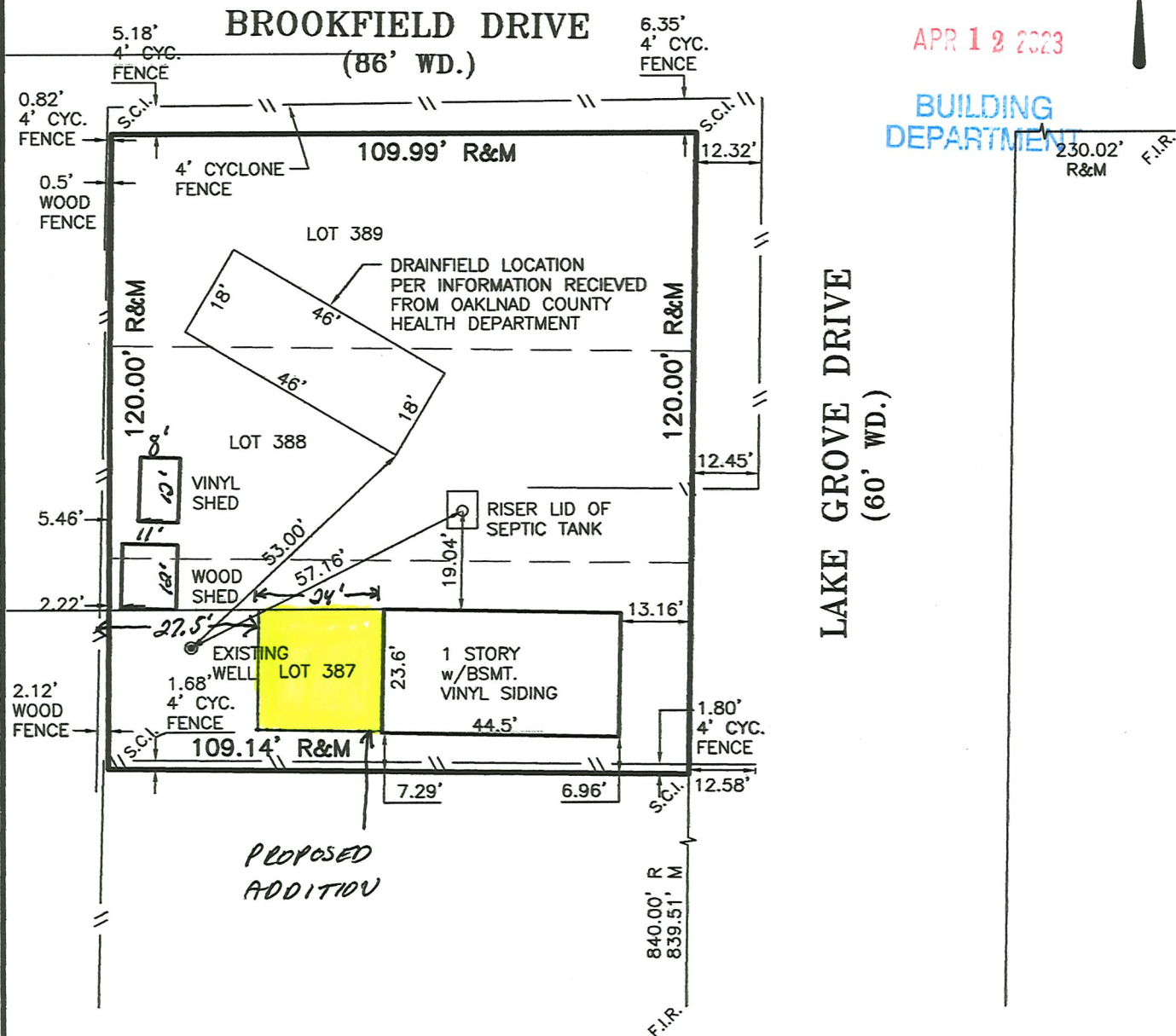
# CERTIFICATE OF SURVEY

PLOT DRAWING

RECEIVED

APR 12 2023

BUILDING DEPARTMENT



LAKE GROVE DRIVE (60' WD.)

## LEGAL DESCRIPTION

LOT 387 THROUGH 389 INCLUSIVE OF "WHITE LAKE GROVE SUBDIVISION No 1" OF PART OF NORTHWEST 1/4 OF SECTION 7 AND PART OF THE SOUTH 1/2 OF SECTION 6, T. 3 N., R. 8 E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 47 OF PLATS, PAGE 44, OAKLAND COUNTY RECORDS.

## LEGEND

RECORDED	R.
MEASURED	M.
SET CAPPED IRON	S.C.I.
FOUND IRON PIPE	F.I.P.
FOUND IRON ROD	F.I.R.
FOUND CAPPED IRON	F.C.I.
FOUND CONC. MON.	F.C.M.



MITELA BUILDERS  
 1345 WHITTIER  
 CANTON MI 481187  
 734-787-8705  
 APRIL 12, 2023

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 3/15/23 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

*Greg L. Ash*  
 GREG L. ASH, P.L.S. #28400



9450 SOUTH MAIN STREET  
 SUITE 103  
 PLYMOUTH, MI 48170  
 PHONE: (734) 416-9650  
 FAX: (734) 416-9657  
 www.glasurveyor.com

CLIENT:  
 SHAUN IRVING  
 4965 LAKE GROVE DRIVE  
 WHITE LAKE, MI 48383

DATE: 3/23/23  
 JOB NO.: 4194-0387  
 FILE NO.: 4194-0387

SCALE: 0' 30' 60'  
 1" = 30'

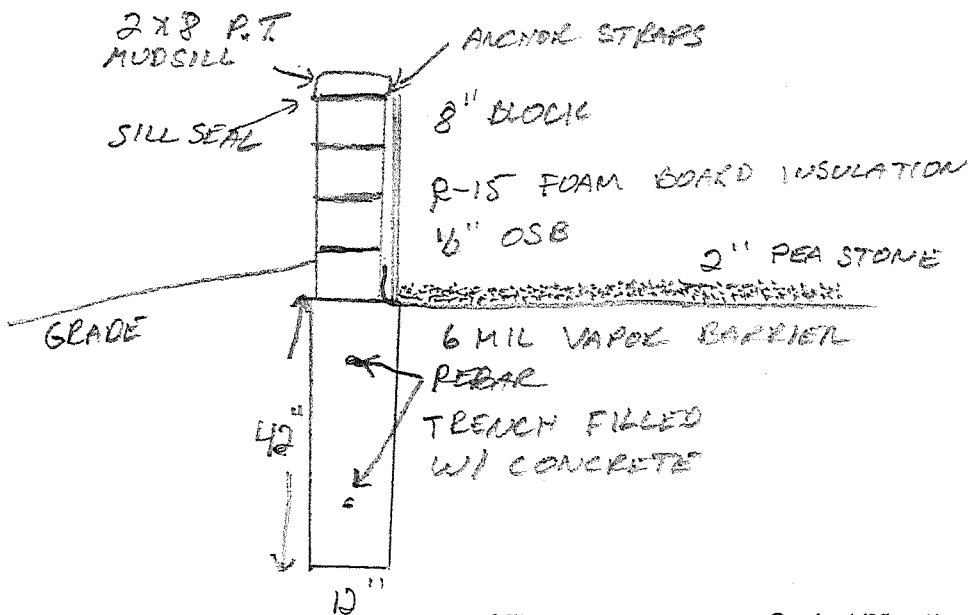
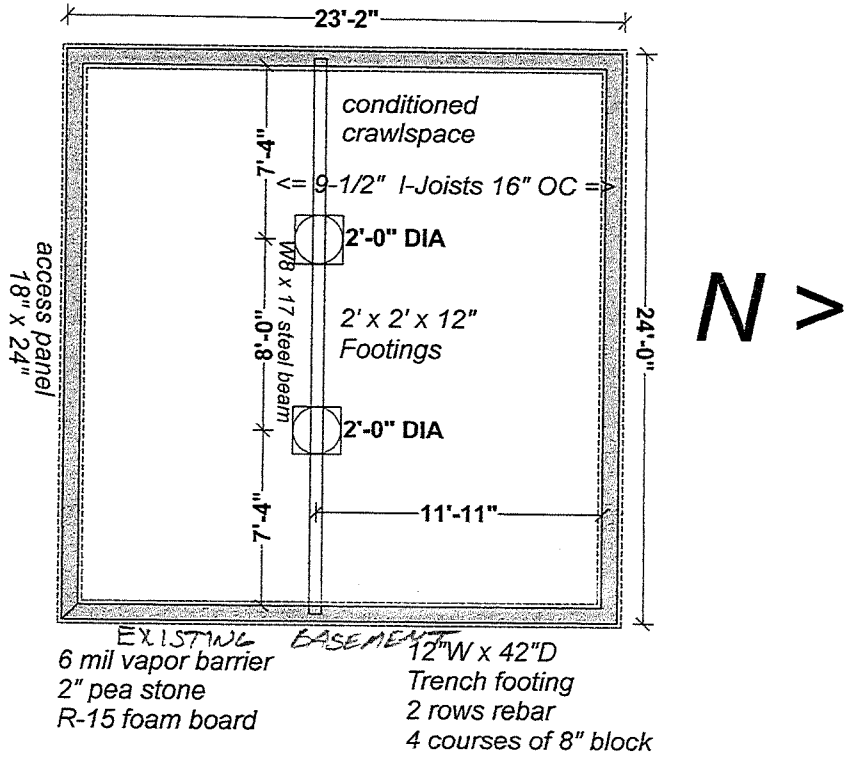
SHEET:  
 1 OF 1

DRAWN BY:  
 S.A.S.

DRAINFIELD LOCATION REVISED 4/5/23



# Foundation

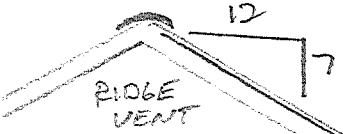
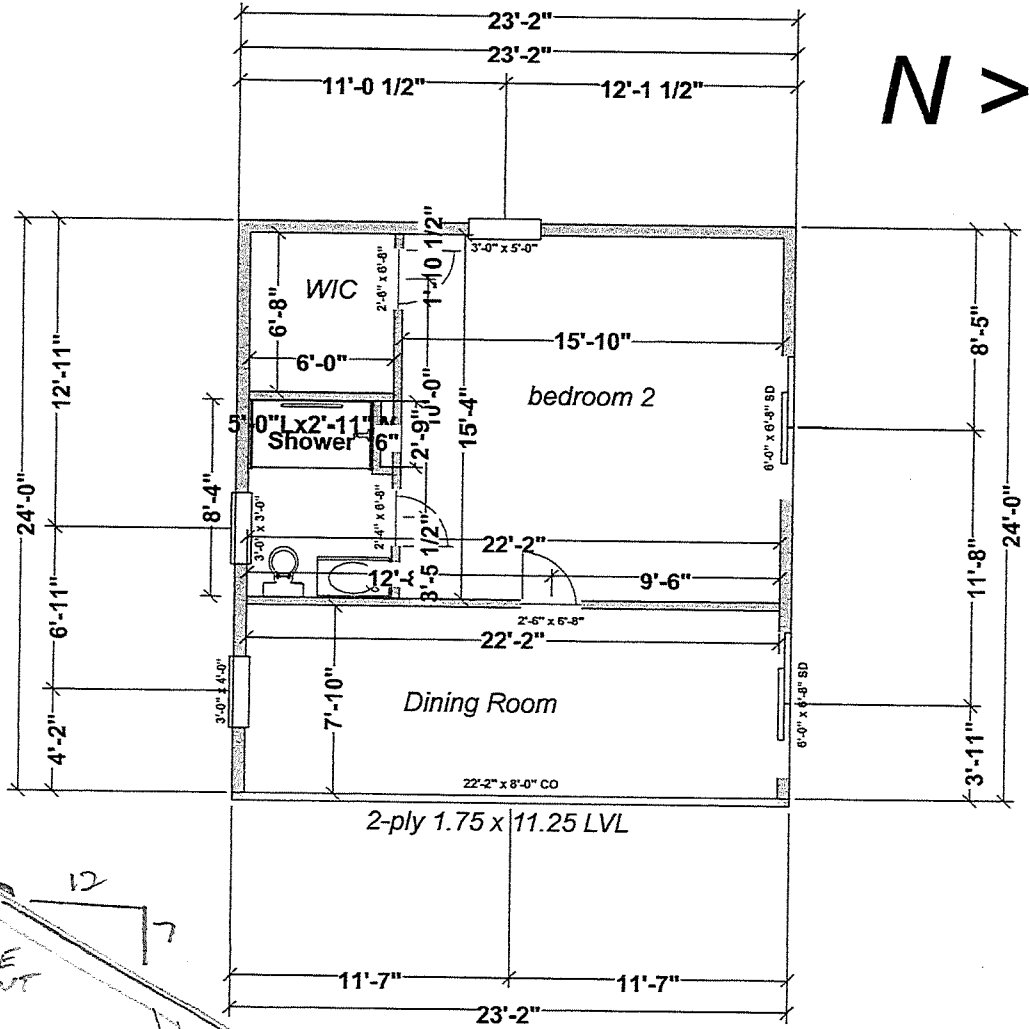


4965 Lake Grove  
White Lake MI 48383

Mitera Builders  
1345 Whittier  
Canton MI 48187  
734-787-8705  
March 13, 2023

Scale 1/8" = 1'

# Floor Plan



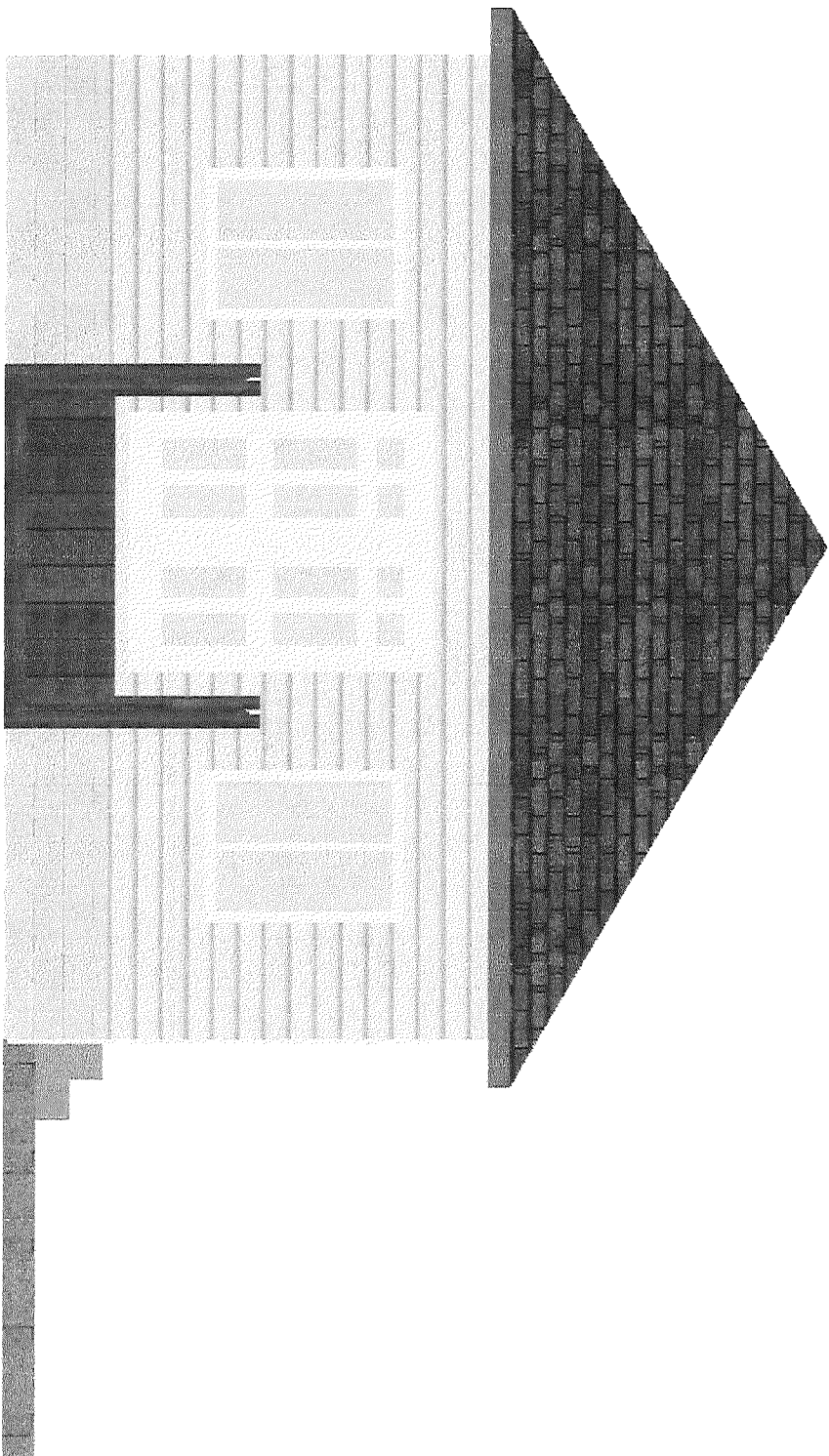
Handwritten construction notes for the roof and exterior wall:

- 1/2 OSB w/ H CLIPS
- 15# FELT
- 3" ICE & WATER
- 30 YR DIMENSIONAL SHINGLES
- SCISSOR TRUSSES 24" O.C. ENGINEERED
- DEEP EDGE
- ALUMINUM FASCIA
- 5" ALUMINUM GUTTER
- 1.5" VENTED VINYL SOFFIT
- DOUBLE TOP PLATE
- 2x6 x 9' STUDS 16" O.C.
- R-21 BATT INSULATION
- 7/16" OSB
- HOUSE WRAP
- DOUBLE 4" VINYL SIDING
- 1.5" DRYWALL
- VENT CHUTE
- 5/8" DRYWALL
- HURRICANE CLIPS
- R-38 BATT INSULATION
- 3/4" T&G SUBFLOOR
- 9'10" ENGINEERED I-JOIST
- ENGINEERED BOND
- R-19 BATT INSULATION

4965 Lake Grove Dr  
White Lake MI 48383

Mitera Builders Scale 1/8" = 1'  
1345 Whittier  
Canton MI 48187  
734-787-8705  
March 13, 2023

# East Elevation

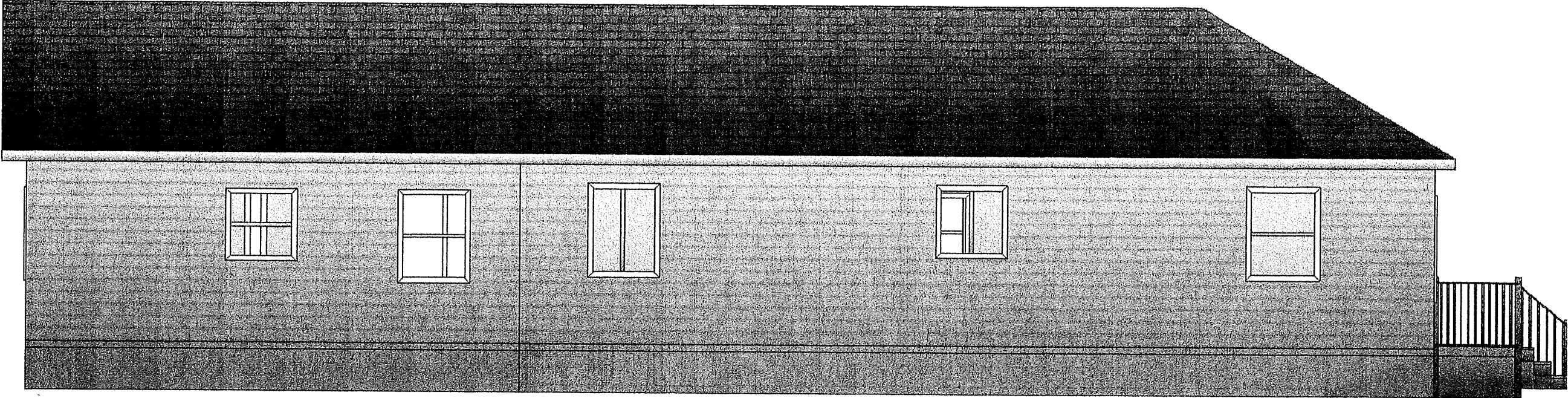


4965 Lake Grove  
White Lake MI 48383

Mitera Builders  
1345 Whittier  
Canton MI 48187  
734-787-8705  
March 13, 2023



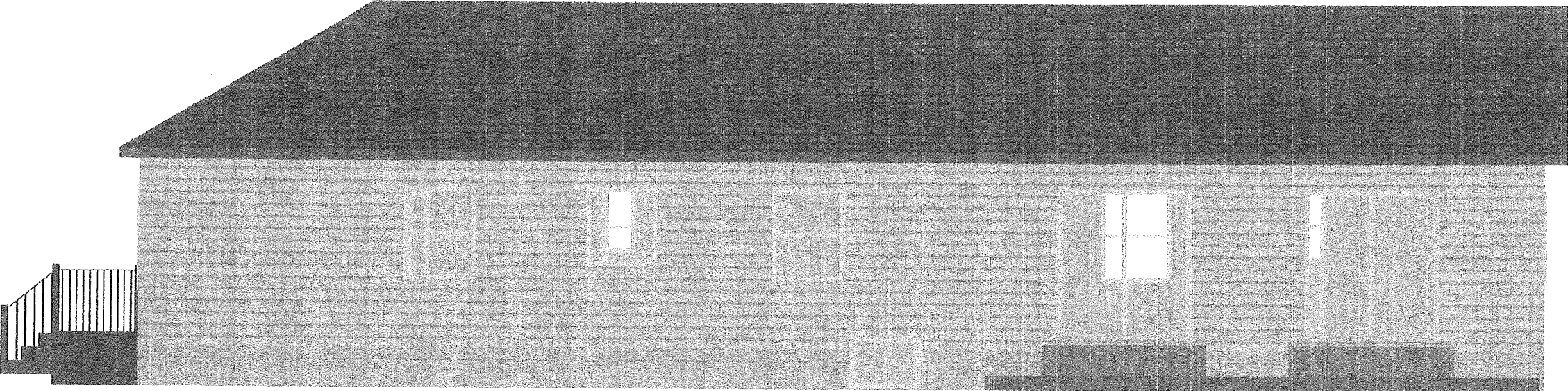
# South Elevation



4965 Lake Grove  
White Lake MI 48383

Mitera Builders  
1345 Whittier  
Canton MI 48187  
734-787-8705  
March 13, 2023

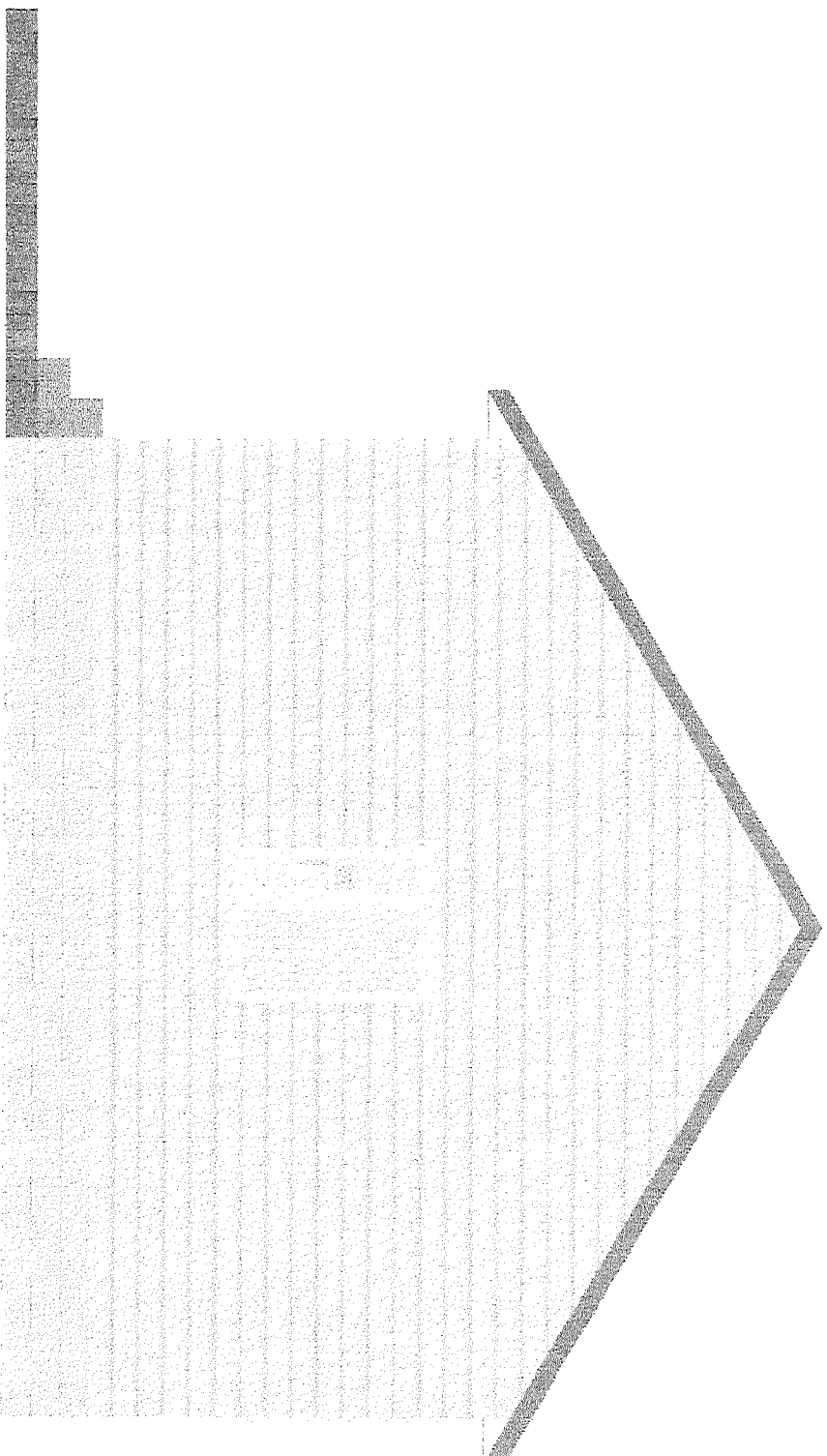
# *North Elevation*



*4965 Lake Grove  
White Lake MI 48383*

*Mitera Builders  
1345 Whittier  
Canton MI 48187  
734-787-8705  
March 13 2023*

# West Elevation



4965 Lake Grove  
White Lake MI 48383

Mitera Builders  
1345 Whittier  
Canton MI 48187  
734-787-8705  
March 13, 2023

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



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

## WHITE LAKE TOWNSHIP

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

April 21, 2023

Sydney Irving  
4965 Lake Grove Dr  
White Lake, MI 48383

RE: Proposed Addition

Based on the submitted plans, the proposed addition does not satisfy the White Lake Township Clear Zoning Ordinance for R1-D zoning district.

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum side yard setback of 10 ft and rear yard setback of 30 ft.

The existing residential structure is legal non-conforming with a side yard setback of 7.29 ft. The proposed addition would maintain the south side yard setback of 7.29 ft, and have a rear yard setback of 27.5 ft.

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the May 25<sup>th</sup> Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than April 27<sup>th</sup> at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Spencer".

Nick Spencer, Building Official  
White Lake Township

# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** May 25, 2023

---

**Agenda item:** 8d

**Appeal Date:** May 25, 2023

**Applicant:** Brian Nelson

**Address:** 513 N. Ponchartrain Boulevard  
White Lake, MI 48386

**Zoning:** R1-C Single Family Residential

**Location:** 513 N. Ponchartrain Boulevard  
White Lake, MI 48386

### **Property Description**

The approximately 0.782-acre (34,064 square feet) parcel identified as 513 N. Ponchartrain Boulevard is located on Cedar Island Lake and zoned R1-C (Single-Family Residential). The single-family house on the property utilizes a private well for potable water and a private septic system for sanitation.

### **Applicant's Proposal**

Brian Nelson, the Applicant, is proposing to construct a 24-foot by 32-foot (768 square feet) accessory building (detached garage).

### **Planner's Report**

As proposed, the accessory building would encroach 13.5 feet into the required 35-foot front yard setback. The Applicant must demonstrate a practical difficulty exists on the subject site and compliance with the Zoning Ordinance would prevent use of the subject site or would render conformity unnecessarily burdensome, and unique circumstances exist peculiar to the land which are not applicable to other land in the same zoning district or the vicinity.

It should be noted the Applicant submitted plans showing a future addition to connect the proposed detached garage to the house. While not reviewed by staff or considered with this request, the addition would require a variance from the Zoning Board of Appeals.

The requested variance is listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 3.1.5.E	Front yard setback	35 feet	13.5 feet	21.5 feet

### **Zoning Board of Appeals Options:**

**Approval:** I move to approve the variance requested by Brian Nelson from Article 3.1.5.E of the Zoning Ordinance for Parcel Number 12-27-405-025, identified as 513 N. Ponchartrain Boulevard, in order to construct an accessory building (detached garage) that would encroach 13.5 feet into the required front yard setback. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
- A foundation certificate shall be required prior to the backfill inspection by the Building Division.
- An as-built survey shall be required to verify the approved setbacks.

**Denial:** I move to deny the variance requested by Brian Nelson for Parcel Number 12-27-405-025, identified as 513 N. Ponchartrain Boulevard, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Brian Nelson *to a date certain or other triggering mechanism* for Parcel Number 12-27-405-025, identified as 513 N. Ponchartrain Boulevard, to consider comments stated during this hearing.

**Attachments:**

1. Variance application dated April 5, 2023.
2. Applicant's written statement.
3. Site plan dated February 19, 2023.
4. Plans prepared by the Applicant dated April 2, 2023.
5. Letter of denial from the Building Official dated March 23, 2023.



7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
  - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.



CHARTER TOWNSHIP OF WHITE LAKE  
ZONING BOARD OF APPEALS APPLICATION  
Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

APPLICANT'S NAME: BRIAN NELSON PHONE: 248-496-9607  
ADDRESS: 513 N. PONCHARTRAIN BLVD  
APPLICANT'S EMAIL ADDRESS: bneli5@hotmail.com  
APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 513 N. PONCHARTRAIN PARCEL # 12-27-405-025  
CURRENT ZONING: RIC PARCEL SIZE: 32,940 Sq. Ft.

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: ARTICLE 3.1.5 of WHITE LAKE  
TOWNSHIP LOCAL ZONING ORDINANCE: REQUIRES A MINIMUM FRONT YARD  
SETBACK OF 35 FT.  
VALUE OF IMPROVEMENT: \$ 33,000 SEV OF EXISITING STRUCTURE: \$ \_\_\_\_\_

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$ 385 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)  
APPLICANT'S SIGNATURE: BH Nelson DATE: 4/5/23

Letter of Intent  
In support of Request for Variance  
513 N. Ponchartrain Blvd, White Lake, MI 48386

This letter of intent is in support of my request for a variance to the front yard setback requirement, Article 3.1.5 of the White Lake Township Clear Zoning Ordinance: Which requires a minimum front yard setback of 35 ft.

The intention when buying this house and property 6 years ago was to build the house up little by little until it was up-to-date, from an old worn down home, to a new home which satisfied our family's needs. All this work was to be completed to live and enjoy the beautiful Cedar Island Lake. We were almost completed when two life changing events occurred. The first was the unexpected birth of our third child and the second was the impact of COVID. The first event requires us to expand our house and the second event significantly drove up the costs of goods and service which forced me to break up my future plans into three stages instead of one stage, so I could afford the improvements and upgrades required. My current house which is described in the White Lake Township building reject letter describes the existing structure as a legal non conforming home with a setback of 24.5 ft. The addition of garage will have a setback of 21.5 ft. To allow the improvements to occur and align with the architectural layout of my current home we are requesting a variance to permit the build of the Garage (now) and future expansion of the living home to attach to the garage which falls outside the 35 ft. setback ordinance.

Our current home, as seen in the provided build plan has the main hallway directly down the middle of the house with small rooms on either side of this hallway. Also, another current ordinance allows my home to only be three bedrooms based on the size of the septic tank with the home. We currently have three bedrooms. A master bedroom for my myself and wife, a bedroom for my son, a bedroom for my oldest daughter, and no bedroom for my youngest daughter. As she is still small we are able to have her bedroom be the future upstairs laundry room. However, as she grows this room is only 65 sq. ft. and unusually shaped, therefore it won't allow for even a twin bed to fit inside the room. We understand that we will eventually have to move both of our daughters into the same room which is not a problem, except my oldest daughters room is only 8 ft. x 11 ft. and with a very small closet. This will not be enough room to put in bunk beds and the clothing storage requirements for two girls. Therefore, we are looking to expand the home in two primary steps based on our financial standings. Our first step is to add a larger room on the backside of the house for both girls to share comfortably. Then converting the current bedroom at the front side of the house into an office for days I work from home, and a place for the kids to complete homework as they grow. The final step of planning is to add a full bathroom near the children's bedrooms for more privacy.

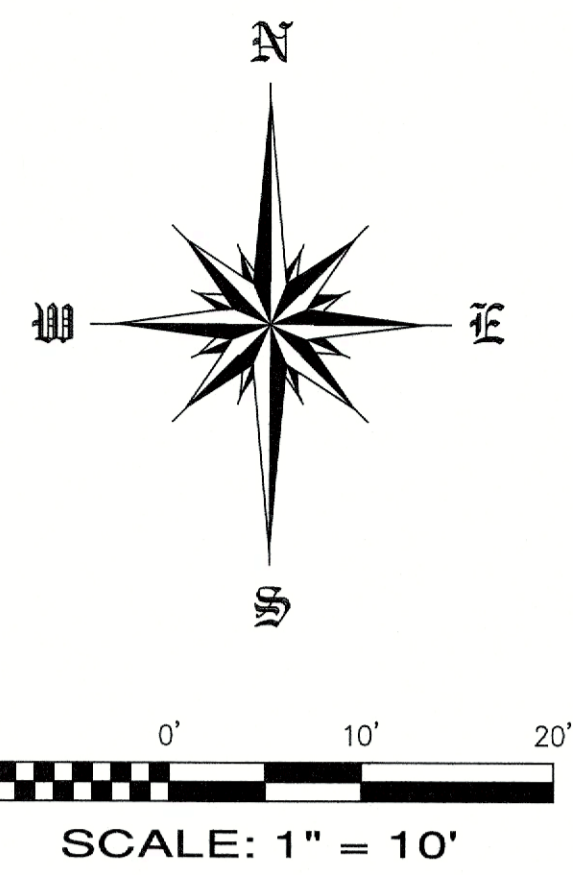
The layout of the future home expansion is all around the hardship of the current home main hallway architecture which runs down the middle of the home. To have adequate space for future rooms we need to maintain the center hallway layout and just expand upon it with required size for living. When reviewing the plot plan of current house, future additions, setback line and road line we believe that this request for variance would not impede on our neighbors or the road as there is over 21 ft. of land between the setback line and actual Ponchartrain road.

Thank you for your time and consideration regarding this request for variance.

Sincerely,

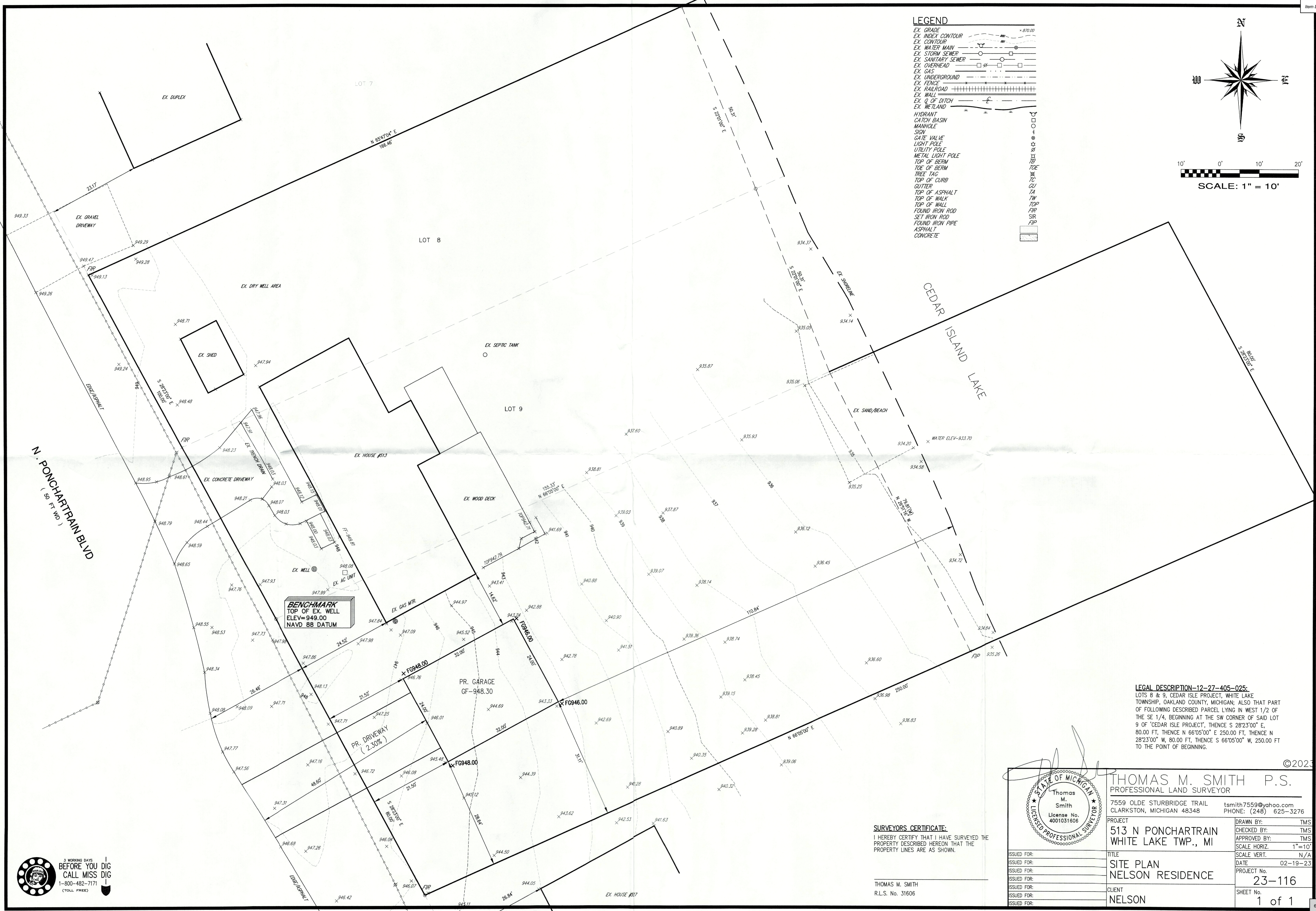
Brian and Erika Nelson





**LEGEND**

- EX. GRADE
- EX. INDEX CONTOUR
- EX. CONTOUR
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. OVERHEAD
- EX. GAS
- EX. UNDERGROUND
- EX. FENCE
- EX. RAILROAD
- EX. WALL
- EX. Q. OF DITCH
- EX. WETLAND
- HYDRANT
- CATCH BASIN
- MANHOLE
- SIGN
- GATE VALVE
- LIGHT POLE
- UTILITY POLE
- METAL LIGHT POLE
- TOP OF BERM
- TOE OF BERM
- TREE TAG
- TOP OF CURB
- GUTTER
- TOP OF ASPHALT
- TOP OF WALK
- TOP OF WALL
- FOUND IRON ROD
- SET IRON ROD
- FOUND IRON PIPE
- ASPHALT
- CONCRETE



**LEGAL DESCRIPTION-12-27-405-025:**  
 LOTS 8 & 9, CEDAR ISLE PROJECT, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; ALSO THAT PART OF FOLLOWING DESCRIBED PARCEL LYING IN WEST 1/2 OF THE SE 1/4, BEGINNING AT THE SW CORNER OF SAID LOT 9 OF 'CEDAR ISLE PROJECT', THENCE S 28°23'00" E, 80.00 FT, THENCE N 66°05'00" E 250.00 FT, THENCE N 28°23'00" W, 80.00 FT, THENCE S 66°05'00" W, 250.00 FT TO THE POINT OF BEGINNING.

**SURVEYORS CERTIFICATE:**  
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON THAT THE PROPERTY LINES ARE AS SHOWN.

THOMAS M. SMITH  
 R.L.S. No. 31606



**THOMAS M. SMITH P.S.**  
 PROFESSIONAL LAND SURVEYOR

7559 OLDE STURBRIDGE TRAIL CLARKSTON, MICHIGAN 48348 tsmith7559@yahoo.com PHONE: (248) 625-3276

ISSUED FOR:	TITLE	SCALE HORIZ.	1"=10'
ISSUED FOR:	SITE PLAN	SCALE VERT.	N/A
ISSUED FOR:	NELSON RESIDENCE	DATE	02-19-23
ISSUED FOR:	CLIENT	PROJECT No.	23-116
ISSUED FOR:	NELSON	SHEET No.	1 of 1





# Nelson Garage and Addition Plan – Variance Approval

Address: 513 N. Ponchartrain Blvd  
White Lake, MI 48386

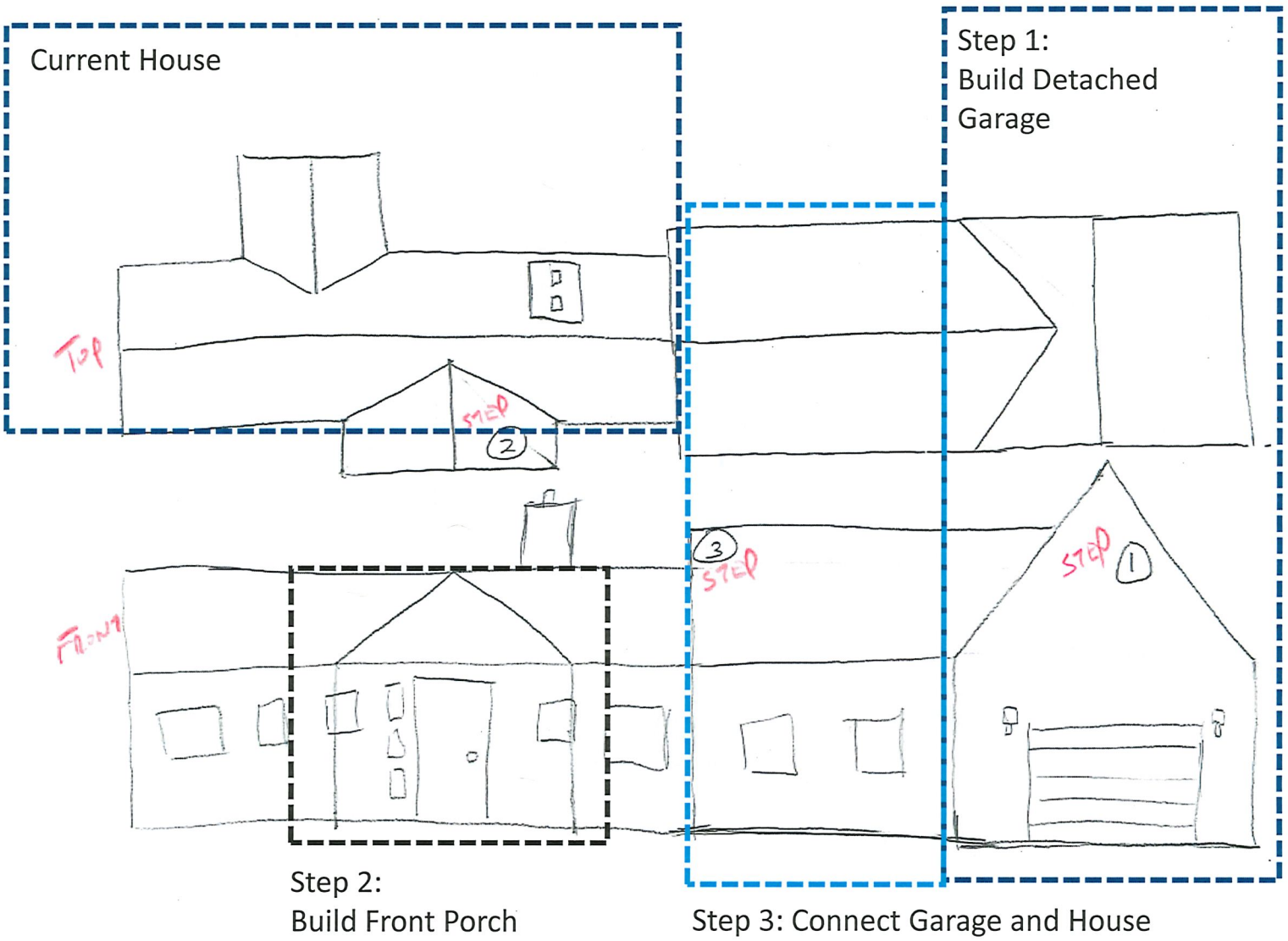
Dated: 4/2/23



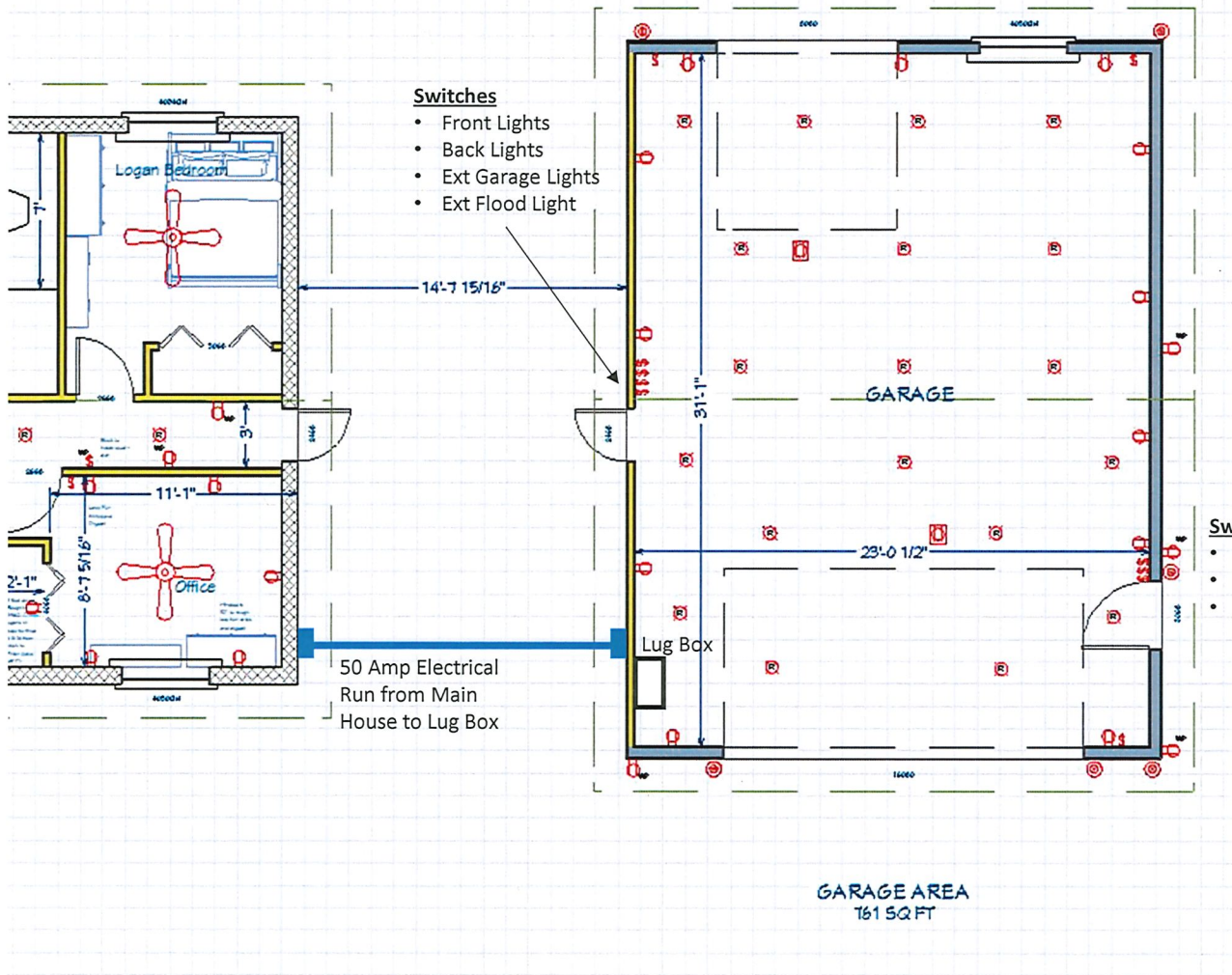
Step 1:  
Build Detached  
Garage



NOTE: This Submittal is only for step 1. Building Detached garage.



### Step 1: Build Detached Garage



- Switches**
- Front Lights
  - Back Lights
  - Ext Garage Lights
  - Ext Flood Light

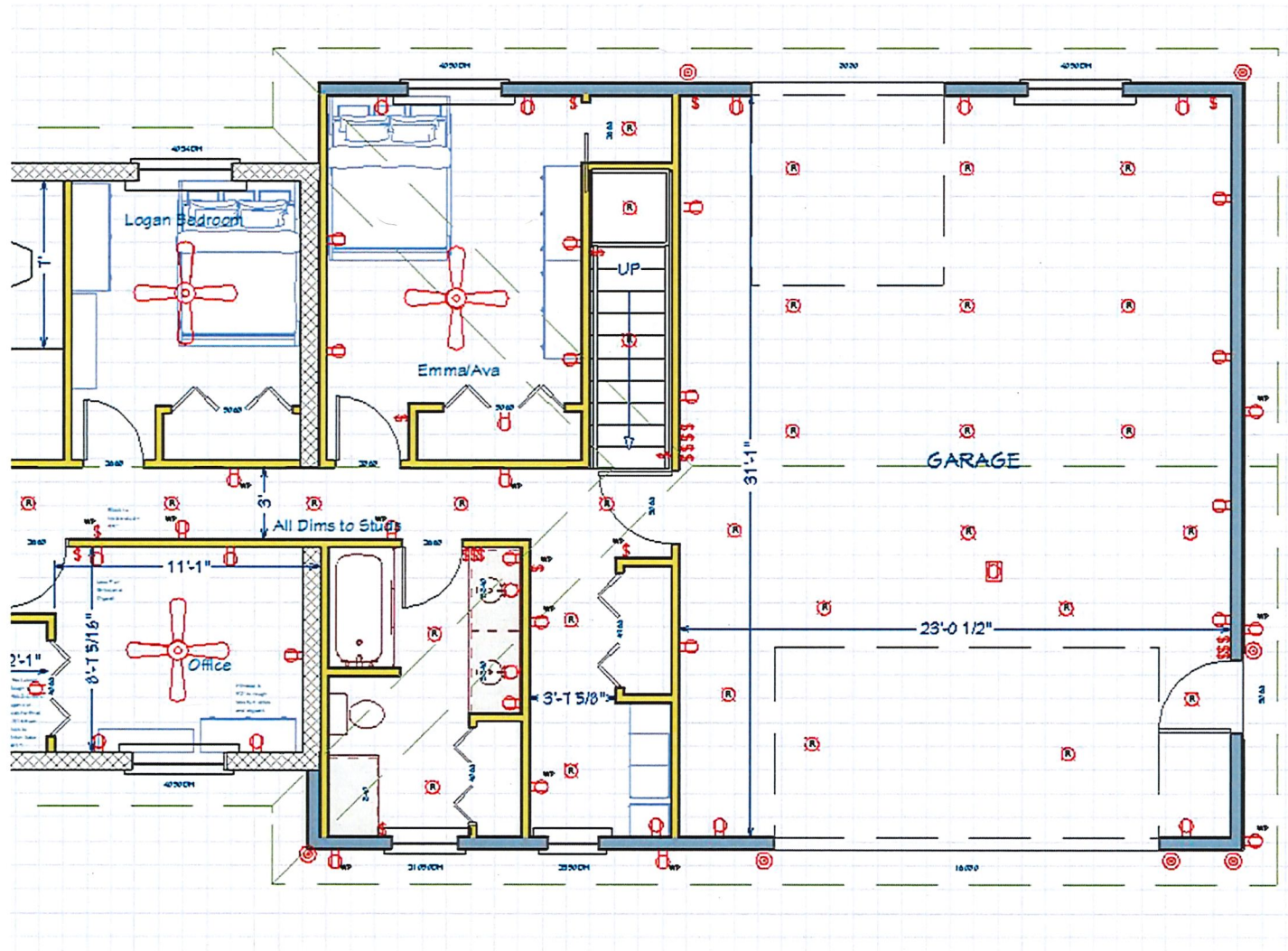
- Switches**
- Front Lights
  - Back Lights
  - Outside Light by Door

**General Notes:**

- All interior and Exterior outlets will be 20Amp – Split on 2 Circuits.
- Interior Lights on 1 Circuit
- Exterior Lights on 1 Circuit
- Both Garage Openers on 1 Circuit

**Garage Structure Notes:**

- See Detailed Design Plan.





Note: All Dimensions Required for ZBA. Data taken from Land Survey and Oakland County Gateway

## Step 1 – Garage



Note: All Dimensions Required for ZBA. Data taken from Land Survey and Oakland County Gateway

**Step 2 –  
Covered  
Front  
Porch**





Note: All Dimensions Required for ZBA. Data taken from Land Survey and Oakland County Gateway

### Step 3 – Connect Garage to House



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



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

## WHITE LAKE TOWNSHIP

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

March 23, 2023

Brian Nelson  
513 N Ponchartrain Blvd  
White Lake, MI 48386

RE: Proposed Accessory Structure

Based on the submitted plans, the proposed accessory structure does not satisfy the White Lake Township Clear Zoning Ordinance for R1-C zoning district.

**Article 3.1.5 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum front yard setback of 35 ft.

The existing residential structure is legal non-conforming with a front yard setback of 24.5 ft. The proposed garage would further increase the non-conformity with a setback of 21.5 ft.

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the April 27<sup>th</sup> Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than March 30<sup>th</sup> at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township



# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** May 25, 2023

---

**Agenda item:** 8e

**Appeal Date:** May 25, 2023

**Applicant:** Kieft Engineering – Casey Leach, P.E.

**Address:** 5852 S. Main Street, Suite 1  
Clarkston, MI 48346

**Zoning:** LM Light Manufacturing

**Location:** Parcel Number 12-01-127-001

### **Property Description**

The 2-acre parcel identified as Parcel Number 12-01-127-001 is located on the north side of White Lake Road, west of Old White Lake Road, and zoned LM (Light Manufacturing).

### **Applicant's Proposal**

Kieft Engineering – Casey Leach, P.E., the Applicant, on behalf of property owner Oakland Harvesters LLC, is requesting a variance to waive the installation of landscape irrigation.

### **Planner's Report**

Site plan approval was granted to construct a single-story 9,000 square foot building for office and equipment maintenance, and special land use approvals were granted for outdoor storage of materials/products and vehicles. The approvals were conditioned on addressing all staff and consultant comments, subject to administrative review.

The Zoning Ordinance states all required landscape areas in excess of 200 square feet shall be irrigated. The submitted landscape plan notes irrigation is proposed to be provided to front landscaping, between driveways, and the greenbelt area. No irrigation is proposed along the sides and rear of the property.

The Applicant must demonstrate a practical difficulty exists on the subject site and compliance with the Zoning Ordinance would prevent use of the subject site or would render conformity unnecessarily burdensome, and unique circumstances exist peculiar to the land which are not applicable to other land in the same zoning district or the vicinity. Cost and/or financial implications are prohibited from being considered by the Board.

The requested variance is listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 5.19.B.iii.a	Irrigation Requirements	All required landscape areas in excess of 200 square feet	No irrigation along the sides and rear of the property	No irrigation along the sides and rear of the property

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variance requested by Kieft Engineering – Casey Leach, P.E. from Article 5.19.B.iii.a of the Zoning Ordinance for Parcel Number 12-01-127-001 in order to waive installation of landscape irrigation along the sides and rear of the property. This approval will have the following conditions:

- 
- 
- 

**Denial:** I move to deny the variance requested by Kieft Engineering – Casey Leach, P.E. for Parcel Number 12-01-127-001, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Kieft Engineering – Casey Leach, P.E. *to a date certain or other triggering mechanism* for Parcel Number 12-01-127-001, to consider comments stated during this hearing.

**Attachments:**

1. Variance application dated April 28, 2023.
2. Final site plan and final engineering plan (revision date April 14, 2023).

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A – E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.



CHARTER TOWNSHIP OF WHITE LAKE  
ZONING BOARD OF APPEALS APPLICATION

Item E.

Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

APPLICANT'S NAME: Kieft Engineering - Casey Leach, P.E. PHONE: (248) 884-8224

ADDRESS: 5852 S. Main Street, Ste. 1, Clarkston, MI 48346

APPLICANT'S EMAIL ADDRESS: cleach@kiefteng.com

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: Engineer

ADDRESS OF AFFECTED PROPERTY: Not assigned at this time PARCEL # 12 - 01-127-001

CURRENT ZONING: LM: Light Manufacturing PARCEL SIZE: 2.00 Acres


STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Section 5.19,B,iii,c(1) & (2)

Request to install drought resistant lawn in the rear and side yards, and to forgo irrigation in these yards.

VALUE OF IMPROVEMENT: \$ 850,000 SEV OF EXISTING STRUCTURE: \$ No existing structure.

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

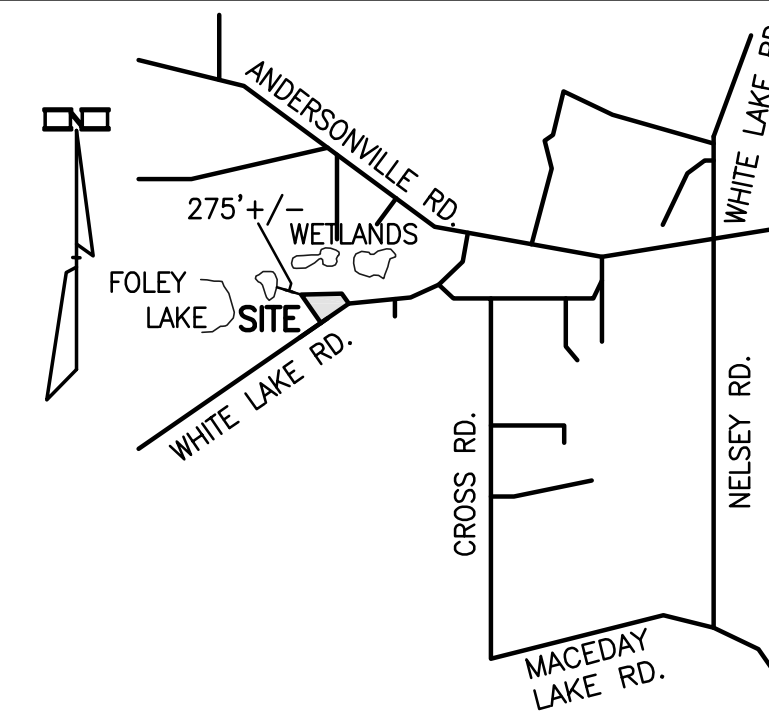
APPLICATION FEE: \$440 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE:  Casey Leach DATE: 04/28/2023

# FINAL SITE PLAN/FINAL ENGINEERING PLANS

## OAKLAND HARVESTERS

PART OF SECTION 1, T3N, R8E,  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN



LOCATION MAP  
SCALE 1" = 2000'



### SHEET INDEX

G-1	COVER SHEET
C-1	EXISTING CONDITIONS & DEMOLITION PLAN
C-2	SITE PLAN
C-3	BASIN PROFILE, CALCULATIONS, DETAILS, & NOTES
C-4	SOIL EROSION CONTROL & DISRUPTION PLAN
C-5	ENTRANCE PLAN
C-6	DETAILS - PAVEMENT
N/A	WHITE LAKE TOWNSHIP STORM SEWER STANDARD DETAILS
1 OF 1	OCWRC SOIL EROSION & SEDIMENTATION CONTROL DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
A2.0	FLOOR PLAN
A2.1	ENLARGED OFFICE PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
#22-72126	PHOTOMETRIC PLAN

### APPROVALS

AGENCY	DESCRIPTION	PERMIT NO.	DATE	EXPIRATION DATE
WHITE LAKE TOWNSHIP - PLANNING COMMISSION	SPECIAL LAND USE		7-17-2021	
WHITE LAKE TOWNSHIP - TOWNSHIP BOARD	PRELIMINARY SITE PLAN APPROVAL		7-20-2021	7-20-2022
WHITE LAKE TOWNSHIP - PLANNING COMMISSION	FINAL SITE PLAN APPROVAL			
WHITE LAKE TOWNSHIP - DLZ	ENGINEERING APPROVAL			
OAKLAND COUNTY - WATER RESOURCE COMMISSIONER	PART 91 SESC PERMIT			
OAKLAND COUNTY - HEALTH DEPARTMENT	WELL PERMIT			
OAKLAND COUNTY - HEALTH DEPARTMENT	SEPTIC PERMIT			
STATE OF MICHIGAN - EGLE	N.P.D.E.S. NOTICE TO COVER		NOT REQUIRED FOR DISTURBANCE < 5 ACRES	
ROAD COMMISSION FOR OAKLAND COUNTY	ROW APPROACH PERMIT			

### PROPRIETOR

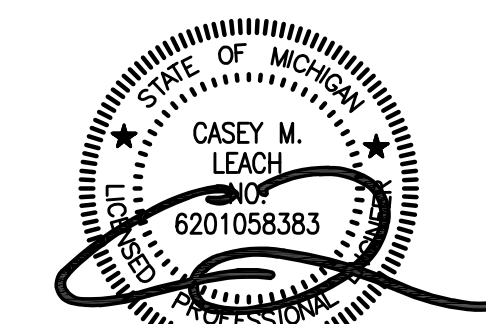
OAKLAND HARVESTERS, LLC  
9589 MANDON ROAD  
WHITE LAKE, MI 48386  
PH: (248) 595-3247  
CONTACT: TY NUOTTILA  
EMAIL: OAKLANDHARVESTERS@GMAIL.COM

### ARCHITECT

J&A ARCHITECTURAL ENGINEERING  
3250 W. BIG BEAVER RD., STE. 510  
TROY, MI 48084  
PH: (248) 282-6475  
CONTACT: JAY NOONAN, R.A.  
EMAIL: JNOONAN@JAARCHENG.COM

### ENGINEER & SURVEYOR

KIEFT ENGINEERING, INC.  
5852 S. MAIN ST., STE. 1  
CLARKSTON, MI 48346  
PH:(248) 884-8224  
CONTACT: CASEY LEACH, P.E.  
EMAIL: CLEACH@KIEFTENG.COM



DATE	ISSUE
01-31-2022	FINAL SITE PLAN & ENG. APPROVAL
04-14-2023	FSP & FEP REV. 1

**PROPRIETOR:**  
OAKLAND HARVESTERS LLC.  
9589 MANDON ROAD  
WHITE LAKE, MI 48386  
(248) 595-3247

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**KIEFT ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	CKD. BY	DATE
1-25-2022		
DRAWN CL		
DESIGN CL		

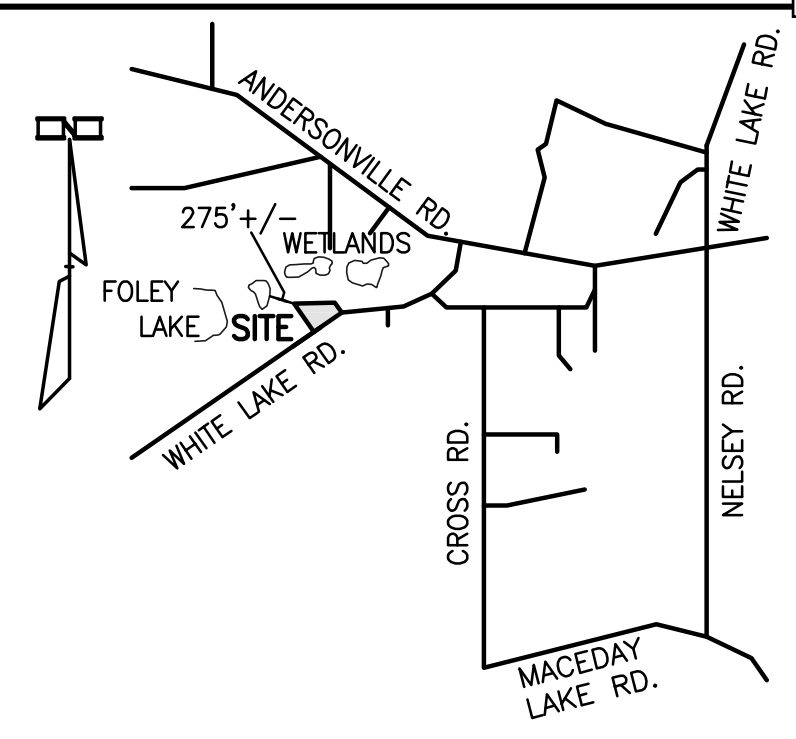
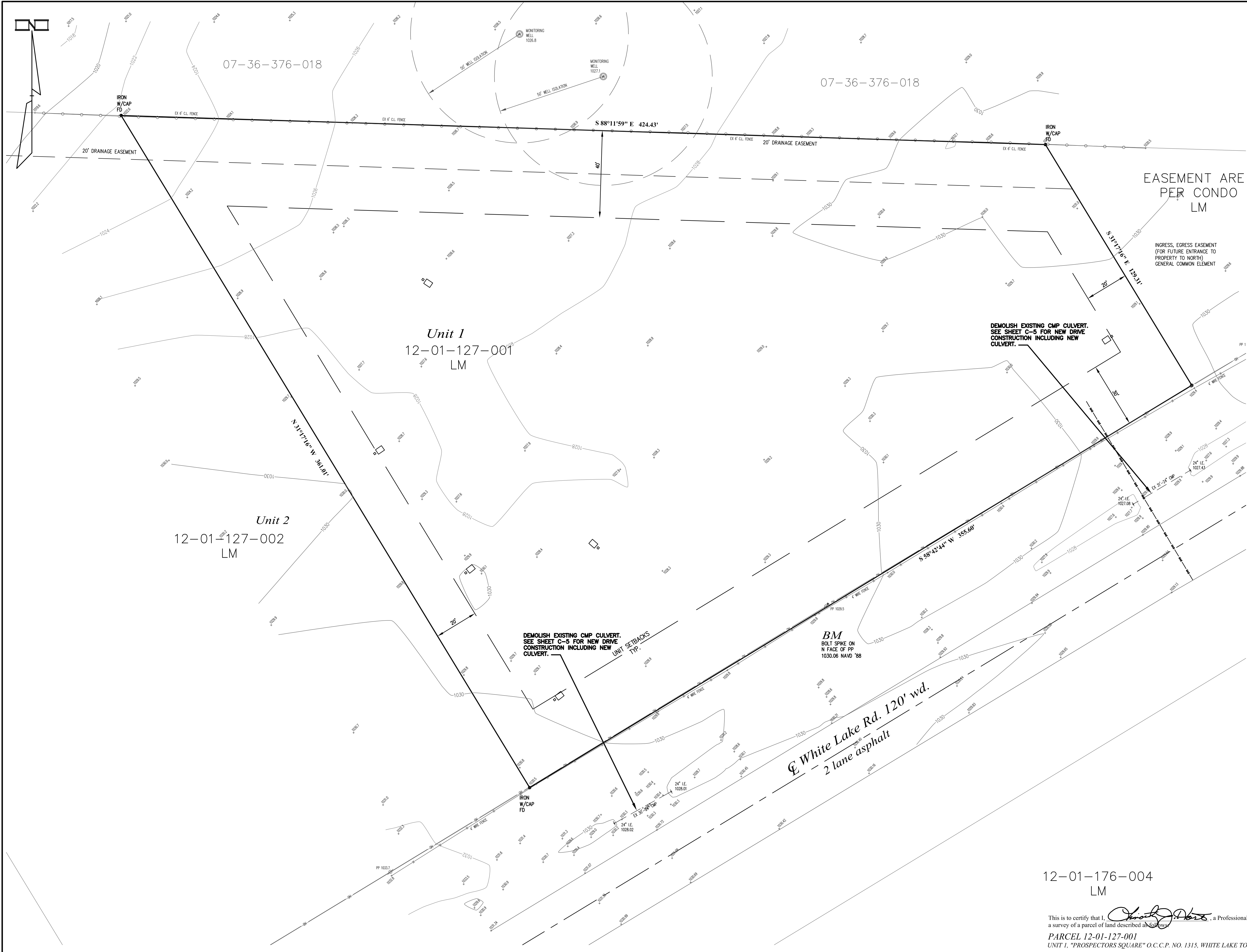


72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

**COVER SHEET**  
OAKLAND HARVESTERS  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	AS SHOWN
SHEET	G-1
KE 2019.352	





**LOCATION MAP**  
SCALE 1" = 200'

**LEGEND**

EXISTING	
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	GAS MAIN
	ELEC. TELE. CABLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	REARYARD CATCH BASIN
	END SECTION
	SANITARY MANHOLE
	GATE VALVE AND WELL
	HYDRANT
	CONTOURS

**Notes:**

- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
- ARCHITECT / BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

**CONDO SETBACKS:**

SETBACKS:  
FRONT - 30 FEET  
SIDE - 20 FEET  
REAR - 40 FEET

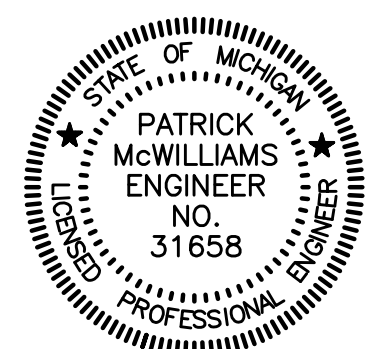
**BENCHMARK:**

BOLT SPIKE ON N FACE OF PP  
ELEVATION = 1030.06 NAVD '88

12-01-176-004  
LM

This is to certify that *Timothy J. Hart*, a Professional Land Surveyor, has this date made a survey of a parcel of land described as follows:

PARCEL 12-01-127-001  
UNIT 1, "PROSPECTORS SQUARE" O.C.C.P. NO. 1315, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN.



DATE	ISSUE
10-12-2020	INCREASED BUILDING SIZE PER CLIENT (10-8-2020)
11-19-2020	REVISIONS PER TWP-DLZ (10-29-2020)
04-14-2023	FSP & FEP REV. 1

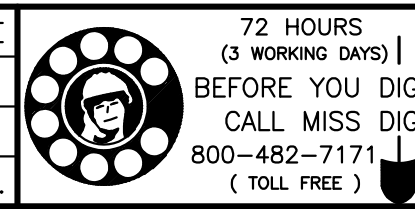
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9589 MANDON ROAD  
WHITE LAKE, MI 48386  
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5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	CKD. BY	DATE
2-20-2020	JM	
11-19-2020	PCM	



**EXISTING CONDITIONS & DEMOLITION PLAN**  
OAKLAND HARVESTERS  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	SHEET
1" = 20'	C-1
KE 2019.352	







**QUANTITIES**

DISRUPTION AREA - 2.0 ACRES+/-

CLEARING: - ISOLATED TREES AND MINIMAL BRUSH

**SOIL EROSION CONTROLS:**

- SEED & MULCH - 0.80 ACRES
- SILT FENCING - 880 LF
- SILT FENCE GRAVEL FILTER - 1 EA
- CONSTRUCTION STONE ACCESS - 120 SY

SEPTIC FIELD - 1 EA

WATER SERVICE - WELL - 1 EA

**STORM SEWER (ON-SITE):**

- 12" CMP - 72 LF
- 12" END SECTION, CMP - 2 EA
- OVERFLOW MANHOLE, 4' DIA., BAR GRATE COVER - 1 EA
- SO-2 STAND PIPE, 3' DIA., BAR GRATE COVER - 2 EA
- GROUTED RIP-RAP - 40 SY

**PAVEMENT, CURB, & WALKS (ON-SITE):**

- 7' WIDE INTEGRAL CURB & WALK - 103 LF
- 8" CONCRETE PAVEMENT (APRON) - 113 SY
- 4" ASPHALT ON 6" 21AA (PARKING LOT) - 531 SY
- 6" ASPHALT ON 8" 21AA - 2,857 SY

**WHITE LAKE ROAD R.O.W.:**

- 8" CONCRETE PAVEMENT APPROACH (PER RCOC) - 302 SY
- B2 CONCRETE CURB - 265 LF
- MOUNTABLE CURB (ACROSS DRIVE OPENING) - 198 LF
- 6" WIDE SIDEWALK (NOT INSTALLED AT THIS TIME) - 299 LF
- 12" CMP CULVERTS - 115 LF

NOTE: SEE LANDSCAPE DRAWINGS FOR LANDSCAPE QUANTITIES

**1 YEAR SEDIMENT FOREBAY CALCULATIONS (i.e. WITH OUTLET)**

ONSITE CONTRIBUTING AREA = 2.00 ACRES  
 OFFSITE CONTRIBUTING AREA = 0 ACRES  
 TOTAL CONTRIBUTING AREA = 2.00 ACRES  
 RUNOFF COEFFICIENT (C) = 0.68

$$Q_A = (0.20)(2.00 \text{ ACRES}) = 0.40 \text{ C.F.S.}$$

$$Q_0 = \frac{Q_A}{(A)(C)} = \frac{0.40}{(2.00)(0.68)} = 0.2941$$

$$T = -25 + \sqrt{\frac{2,700}{Q_0}} = 70.81 \text{ MINUTES}$$

$$V_S = \frac{4,320 T}{T + 25} - 40 Q_0 T = 2,360 \text{ C.F./ACRE}$$

$$V_T \text{ REQ'D} = V_S (C)(A) = (2,360)(0.68)(2.00) = 3,209 \text{ C.F. REQ'D.}$$

**VOLUME PROVIDED:**

- 1023.10: 400 SF
  - 1024.00: 1,800 SF
  - 1025.10: 2,700 SF
  - 1026.50: 3,600 SF
- 1,100 SF<sub>AV</sub> x 0.90' DEPTH = 990 CF } SUBTOTAL VOLUME = 3,465 CF PROVIDED @1025
- 3,150 SF<sub>AV</sub> x 1.4' DEPTH = 4,410 CF (EXTRA STORAGE)

**1 YEAR SEDIMENT BASIN**

1 YEAR REQUIRED VOLUME = 3,403 CF  
 1 YEAR STORM LEVEL = 1025.10

AREA = VOLUME/2.00' HEIGHT = 1,702 SF

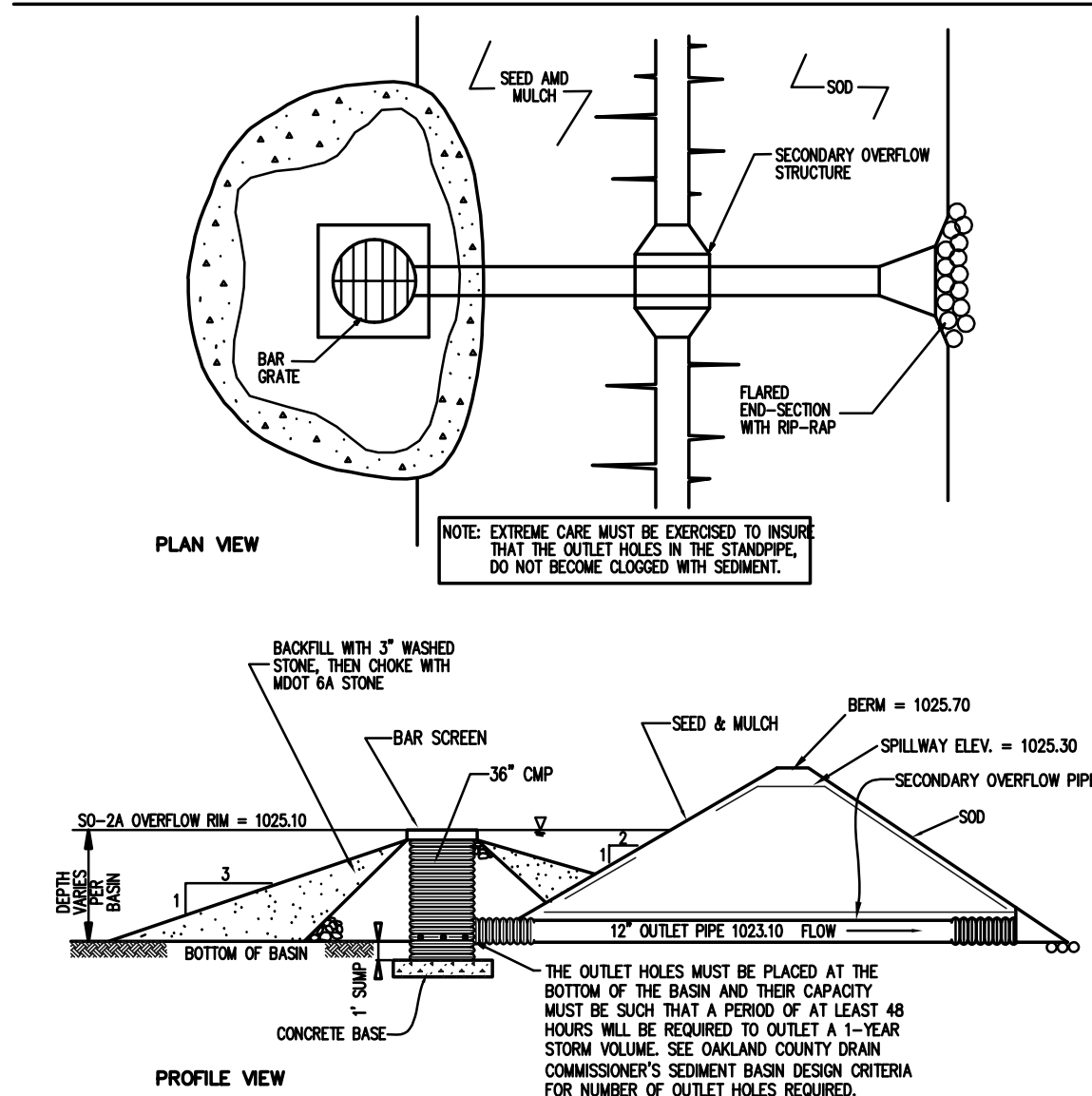
ORIFICE AREA REQUIRED  $A = (0.3988)(\text{AREA})/\sqrt{\text{HEIGHT}} = 0.0056 \text{ FT}^2$

THUS, IF AREA = 1,702 SF, HEIGHT = 2.00'; THEN  $A = 0.0056 \text{ FT}^2$

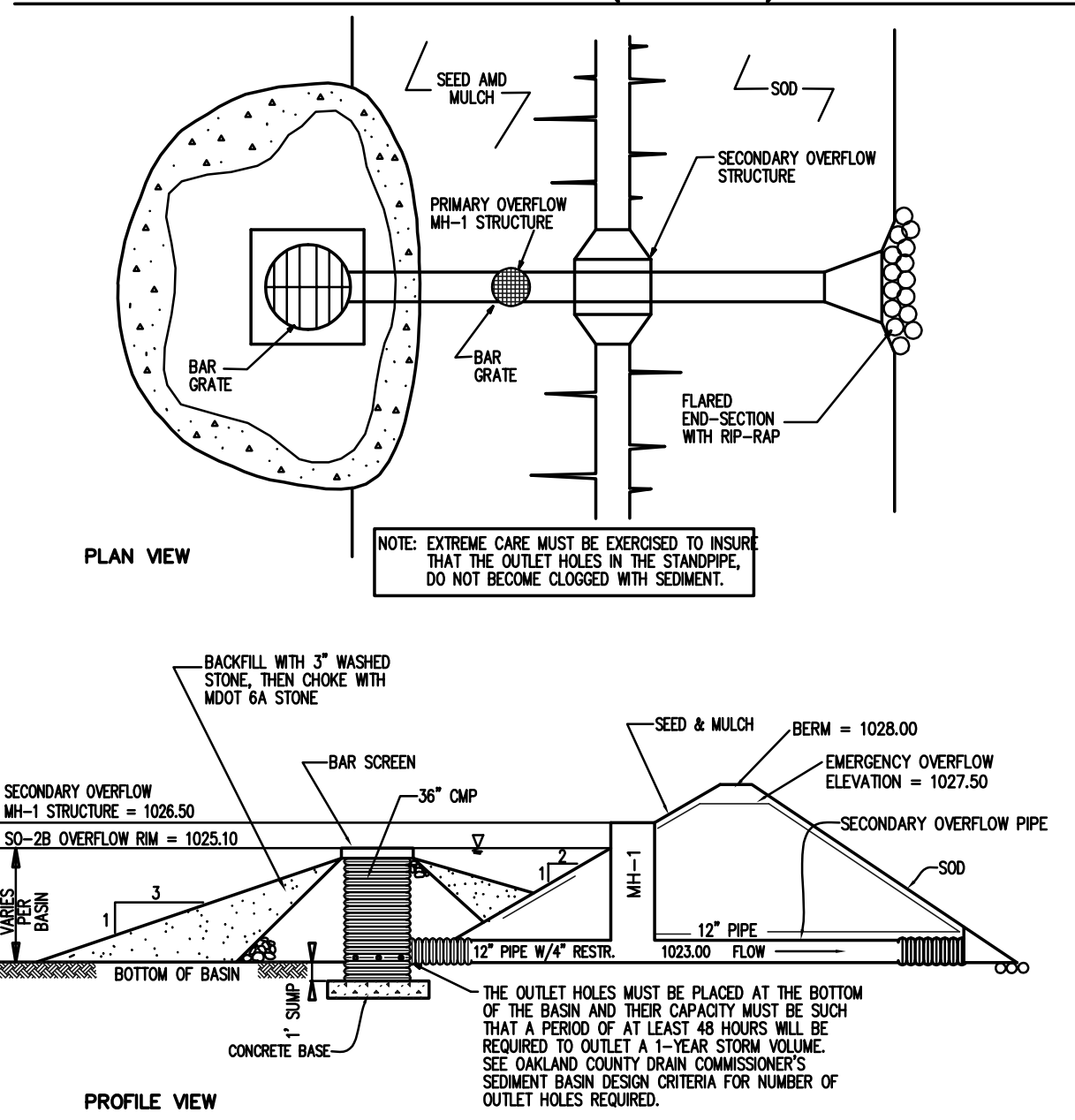
0.0056 FT<sup>2</sup>/0.00545 FT<sup>2</sup> PER 1" DIA. HOLE = 1 HOLES

USE (4) 1" DIAMETER HOLES TO OFFSET FOR CLOGGING

**SEDIMENT FOREBAY OUTLET FILTER (36" CMP) SO-2A STANDPIPE**



**DETENTION BASIN OUTLET FILTER (36" CMP) SO-2B STANDPIPE**



**DETENTION BASIN**

EXISTING WATER ELEVATION = NONE  
 100 YEAR DESIGN HIGH WATER ELEVATION = 1026.50  
 1' FREEBOARD ELEVATION = 1027.50  
 STORAGE REQUIRED = 16,848 C.F.  
 STORAGE PROVIDED = 18,850 C.F.  
 STANDPIPE RIM = 1025.10  
 OVERFLOW MANHOLE RIM = 1026.50  
 EMERGENCY OVERFLOW SPILLWAY = 1027.50  
 TOP OF BERM = 1028.00  
 BOTTOM = 1022.00

**100 YEAR DETENTION BASIN CALCULATIONS (i.e. WITH OUTLET)**

ONSITE CONTRIBUTING AREA = 2.00 Acres  
 OFFSITE CONTRIBUTING AREA = 0.00  
 TOTAL CONTRIBUTING AREA = 2.00 Acres  
 RUNOFF COEFFICIENT (C) = 0.68

$$Q_A = (0.20)(2.00 \text{ ACRES}) = 0.40 \text{ C.F.S.}$$

$$Q_0 = \frac{Q_A}{(A)(C)} = \frac{0.40}{(2.00)(0.68)} = 0.2941$$

$$T = -25 + \sqrt{\frac{10,562.50}{Q_0}} = 164.51 \text{ MINUTES}$$

$$V_S = \frac{16,500 T}{T + 25} - 40 Q_0 T = 12,388 \text{ C.F./ACRE}$$

$$V_T \text{ REQ'D} = V_S (C)(A) = (12,388)(0.68)(2.00) = 16,848 \text{ C.F. REQ'D.}$$

**VOLUME PROVIDED:**

- 1023.00: 1,900 SF
  - 1025.00: 3,300 SF
  - 1026.50: 4,400 SF
- 2,600 SF<sub>AV</sub> x 2' DEPTH = 5,200 CF } TOTAL VOLUME = 10,975 CF PROVIDED
- 3,850 SF<sub>AV</sub> x 1.5' DEPTH = 5,775 CF }

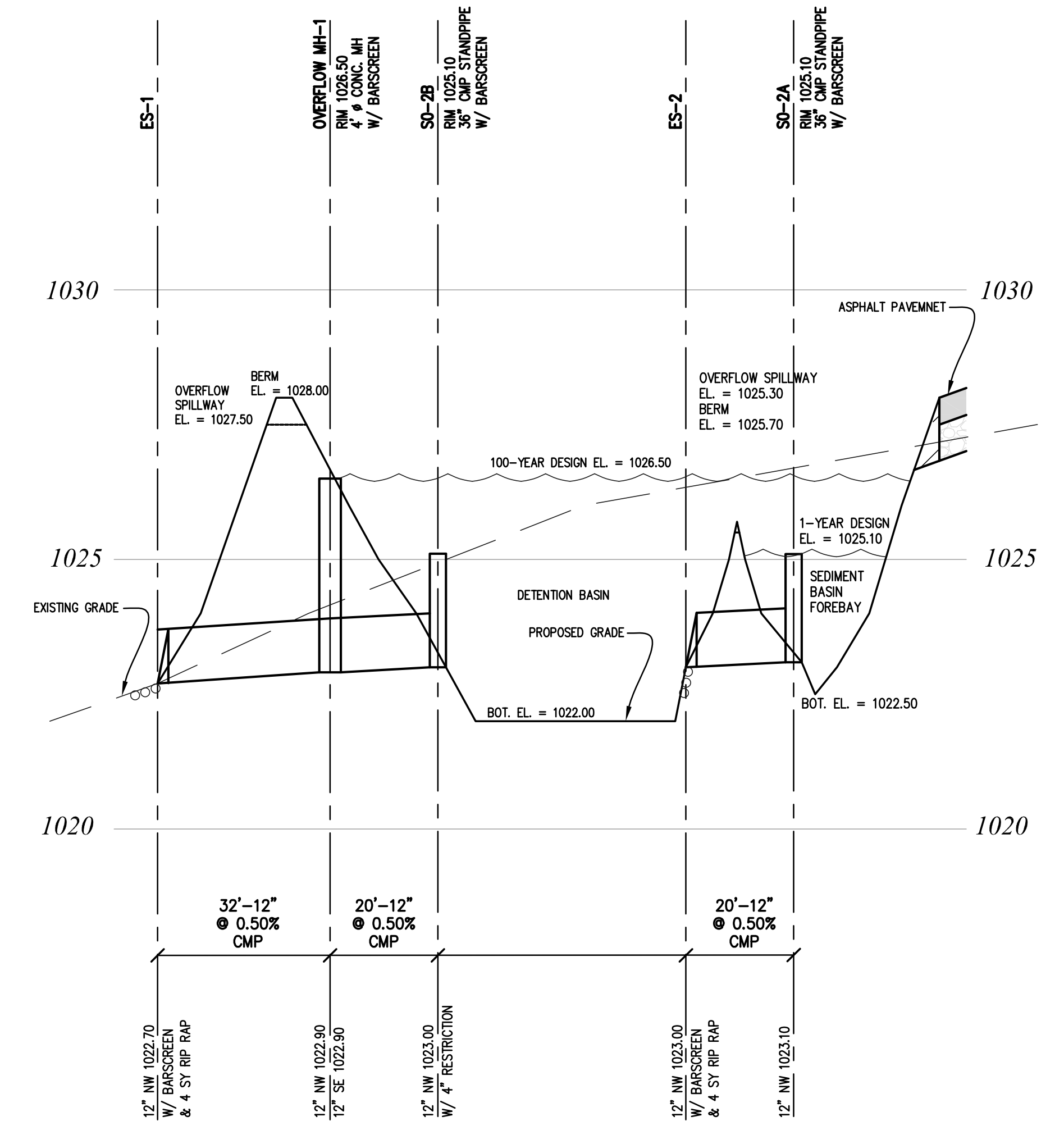
OVERALL TOTAL = 7,875 CF (FOREBAY) + 10,975 CF (BASIN) = 18,850 CF PROVIDED, OK

**ORIFICE FORMULA**

$Q_A = 0.62 (A_0)(2gh)^{1/2}$   
 $A_0 = \text{AREA OF ORIFICE PIPE}$   
 $g = 32.2 \text{ FT./SEC.}^2$   
 $H = \text{DEPTH OF BASIN ABOVE CENTERLINE OUTLET PIPE} = 1025.00 - [1023.00 + \frac{4}{2}] = 1.83'$   
 $A_0 = 0.62 (2gh)^{1/2} = 0.62 [(2)(32.2)(1.83)]^{1/2} = 0.0594 \text{ S.F.}$   
 $\text{DIAMETER ORIFICE } (D_0) = \sqrt{\frac{4(A_0)}{\pi}} = \sqrt{\frac{4(0.0594)}{\pi}} = 0.275 \text{ FT.} = 3.30 \text{ INCH}$   
 USE 4" RESTRICTION

**GENERAL NOTES:**

- DEVELOPER: OAKLAND HARVESTERS, LLC  
 9589 MANDON ROAD  
 WHITE LAKE, MICHIGAN 48386  
 (248) 595-3247 TY NUOTILLA
- PROPERTY DESCRIPTION: PARCEL 12-01-127-001  
 UNIT 1, "PROSPECTORS SQUARE" O.C.C.P. NO. 1315, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN.
- EXISTING ZONING: LM (LIGHT MANUFACTURING)
- PROPOSED ZONING: LM (LIGHT MANUFACTURING)
- PROPOSED USE: MAINTENANCE GARAGE & OUTDOOR STORAGE - TRUCKS/TRAILORS
- SITE AREA: 2.00 ACRES
- SETBACKS: EXISTING (PER CONDOMINIUM):  
 FRONT 30 FEET  
 SIDES 20 FEET  
 REAR 40 FEET  
 PROVIDED SETBACKS:  
 FRONT 45.0 FEET  
 SIDES 121.5 FEET (WEST SIDE), 75.7 FEET (EAST SIDE)  
 REAR 69.8 FEET
- WATER SUPPLY: INDIVIDUAL WELL (PER OAKLAND COUNTY HEALTH DEPARTMENT).
- SEWAGE DISPOSAL: SEPTIC FIELD (PER OCHD)
- SIGNAGE: PROPOSED PROJECT SIGNAGE ALONG WHITE LAKE ROAD PER TOWNSHIP REQUIREMENTS.
- LANDSCAPE PLAN, BY OTHERS.
- NO DUMPSTER IS PROPOSED
- THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
- BUILDING SIZE = 9,000 SF; LOT COVERAGE = 10.33%
- NUMBER OF EMPLOYEES = 7 EMPLOYEES TOTAL
- NUMBER OF EMPLOYEES ON SITE EACH DAY = 3 EMPLOYEES
- REQUIRED OFF-STREET PARKING FOR MANUFACTURING = 5 SPACES + 1 SPACE/1.5 EMPLOYEES  
 5 SPACES + 1 SPACE/1.5 EMPLOYEES (7 TOTAL EMPLOYEES) = 9.67  
 5 SPACES + 1 SPACE/1.5 EMPLOYEES (3 ONSITE EMPLOYEES) = 7  
 9 SPACES PROVIDED, OF WHICH 1 SPACE IS VAN ACCESSIBLE  
 PARKING SPACE SIZE REQUIREMENT 9 FT X 18 FT, WITH 1 FT REDUCTION AT WALK OVERHANG  
 PARKING SPACES SHALL BE DUAL STRIPED PER DETAIL ON C-2.
- BUILDING COVERAGE = 10.33%
- BUILDING & PAVEMENT COVERAGE = 47.3%



**"C" Calculation**

TOTAL SITE AREA = 2.00 ACRES

PAVEMENT: = 0.74 ACRES @ C = 0.80

GREENBELTS: 0.87 ACRES @ C = 0.20

ROOF AREA: 9,000 SF = 0.21 ACRES @ C = 0.90

BASIN AREA: 8,000 SF = 0.18 ACRES @ C = 1.00

$$"C" = \left( \frac{0.74 \text{ ACRES}}{2.00 \text{ AC}} \right) \times 0.80 + \left( \frac{0.21 \text{ ACRES}}{2.00 \text{ AC}} \right) \times 0.90 + \left( \frac{0.87 \text{ ACRES}}{2.00 \text{ AC}} \right) \times 0.20 + \left( \frac{0.18 \text{ ACRES}}{2.00 \text{ AC}} \right) \times 1.00 = 0.683 \approx 0.68$$

DATE	ISSUE
10-12-2020	INCREASED BUILDING SIZE PER CLIENT (10-8-2020)
11-19-2020	REVISIONS PER TWP-DLZ (10-29-2020)
01-31-2022	FINAL SITE PLAN & ENG. APPROVAL
04-14-2023	FSP & FEP REV. 1

**PROPRIETOR:**  
 OAKLAND HARVESTERS LLC.  
 9589 MANDON ROAD  
 WHITE LAKE, MI 48386  
 (248) 595-3247

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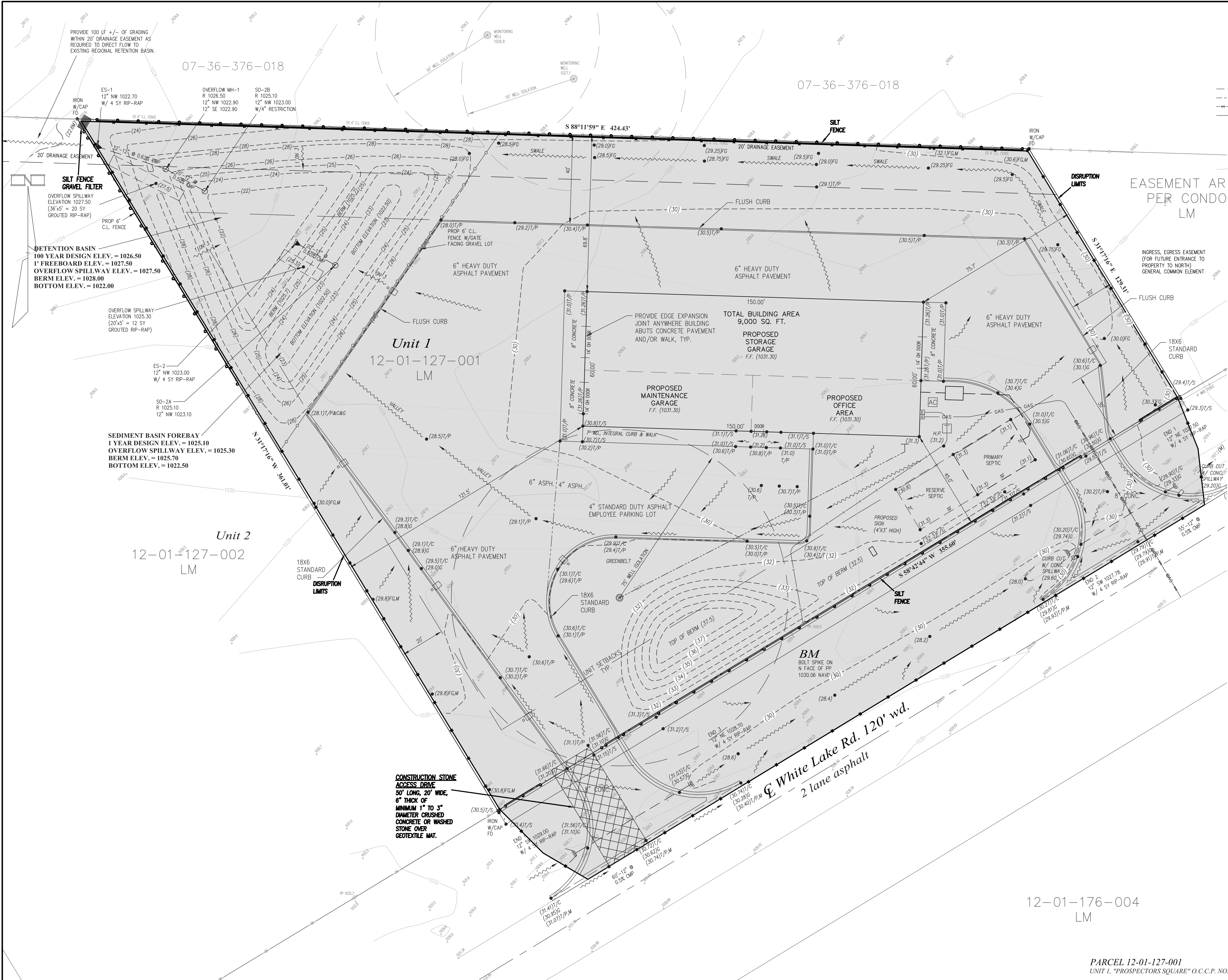
DATE	CKD. BY	DATE
10-12-2020	JM	
11-19-2020	PCM	



**BASIN PROFILE, CALCULATIONS, DETAILS, & NOTES**  
 OAKLAND HARVESTERS  
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	N/A
SHEET	C-3
KE 2019.352	





**LEGEND**

<b>EXISTING</b>	<b>PROPOSED</b>
STORM SEWER	STORM SEWER
WATERMAIN	WATERMAIN
GAS MAIN	GAS MAIN
ELEC. TELE. CABLE	ELEC. TELE. CABLE
STORM MANHOLE	STORM MANHOLE
CATCH BASIN	CATCH BASIN
INLET	INLET
REARYARD CATCH BASIN	REARYARD CATCH BASIN
END SECTION	END SECTION
CONTOURS	CONTOURS
PROPOSED FINISH FLOOR	1019 F.F.
MATCH EXIST. ELEV.	(M)
PROP. TOP OF CURB ELEV.	T/C
PROP. TOP OF SIDEWALK ELEV.	T/S
PROP. TOP OF PAVEMENT ELEV.	T/P
DRAINAGE ARROW	DRAINAGE ARROW
CATCHBASIN FILTER	CATCHBASIN FILTER
SILT FENCING	SILT FENCING
LIMITS OF EARTH DISRUPTION AND/OR LIMITS OF CLEARING	LIMITS OF EARTH DISRUPTION AND/OR LIMITS OF CLEARING
SILT FENCE GRAVEL FILTER	SILT FENCE GRAVEL FILTER
SAVE TREE	(S)
REMOVE TREE	(R)
LIMITS OF CLEARING	LIMITS OF CLEARING

- CONSTRUCTION/SOIL EROSION SEQUENCE**
- INSTALL SILT FENCING AS PER PLAN. INSTALL STONE ACCESS DRIVE.
  - CLEAR SITE FOR DRIVES, PARKING LOT, BUILDING AND UTILITY CONSTRUCTION.
  - STRIP AND STOCKPILE TOPSOIL; MASS GRADE SITE AS PER PLANS.
  - CONSTRUCT STORM SEWER, SEPTIC FIELD & WELL. IMMEDIATELY RESTORE DISRUPTION AREAS AROUND BASIN AND SEED & MULCH BASIN SLOPES
  - CONSTRUCT BUILDING, DRIVES, & PARKING LOT.
  - INSTALL PUBLIC UTILITIES - GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION.
  - FINE GRADE GREENBELT AREAS.
  - CLEAN STORM SEWER SYSTEM, INCLUDING DITCHES, OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY EROSION CONTROLS.
  - REESTABLISH VEGETATION AS NECESSARY BY SEEDING AND MULCHING.
- NOTES:**
- A SOIL EROSION PERMIT IS REQUIRED FROM THE WRC.
- "THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT"
- GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SOIL EROSION CONTROLS.

**BENCHMARK:**  
BOLT SPIKE ON N FACE OF PP  
ELEVATION = 1030.06 NAVD '88

DATE	ISSUE
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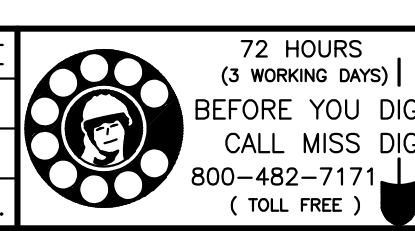
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DATE 2-20-2020	CKD. BY	DATE
DRAWN JM		
DESIGN PCM		
SECTION 1	T-3-N-R-8-E	



**SOIL EROSION CONTROL & DISRUPTION PLAN**  
OAKLAND HARVESTERS  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

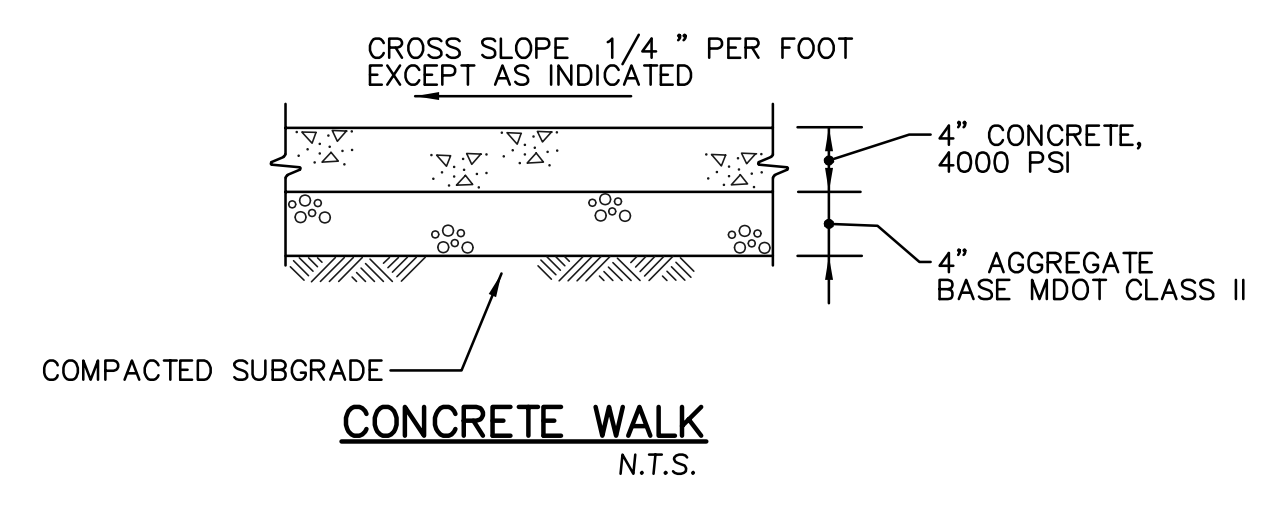
SCALE 1" = 20'
SHEET C-4
KE 2019.352



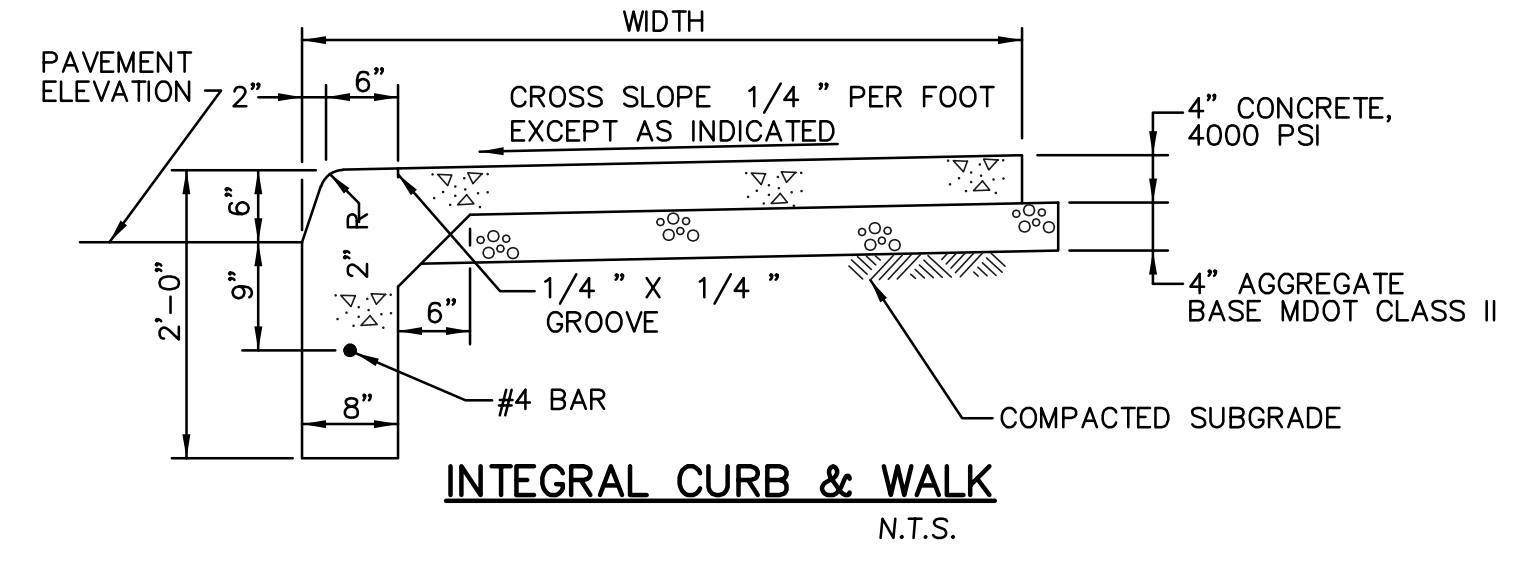




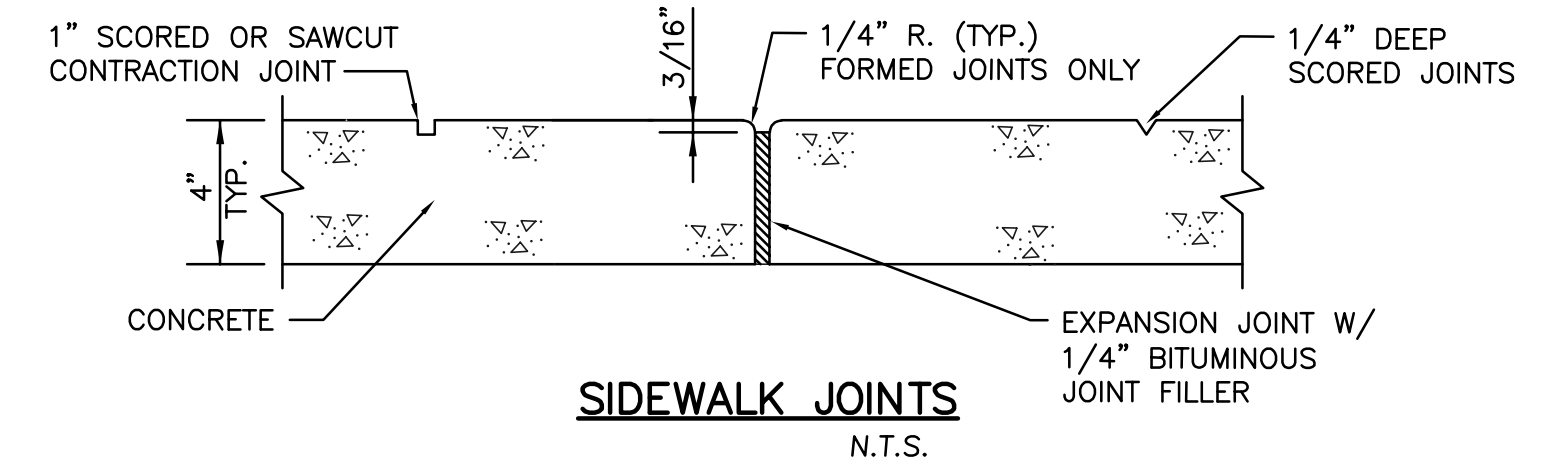
- NOTES:
- EXPANSION JOINTS: 1/2" WIDE BITUMINOUS JOINT FILLER, FULL DEPTH:
    - AT 50 FOOT INTERVALS TRANSVERSELY.
    - AROUND EMBEDDED ITEMS SUCH AS LIGHT BASES.
    - AT ABUTTING STRUCTURES SUCH AS BUILDINGS OR CURBS.
  - CONTRACTION JOINTS: FORMED 1/4" WIDE, 1" DEEP GROOVE W/ TOOL. ARRANGE TO FORM SQUARE PANELS, 6' MAXIMUM IN ANY DIRECTION. PLACE 1" DEEP JOINTS AT 15' INTERVALS OR AT SPACING THAT MATCHES CURB.
  - TACTILE WARNING TEXTURE: PROVIDE ON RAMP AND NEAR TOP OF STAIRS.
  - FINISH CONCRETE BY MEANS OF A FLOAT, STEEL TROWEL, & BROOM FINISH W/ FINE BRUSH IN A TRANSVERSE DIRECTION.



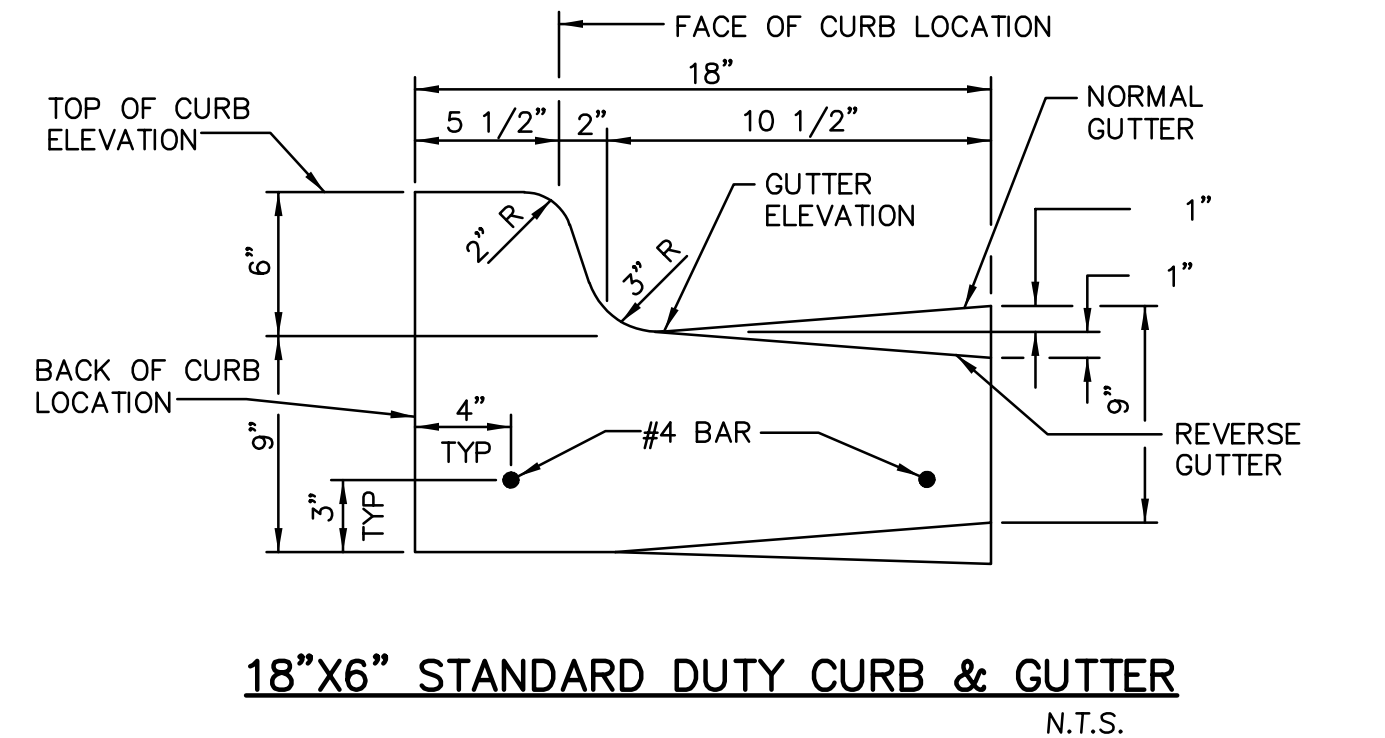
- NOTES:
- EXPANSION JOINTS: 1/2" WIDE BITUMINOUS JOINT FILLER, FULL DEPTH:
    - AT 50 FOOT INTERVALS TRANSVERSELY.
    - AROUND EMBEDDED ITEMS SUCH AS LIGHT BASES.
    - AT ABUTTING STRUCTURES SUCH AS BUILDINGS OR CURBS.
  - CONTRACTION JOINTS: FORMED 1/4" WIDE, 1" DEEP GROOVE W/ TOOL. ARRANGE TO FORM SQUARE PANELS, 6' MAXIMUM IN ANY DIRECTION. PLACE 1" DEEP JOINTS AT 15' INTERVALS OR AT SPACING THAT MATCHES CURB.
  - TACTILE WARNING TEXTURE: PROVIDE ON RAMP AND NEAR TOP OF STAIRS.
  - FINISH CONCRETE BY MEANS OF A FLOAT, STEEL TROWEL, & BROOM FINISH W/ FINE BRUSH IN A TRANSVERSE DIRECTION.



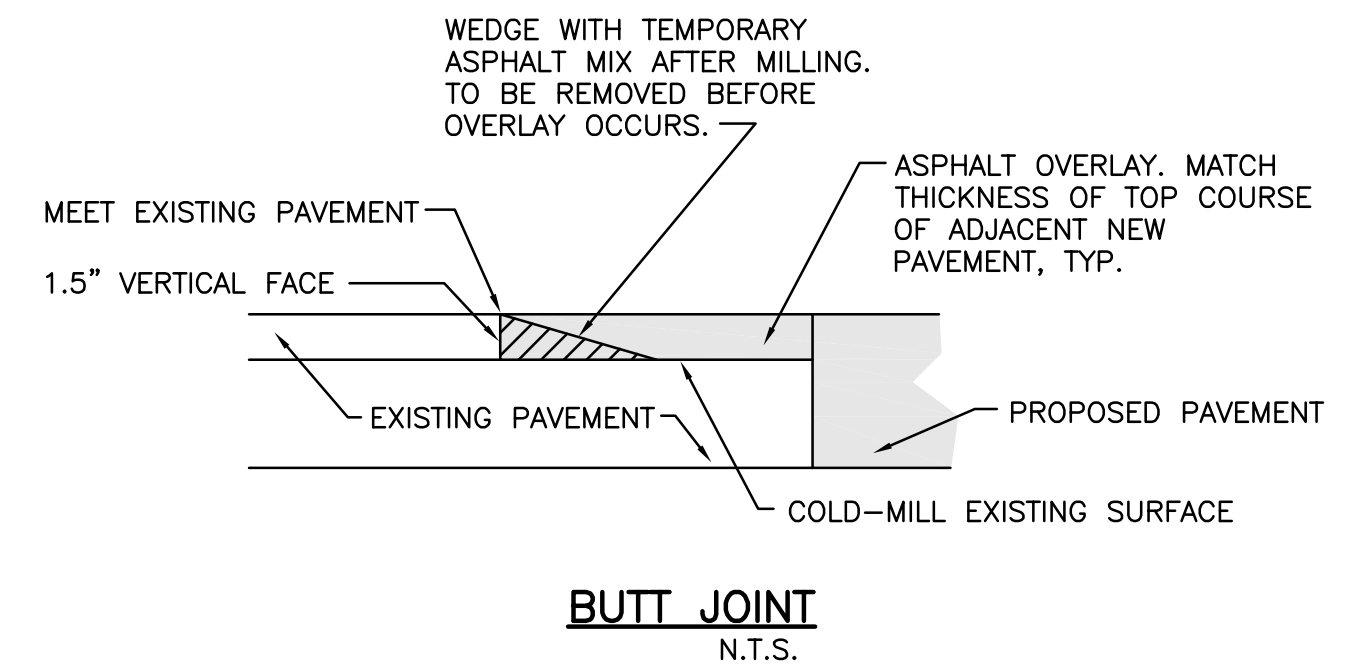
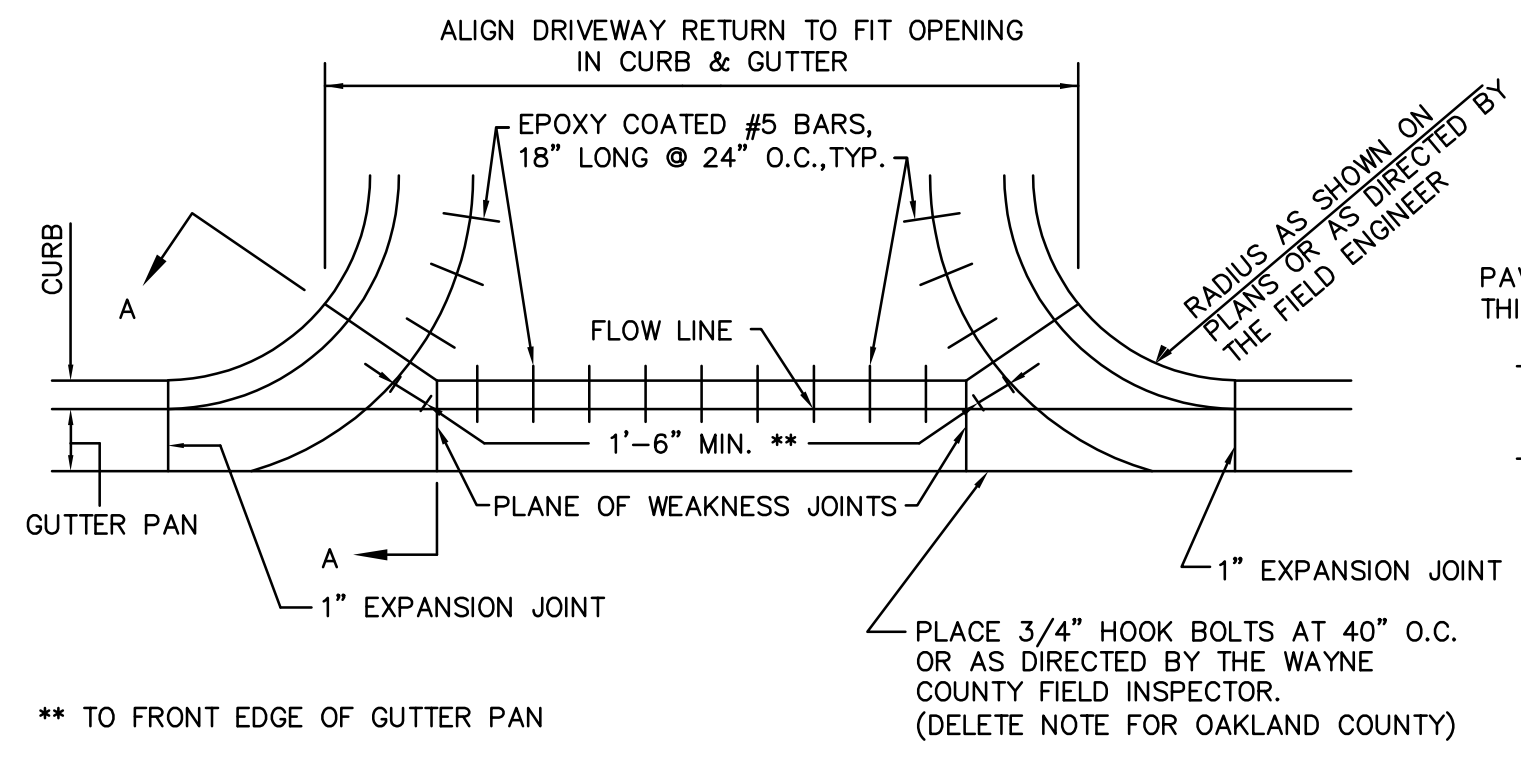
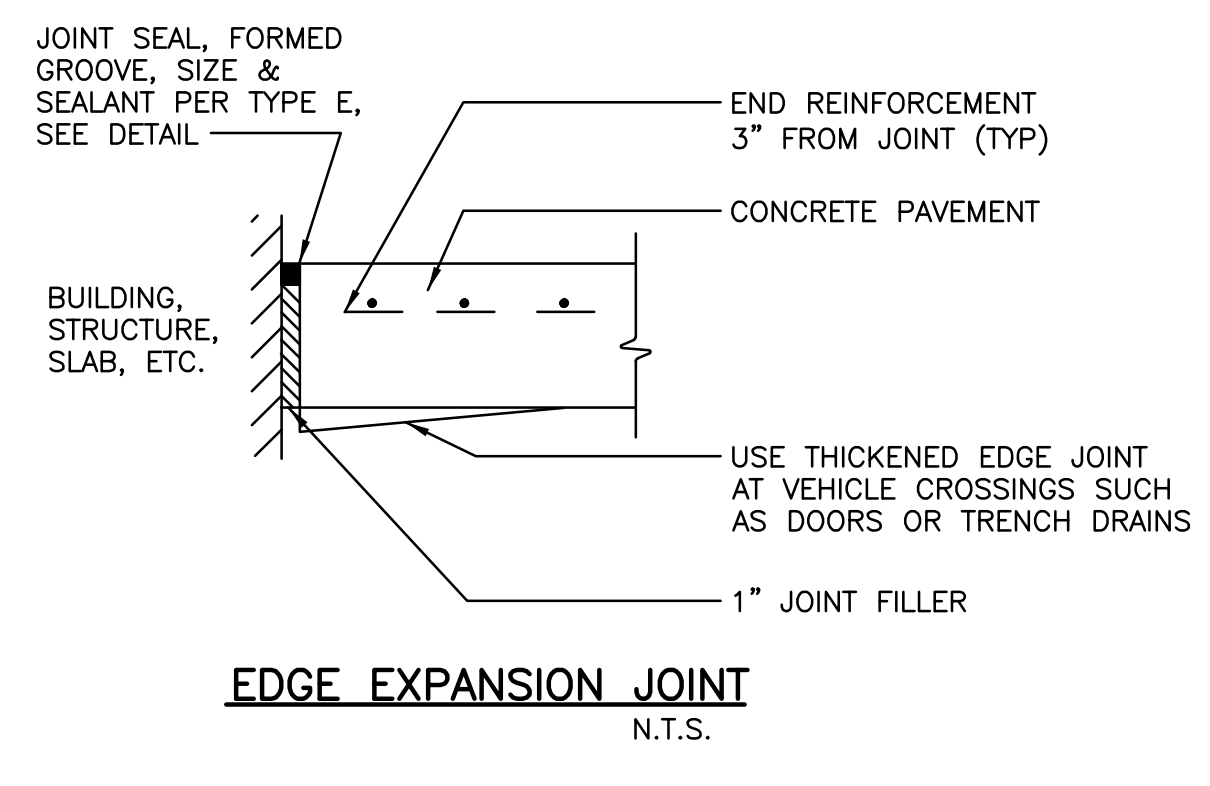
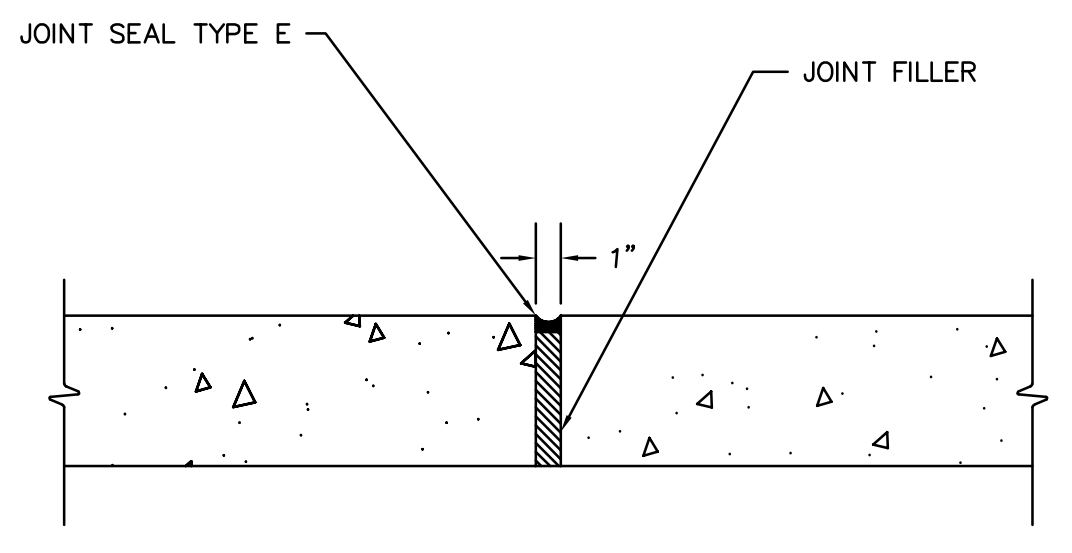
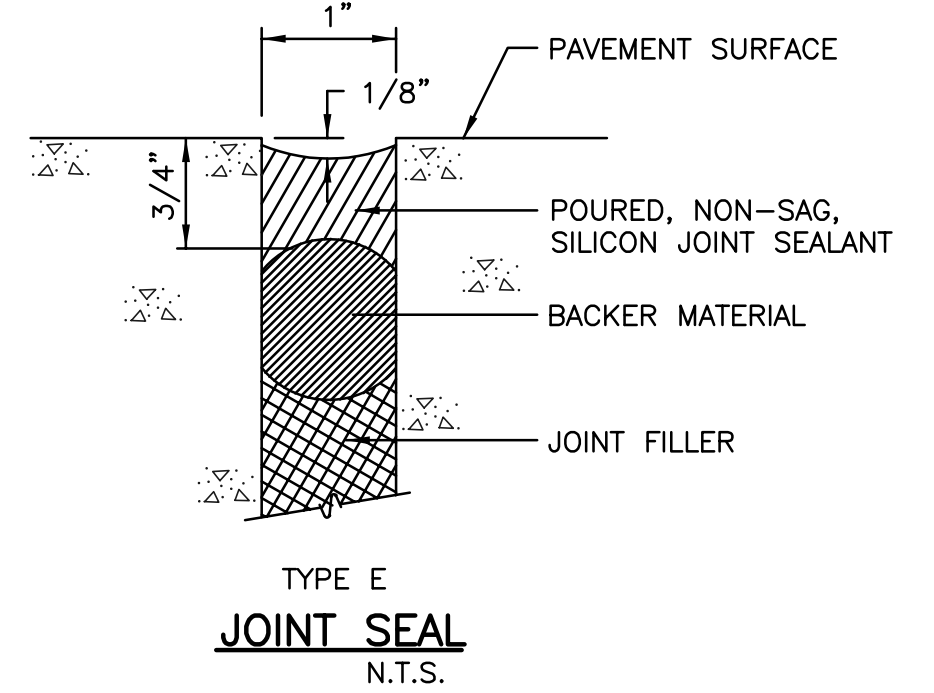
- NOTES:
- EXPANSION JOINTS SHALL BE LOCATED WHERE SIDEWALK ABUTS CONCRETE DRIVEWAYS, CURB, OR OTHER ADJACENT STRUCTURES.
  - 1/2" BITUMINOUS JOINT FILLER SHALL BE INSTALLED AT EXPANSION JOINT LOCATIONS & SHALL EXTEND THE FULL DEPTH OF THE CONCRETE.
  - 1" DEEP CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF APPROXIMATELY 15', OR AT A SPACING THAT MATCHES THE ADJACENT CURB.
  - FORMED CONTRACTION JOINTS SHALL BE FINISHED WITH A TOOL HAVING A 1/4" RADIUS.
  - SCORED JOINTS SHALL BE 1/4" DEEP & PLACED AT THE SPACING INDICATED FOR THE WIDTH OF SIDEWALK, OR MATCH SCORED JOINTS OF ADJACENT CURB.
  - CONCRETE SHALL BE FINISHED BY MEANS OF A FLOAT, STEEL TROWELLED AND BROOMED WITH A FINE BRUSH IN THE TRANSVERSE DIRECTION.
  - 1/4" DEEP SCORED JOINTS SHALL BE SPACED AT 6', EQUAL TO SIDEWALK WIDTH, OR PER PLAN.



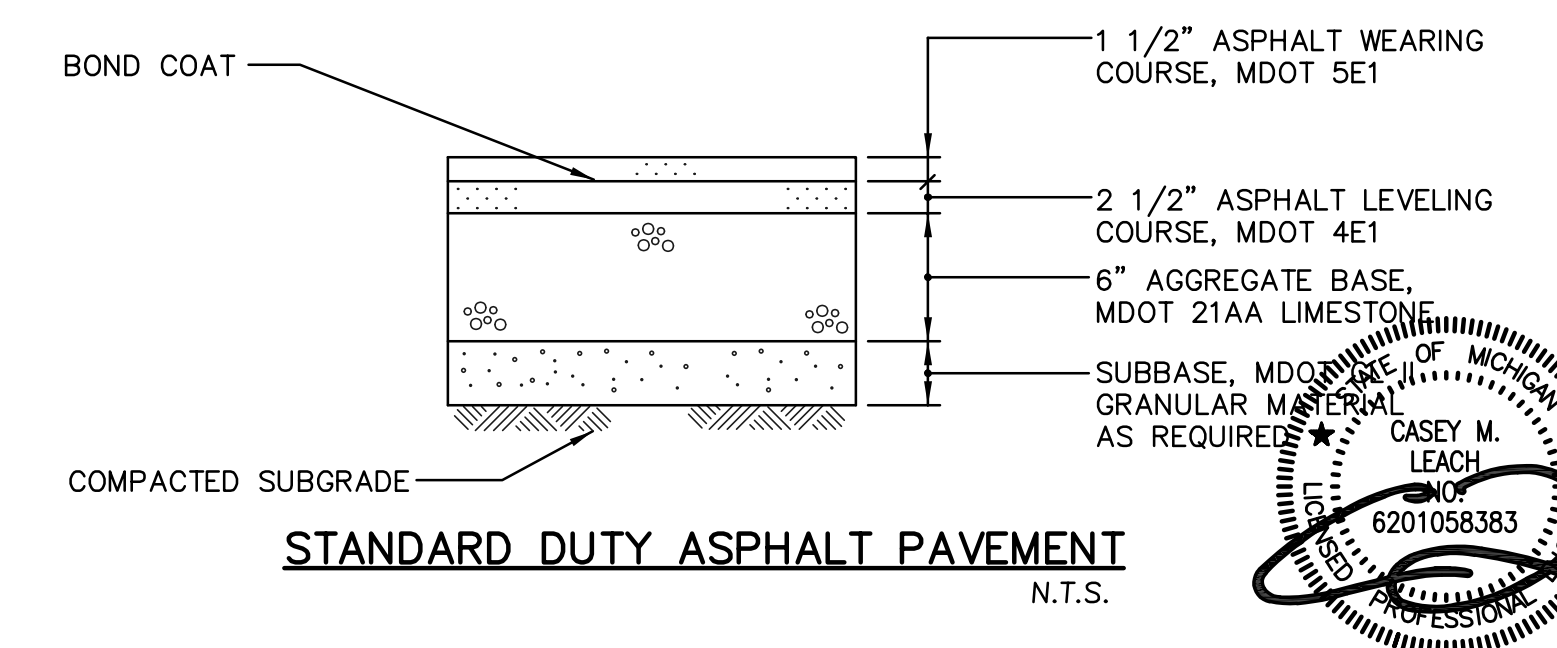
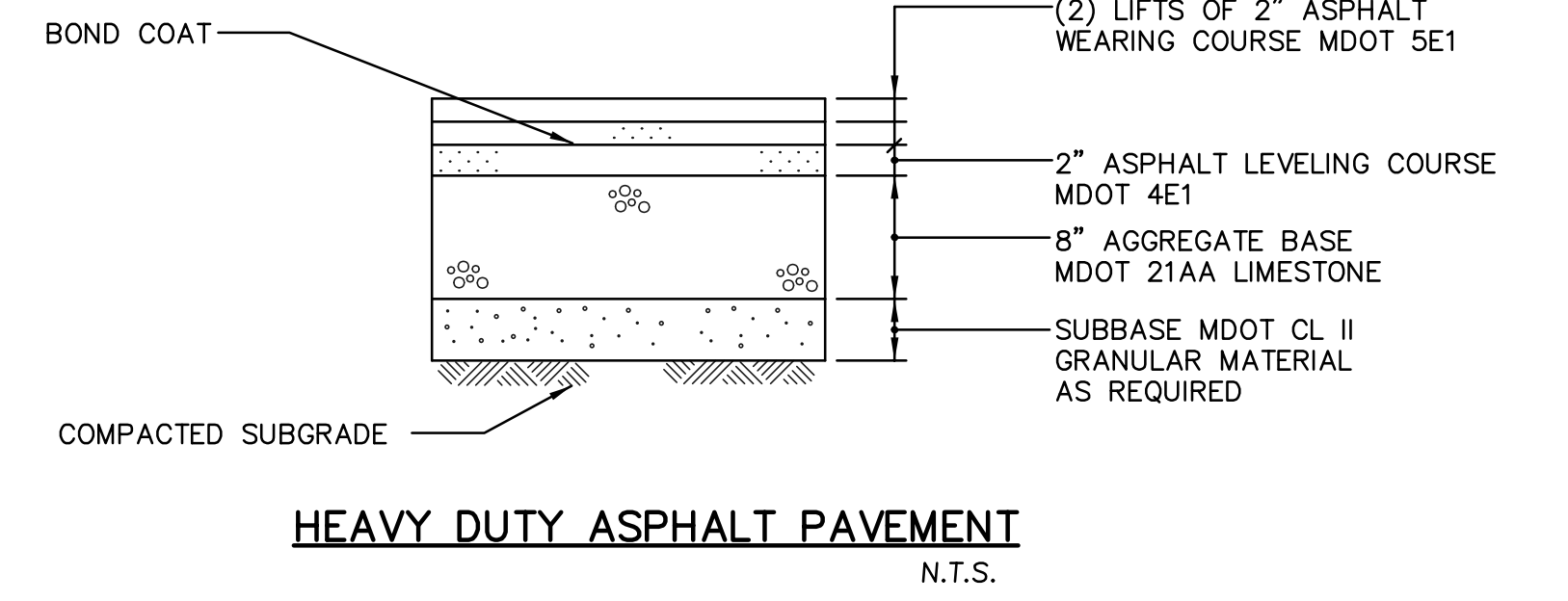
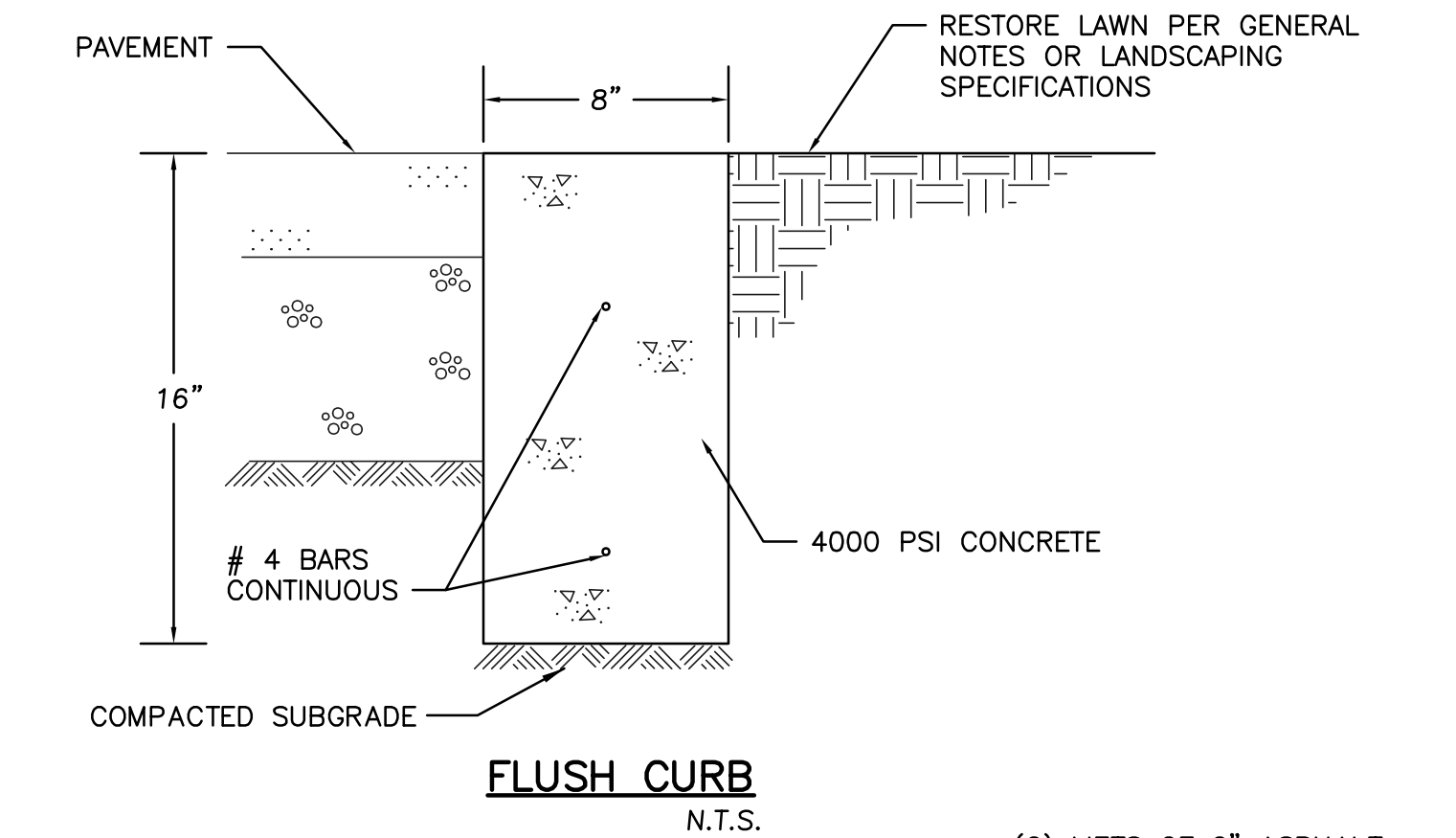
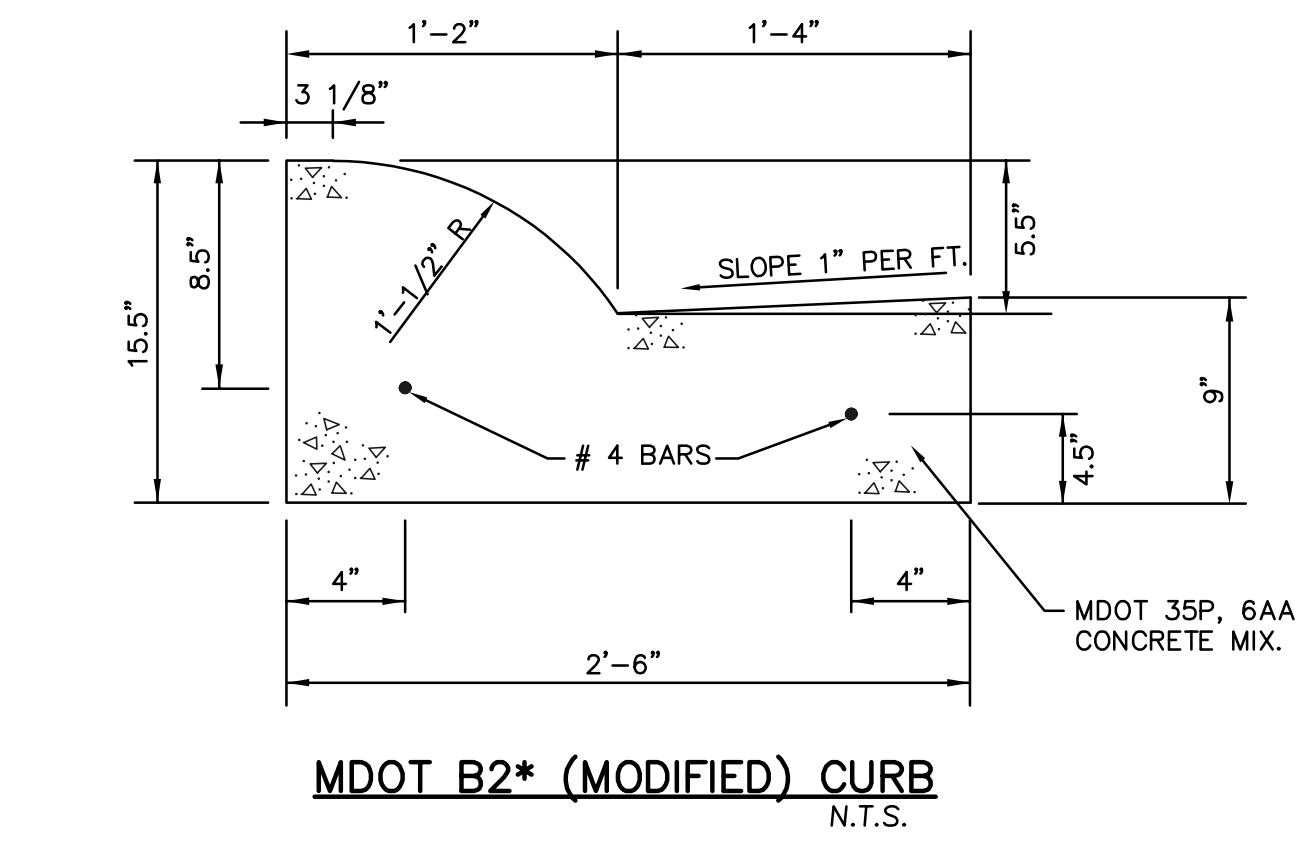
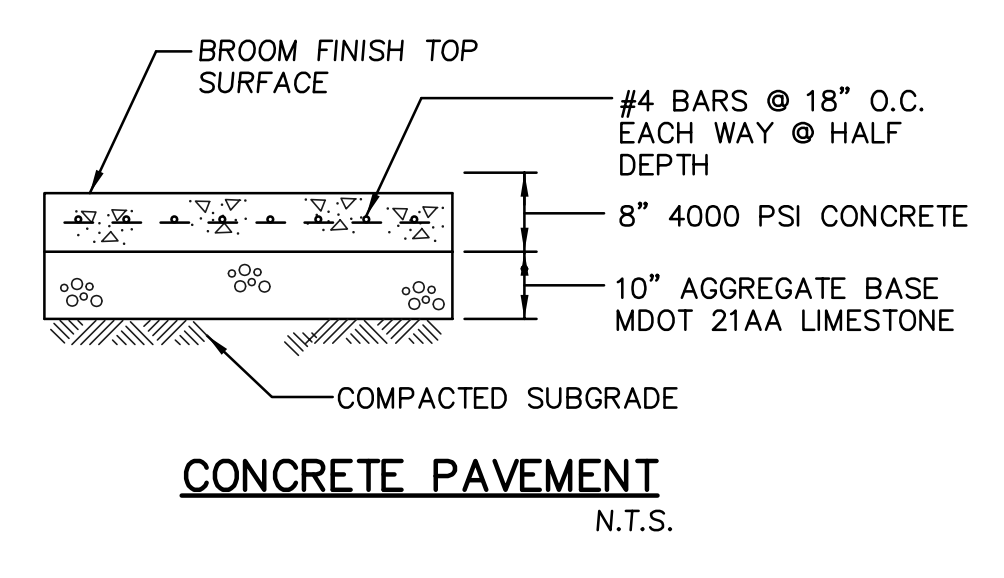
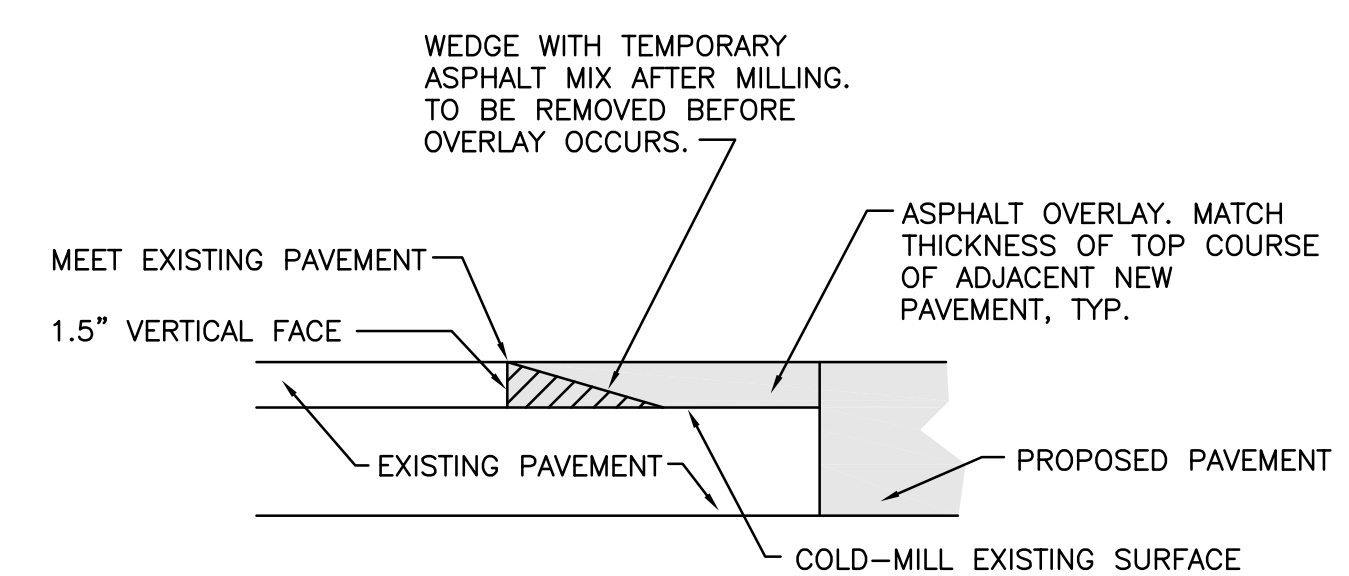
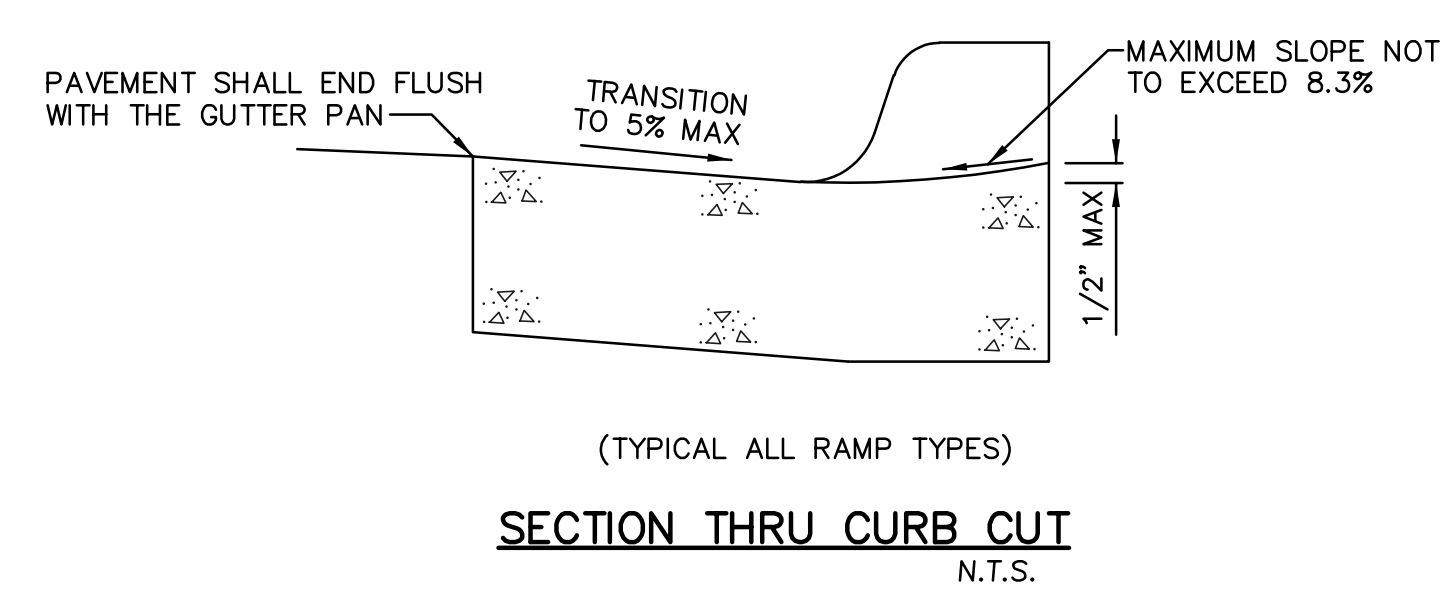
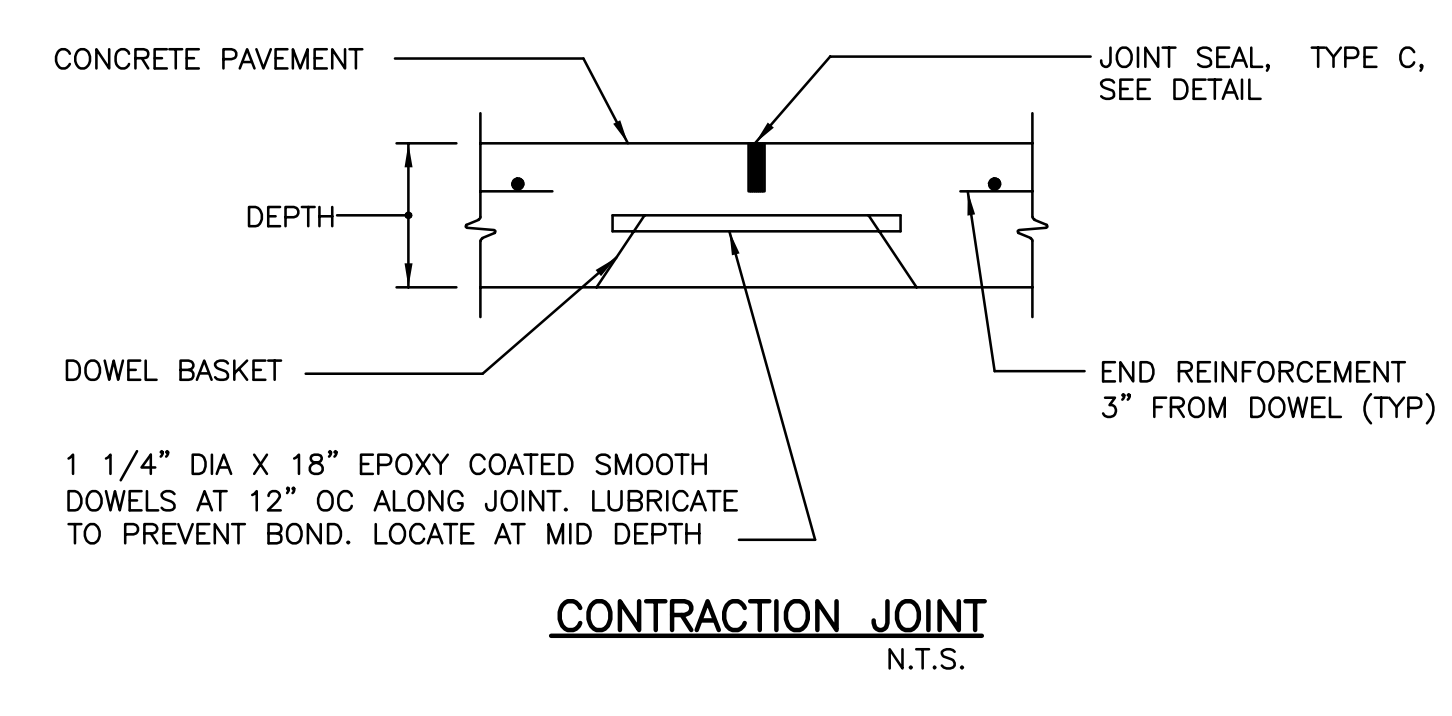
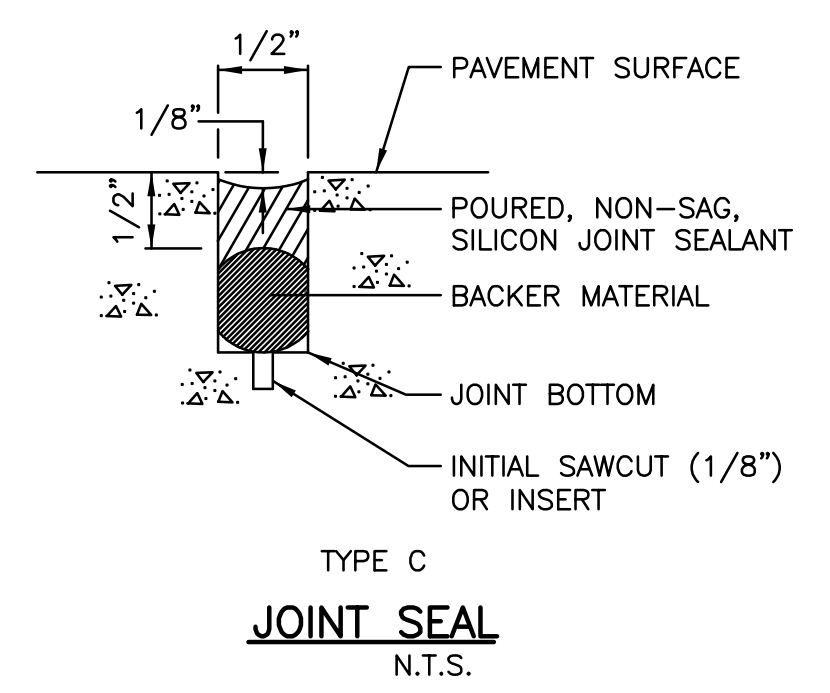
- NOTES:
- USE NORMAL OR REVERSE GUTTER TO EXTEND THE SLOPE OF THE ADJACENT PAVEMENT EXCEPT AS INDICATED.
  - CONCRETE: 4000 PSI
  - PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. & AT ALL RADIUS RETURNS.
  - PROVIDE EXPANSIVE JOINTS EVERY 30'.



NOTE: RELIEF GROOVE: SAW CUT, INSERT, OR FORMED GROOVE, 1/8" MAX X 2 1/2" MIN. SAW CUT 1/2" MIN INTO JOINT FILLER.



NOTE: RELIEF GROOVE: SAW CUT, INSERT, OR FORMED GROOVE, 1/8" WIDE X 2 1/2" MIN.



DATE	ISSUE
04-14-2023	FSP & FEP REV. 1

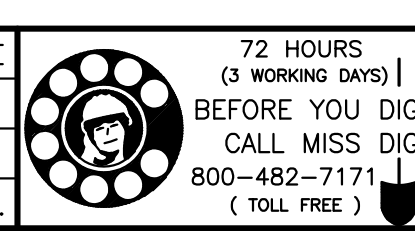
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DATE 2-20-2020	CKD. BY	DATE
DRAWN JM		
DESIGN PCM		
SECTION 1	T-3 -N- R- 8 -E	

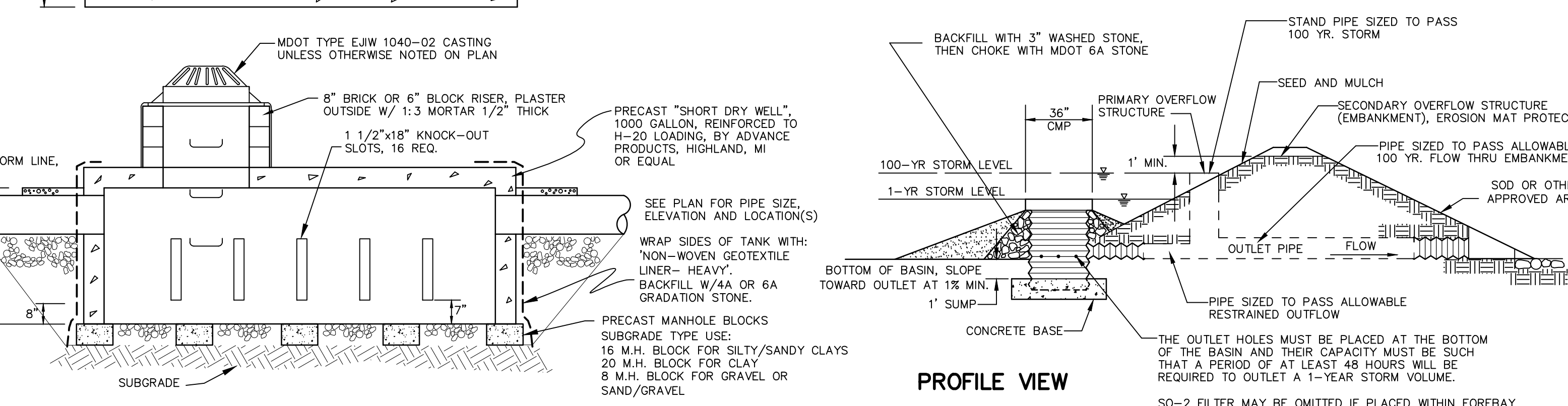
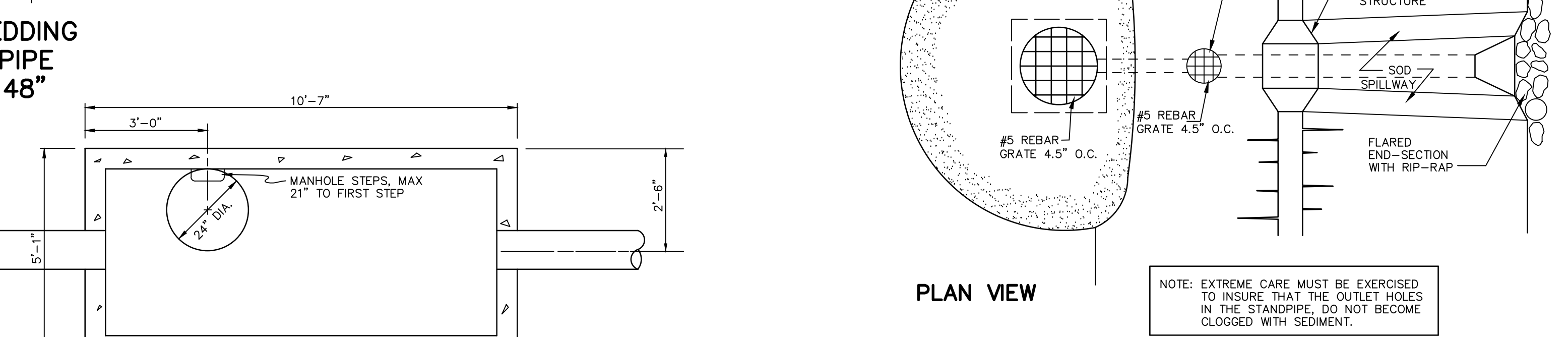
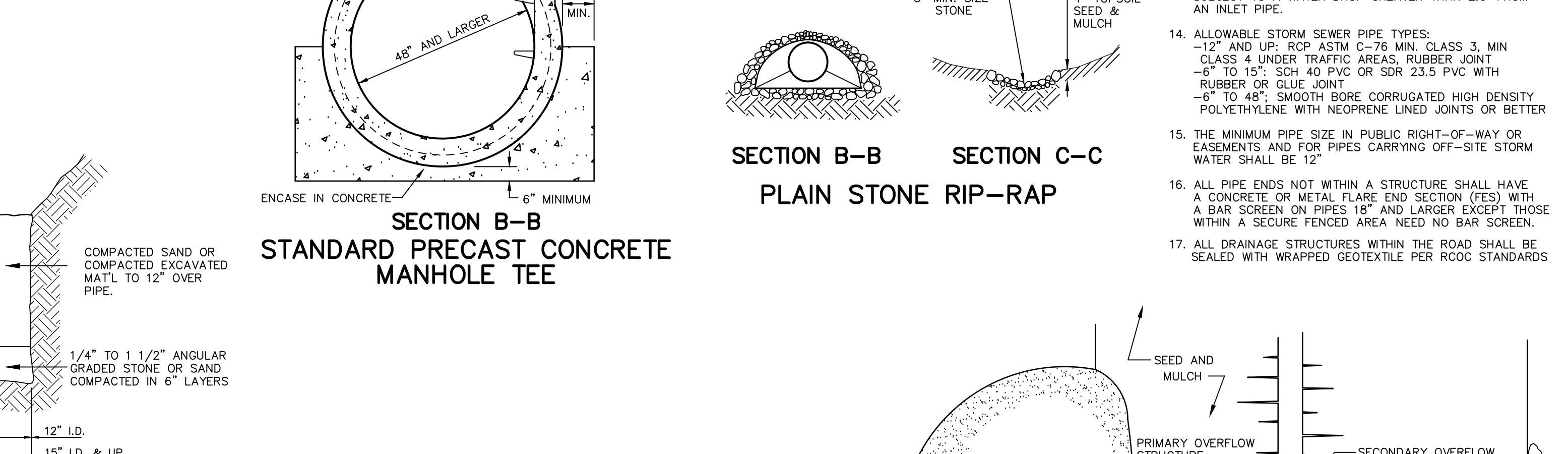
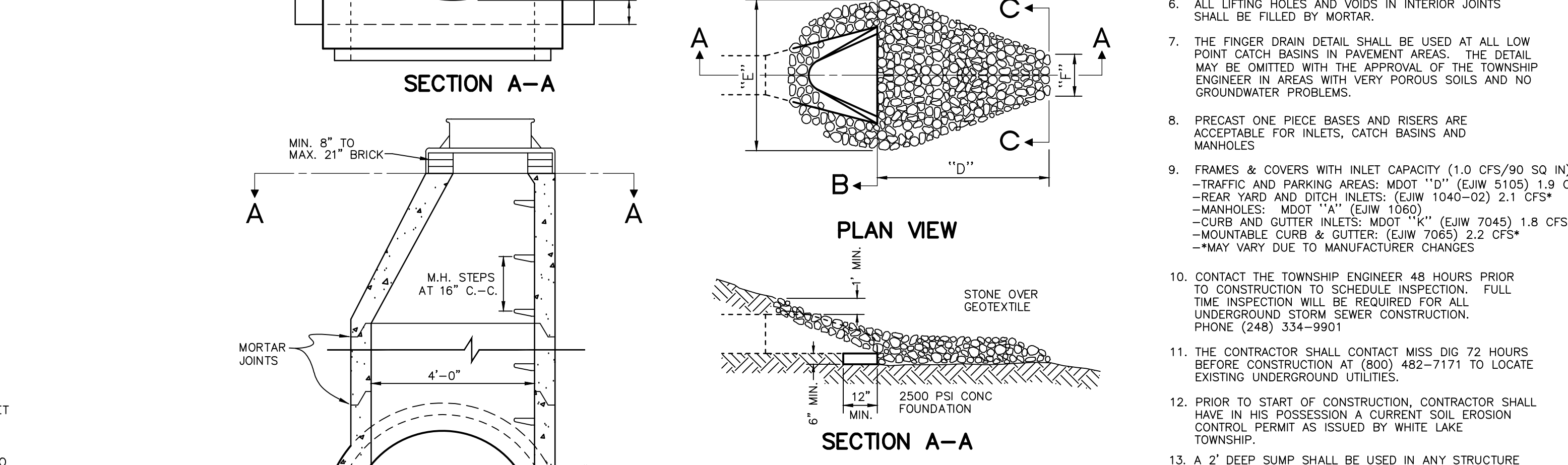
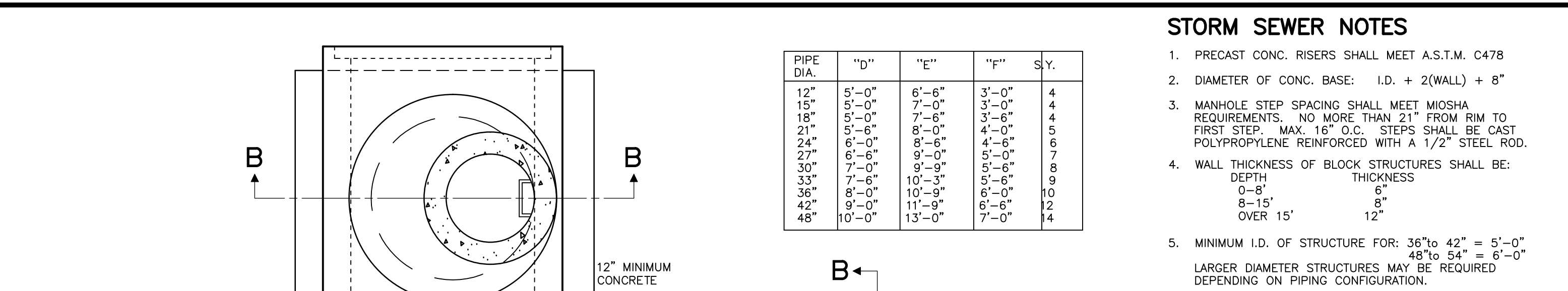
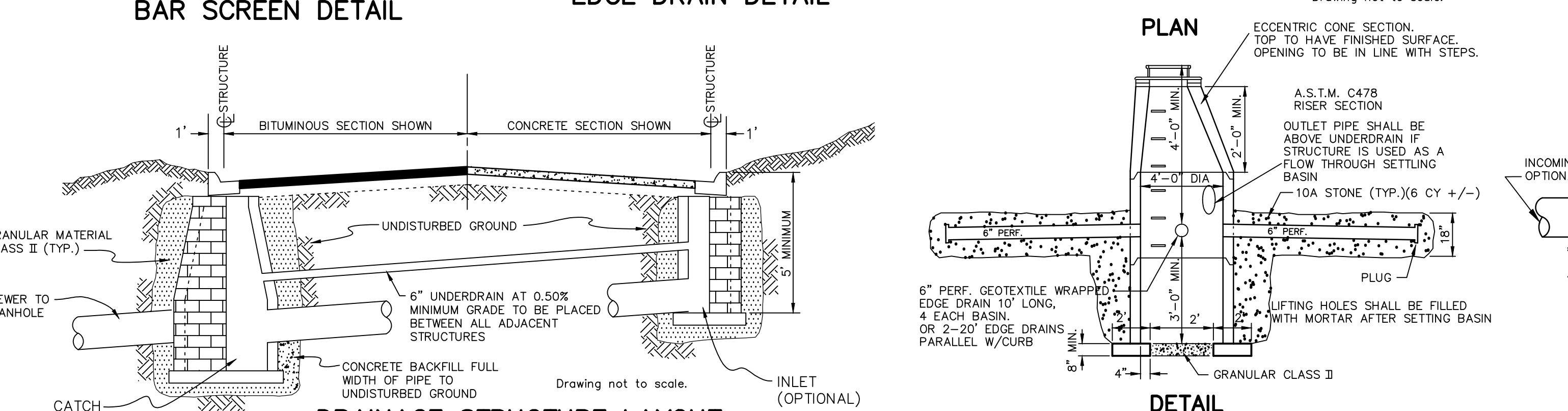
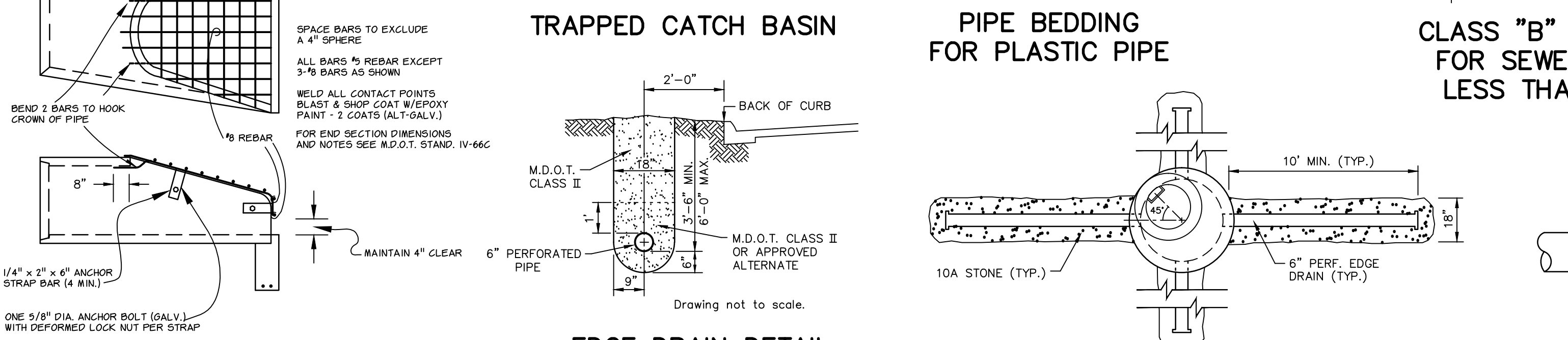
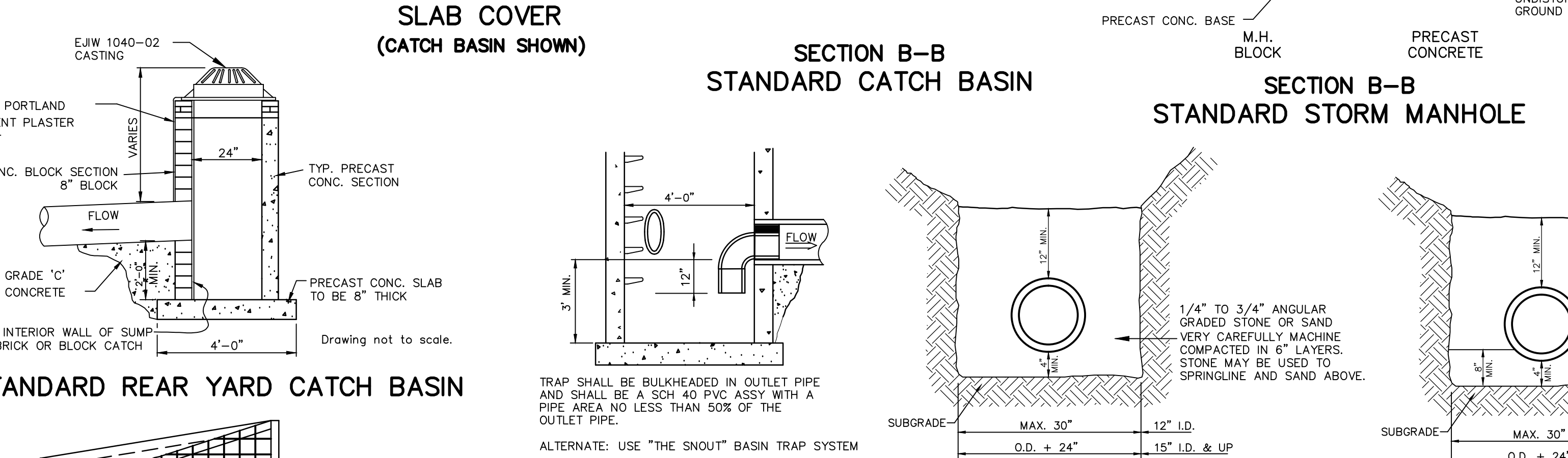
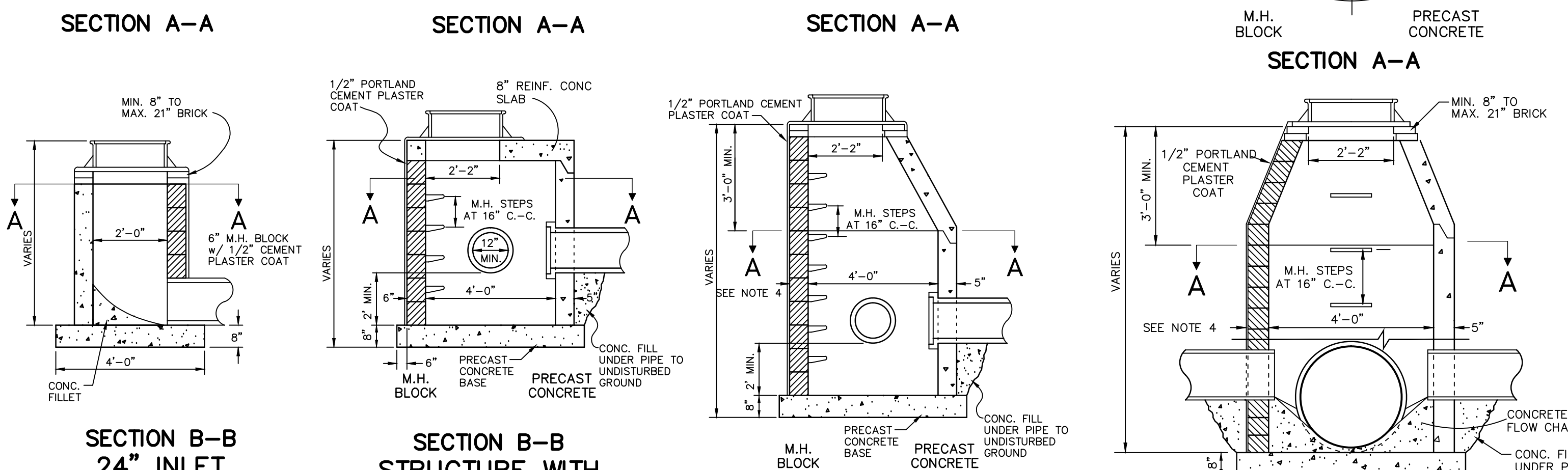
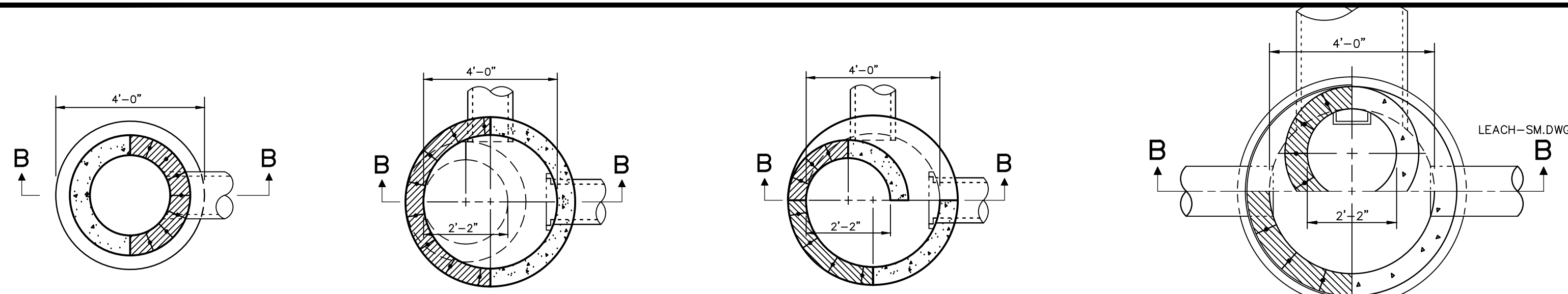


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**DETAILS - PAVEMENT**  
OAKLAND HARVESTERS  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

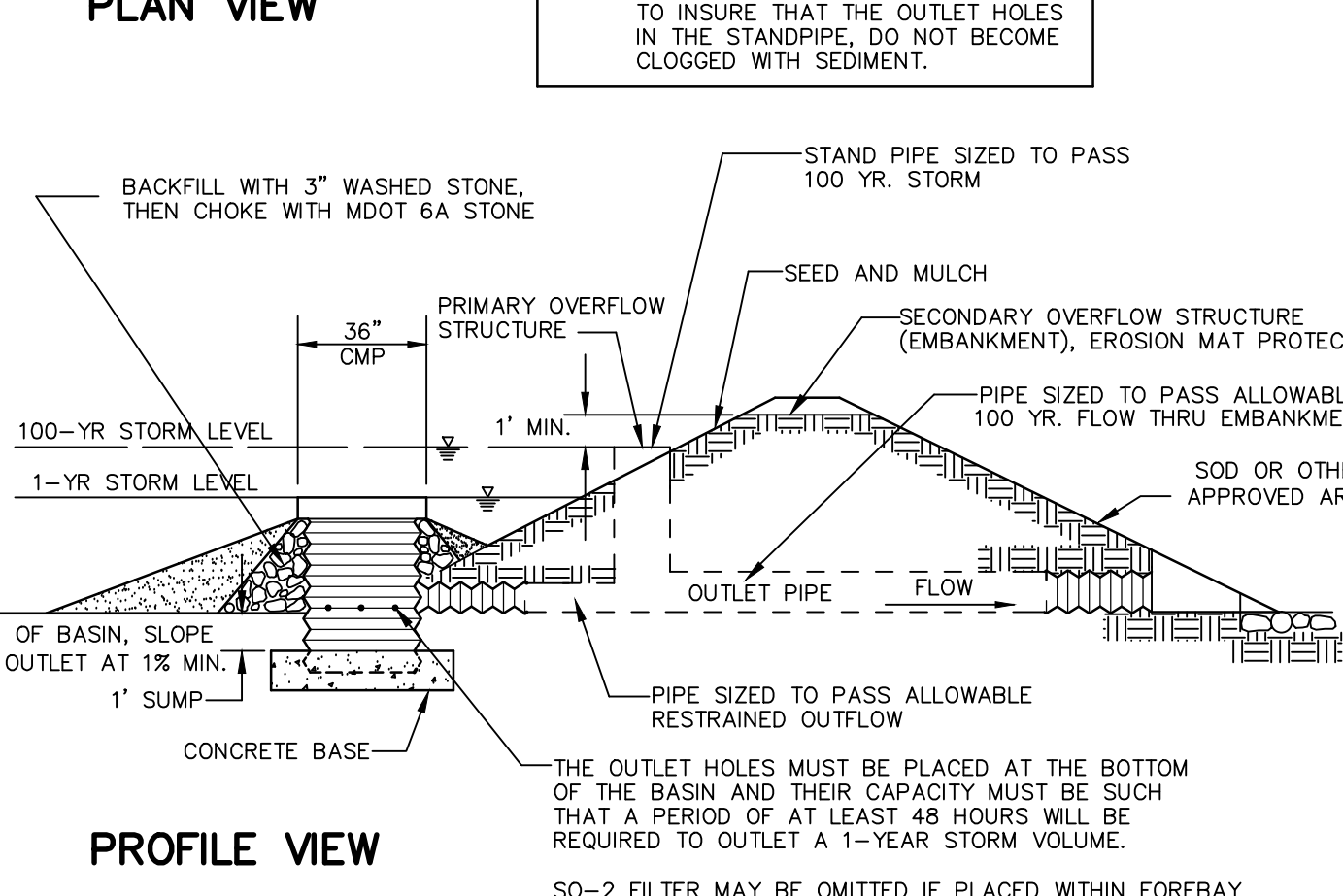
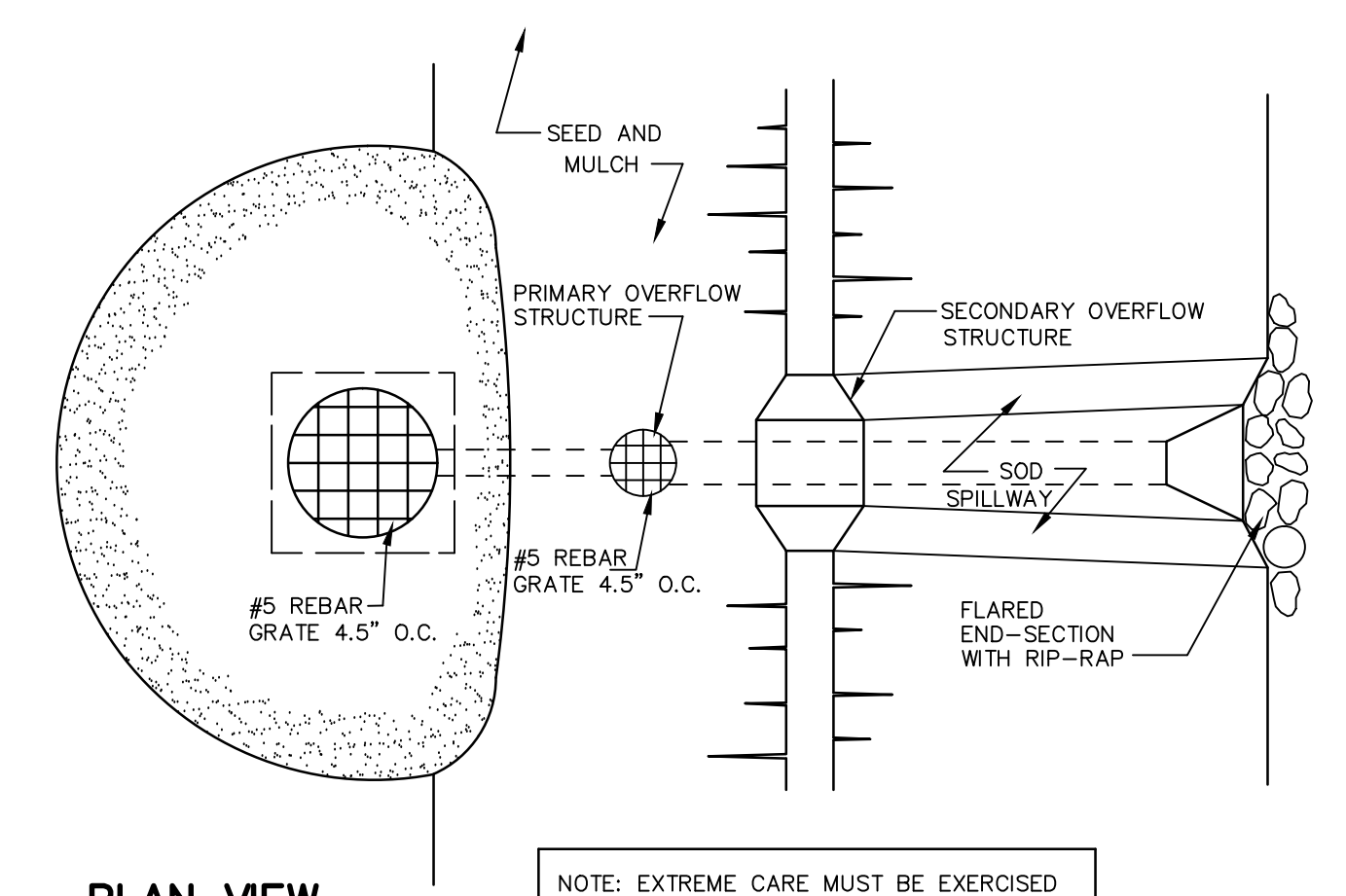
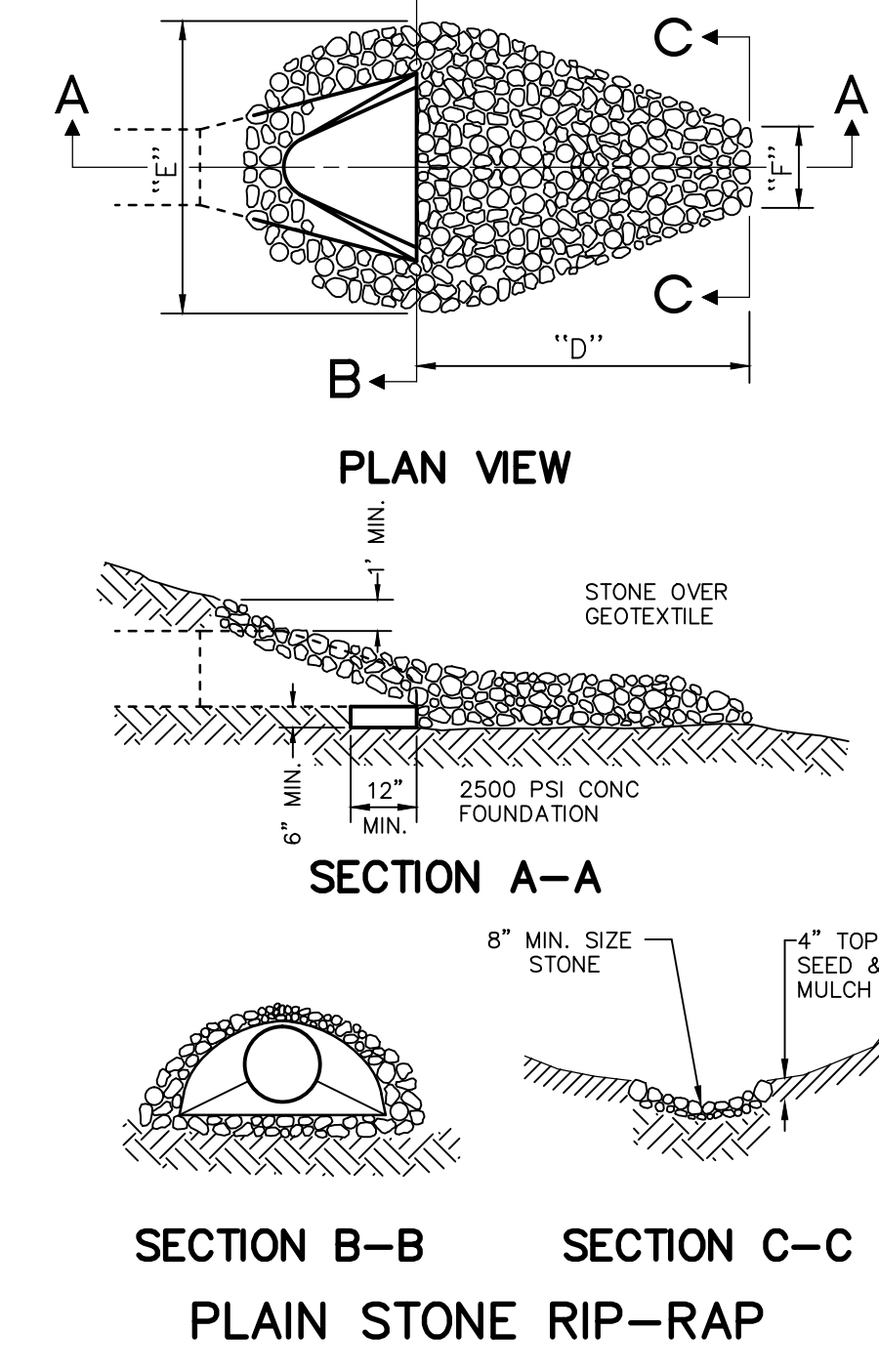
SCALE 1" = 10'
SHEET C-6
KE 2019.352





PIPE DIA.	"D"	"E"	"F"	S.Y.
12"	5'-0"	6'-6"	3'-0"	4
15"	5'-0"	7'-0"	3'-0"	4
18"	5'-0"	7'-6"	3'-0"	4
21"	5'-6"	8'-0"	4'-0"	5
24"	6'-0"	8'-6"	4'-6"	6
27"	6'-6"	9'-0"	5'-0"	7
30"	7'-0"	9'-6"	5'-6"	8
33"	7'-6"	10'-3"	5'-6"	9
36"	8'-0"	10'-9"	6'-0"	10
42"	9'-0"	11'-9"	6'-6"	12
48"	10'-0"	13'-0"	7'-0"	14

- STORM SEWER NOTES**
1. PRECAST CONC. RISERS SHALL MEET A.S.T.M. C478
  2. DIAMETER OF CONC. BASE: I.D. + 2(WALL) + 8"
  3. MANHOLE STEP SPACING SHALL MEET MIOSHA REQUIREMENTS. NO MORE THAN 21" FROM RIM TO FIRST STEP. MAX. 16" O.C. STEPS SHALL BE CAST POLYPROPYLENE REINFORCED WITH A 1/2" STEEL ROD.
  4. WALL THICKNESS OF BLOCK STRUCTURES SHALL BE:  
DEPTH THICKNESS  
0-8' 8"  
8-15' 8"  
OVER 15' 12"
  5. MINIMUM I.D. OF STRUCTURE FOR: 36" to 42" = 5'-0"  
48" to 54" = 6'-0"  
LARGER DIAMETER STRUCTURES MAY BE REQUIRED DEPENDING ON PIPING CONFIGURATION.
  6. ALL LIFTING HOLES AND VOIDS IN INTERIOR JOINTS SHALL BE FILLED BY MORTAR.
  7. THE FINGER DRAIN DETAIL SHALL BE USED AT ALL LOW POINT CATCH BASINS IN PAVEMENT AREAS. THE DETAIL MAY BE OMITTED WITH THE APPROVAL OF THE TOWNSHIP ENGINEER IN AREAS WITH VERY POROUS SOILS AND NO GROUNDWATER PROBLEMS.
  8. PRECAST ONE PIECE BASES AND RISERS ARE ACCEPTABLE FOR INLETS, CATCH BASINS AND MANHOLES.
  9. FRAMES & COVERS WITH INLET CAPACITY (1.0 CFS/90 SQ IN) -TRAFFIC AND PARKING AREAS: MDOT "D" (EJW 5105) 1.9 CFS\* -REAR YARD AND DITCH INLETS: (EJW 1040-02) 2.1 CFS\* -MANHOLES: MDOT "A" (EJW 1060) -CURB AND GUTTER INLETS: MDOT "K" (EJW 7045) 1.8 CFS\* -MOUNTABLE CURB & GUTTER: (EJW 7065) 2.2 CFS\* \*MAY VARY DUE TO MANUFACTURER CHANGES
  10. CONTACT THE TOWNSHIP ENGINEER 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE INSPECTION. FULL TIME INSPECTION WILL BE REQUIRED FOR ALL UNDERGROUND STORM SEWER CONSTRUCTION. PHONE: (248) 334-9901
  11. THE CONTRACTOR SHALL CONTACT MISS DG 72 HOURS BEFORE CONSTRUCTION AT (800) 482-7171 TO LOCATE EXISTING UNDERGROUND UTILITIES.
  12. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL HAVE IN HIS POSSESSION A CURRENT SOIL EROSION CONTROL PERMIT AS ISSUED BY WHITE LAKE TOWNSHIP.
  13. A 2' DEEP SUMP SHALL BE USED IN ANY STRUCTURE SUBJECT TO A WATER DROP GREATER THAN 2.0' FROM AN INLET PIPE.
  14. ALLOWABLE STORM SEWER PIPE TYPES:  
-12" AND UP: RCP ASTM C-76 MIN CLASS 3, MIN CLASS 4 UNDER TRAFFIC AREAS, RUBBER JOINT  
-6" TO 15": SCH 40 PVC OR SDR 23.5 PVC WITH RUBBER OR GLUE JOINT  
-6" TO 48": SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE WITH NEOPRENE LINED JOINTS OR BETTER
  15. THE MINIMUM PIPE SIZE IN PUBLIC RIGHT-OF-WAY OR EASEMENTS AND FOR PIPES CARRYING OFF-SITE STORM WATER SHALL BE 12"
  16. ALL PIPE ENDS NOT WITHIN A STRUCTURE SHALL HAVE A CONCRETE OR METAL FLARE END SECTION (FES) WITH A BAR SCREEN ON PIPES 18" AND LARGER EXCEPT THOSE WITHIN A SECURE FENCED AREA NEED NO BAR SCREEN.
  17. ALL DRAINAGE STRUCTURES WITHIN THE ROAD SHALL BE SEALED WITH WRAPPED GEOTEXTILE PER ROC STANDARD



REVISIONS	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE
		FIRST ISSUE	08/16/95			10-03-02			06-01-07
		ADD SO-1	06-17-96			12-17-03			04/30/13
		NEW BAR GRATE	11-03-97			05-17-05			

**Johnson & Anderson**

4494 Elizabeth Lake Road  
Waterford, Michigan 48328  
tel (248) 681-7800 fax (248) 681-2660

1060 W. Norton Avenue, Suite 7  
Muskegon, Michigan 49441  
tel (231) 780-3100 fax (231) 780-3115

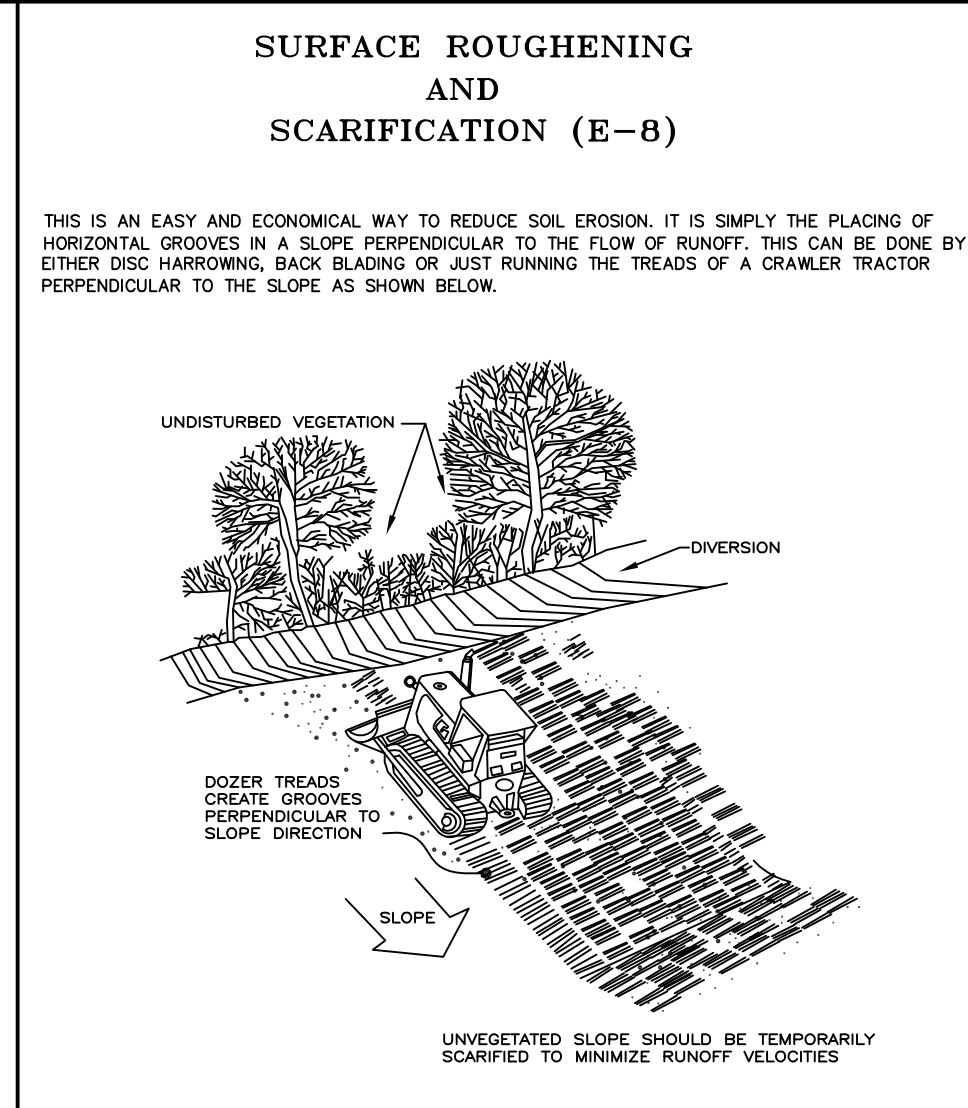
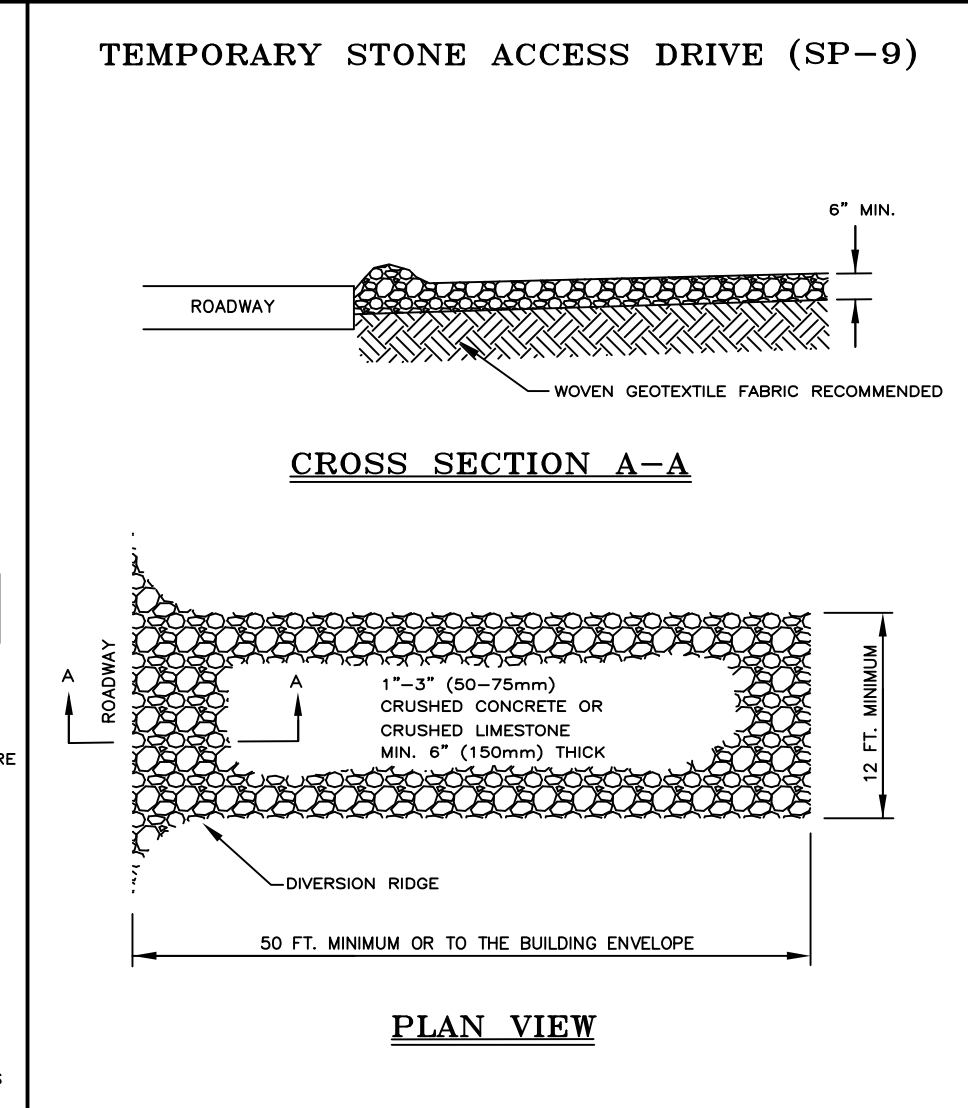
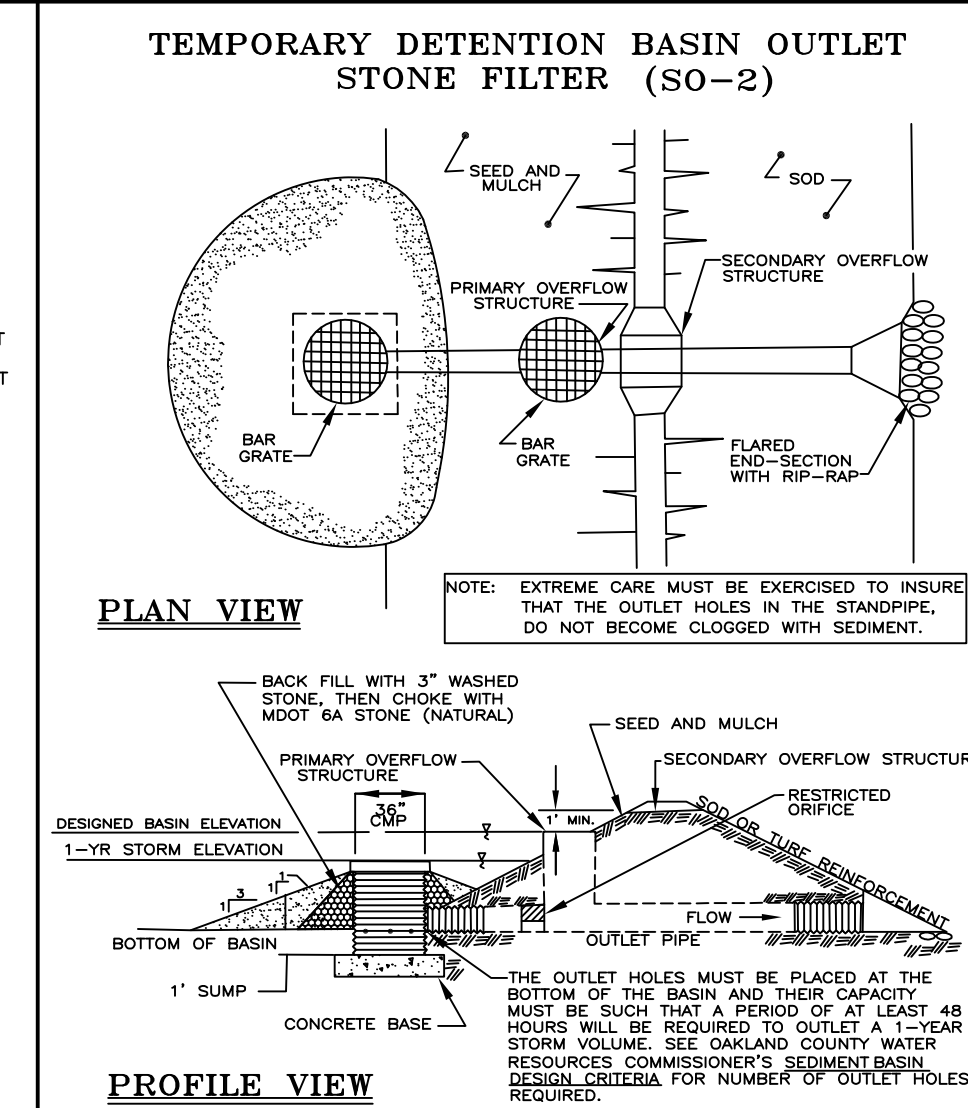
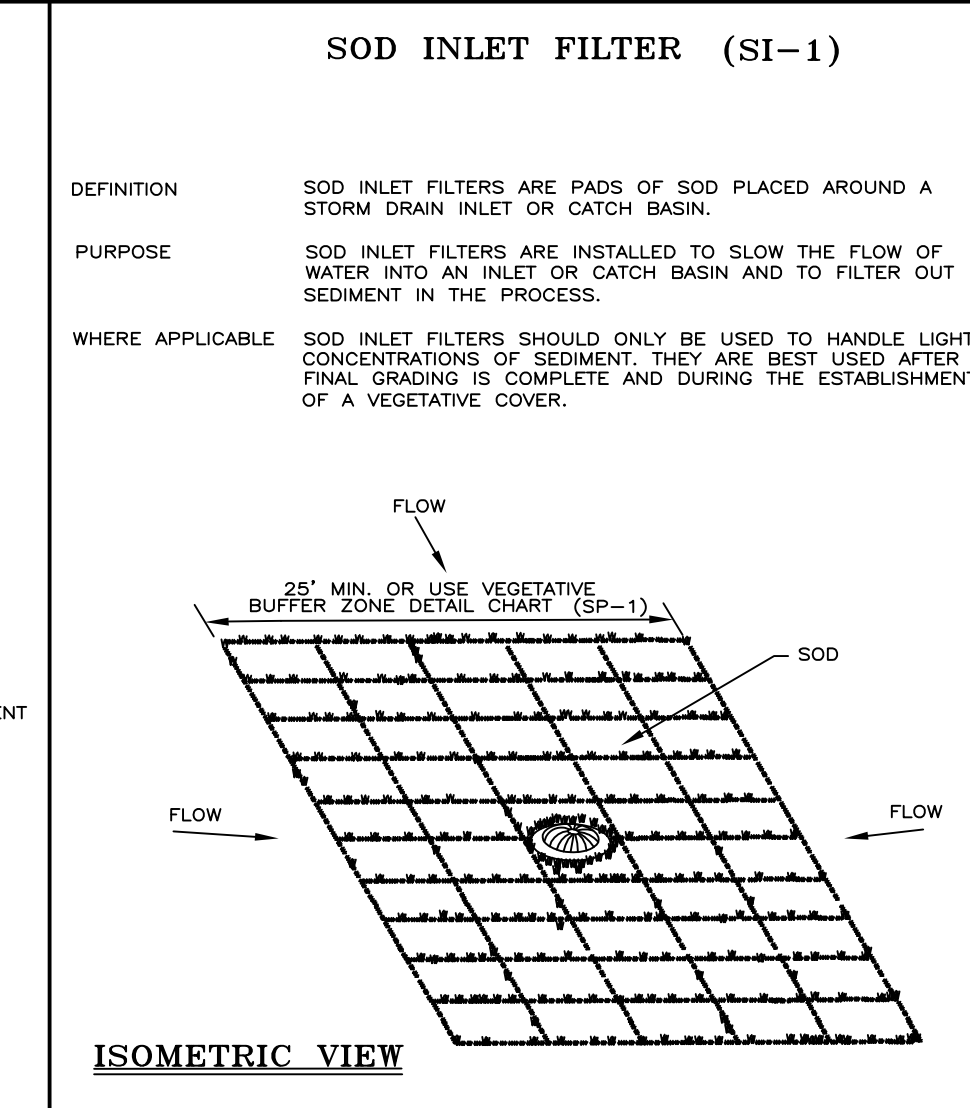
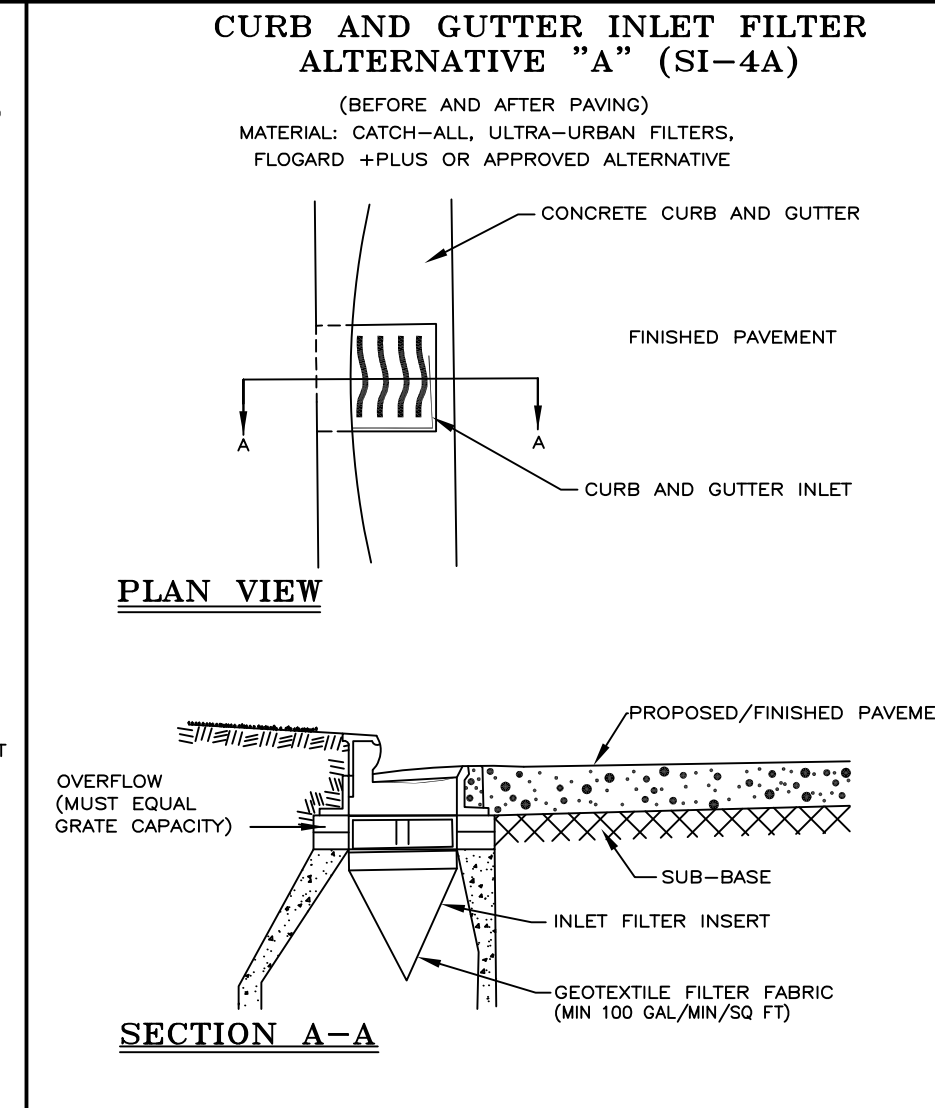
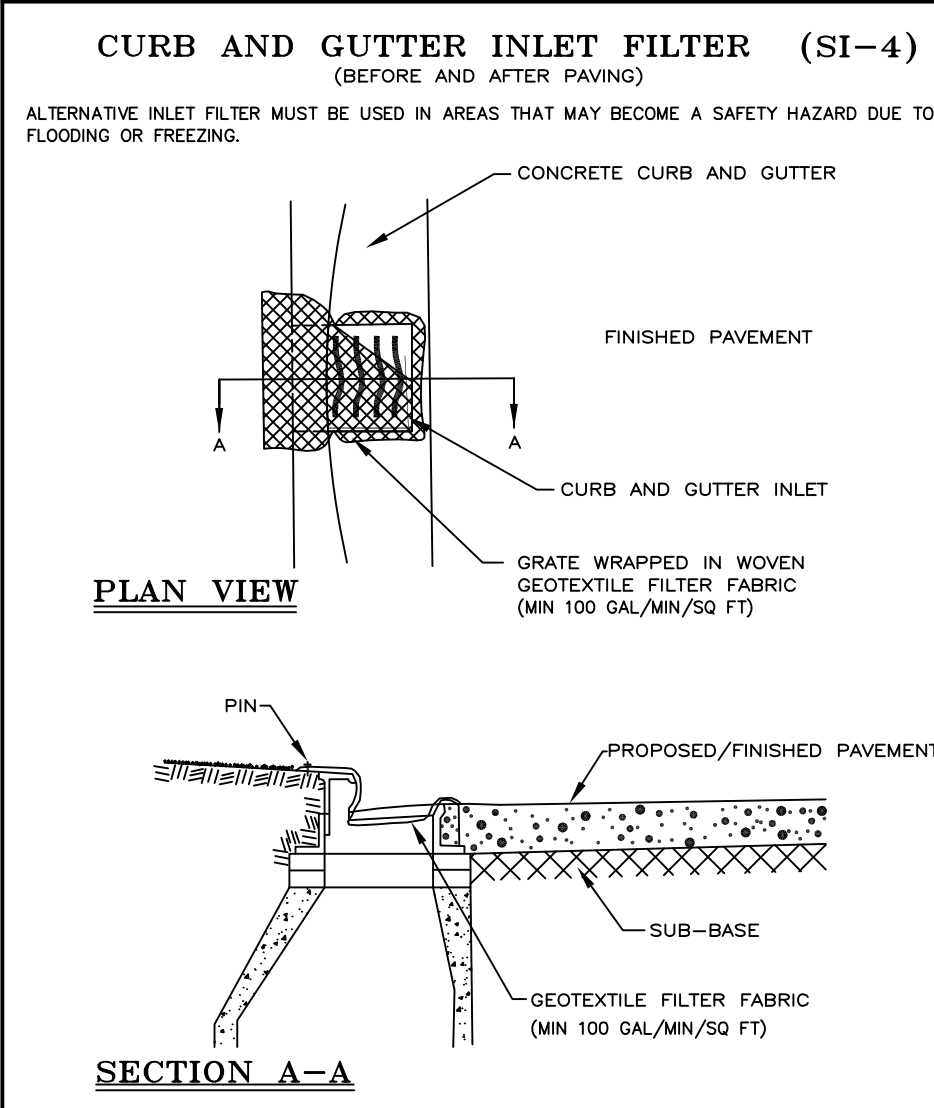
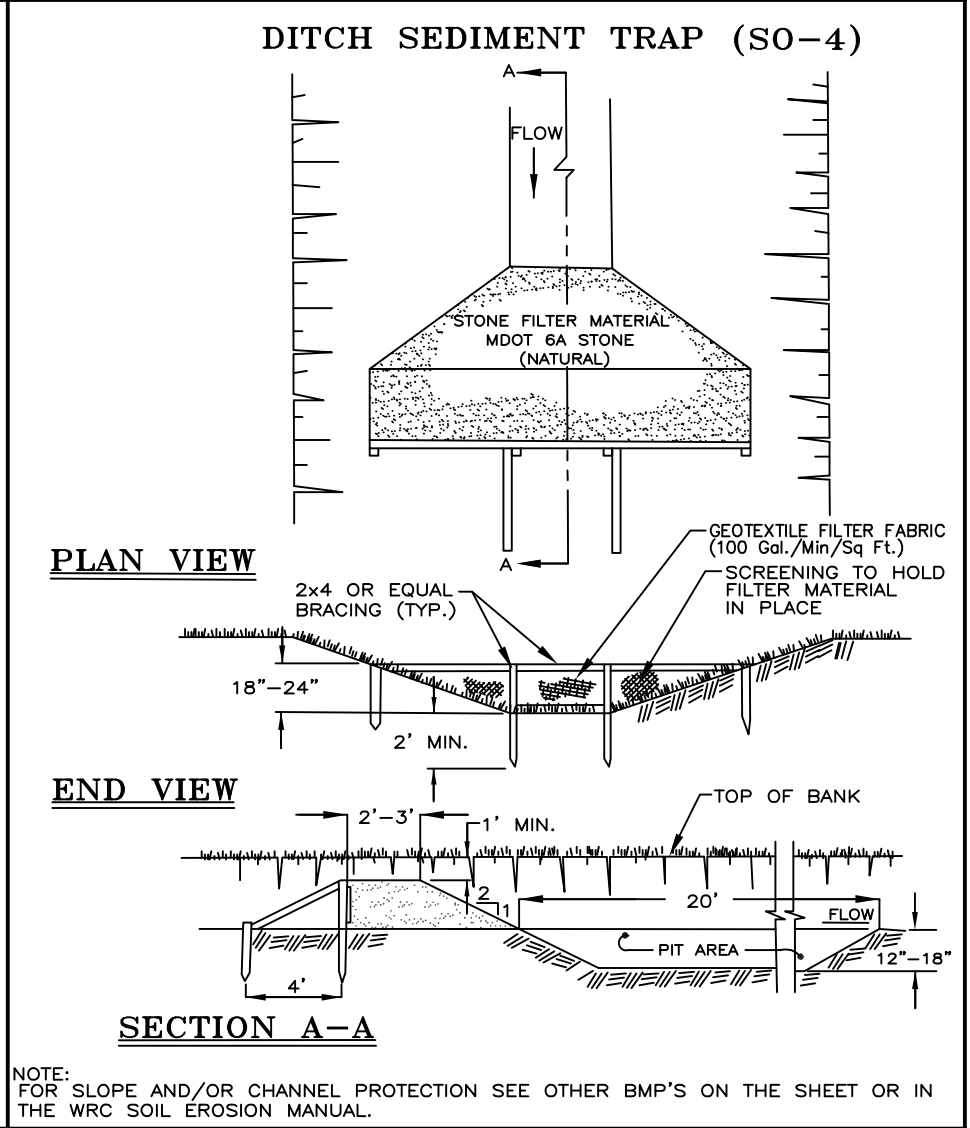
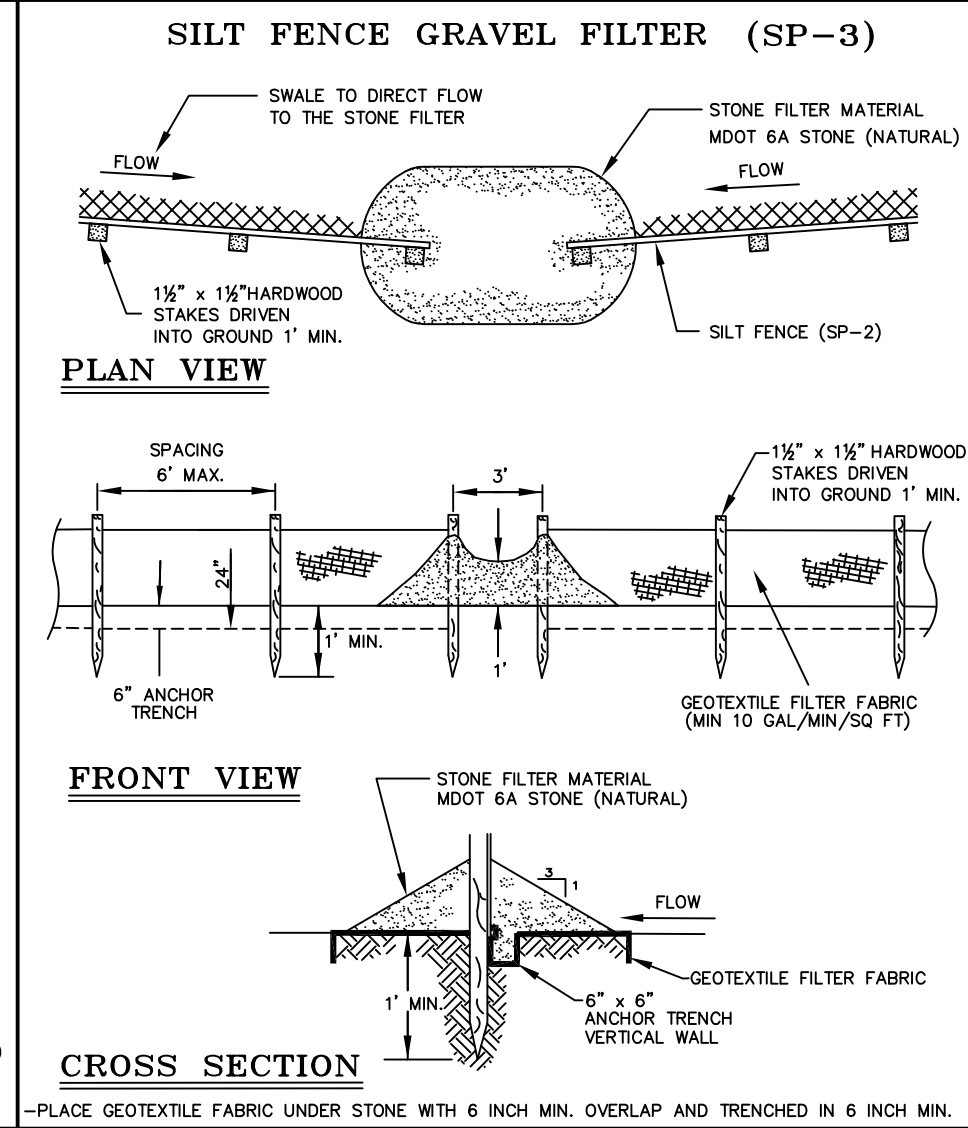
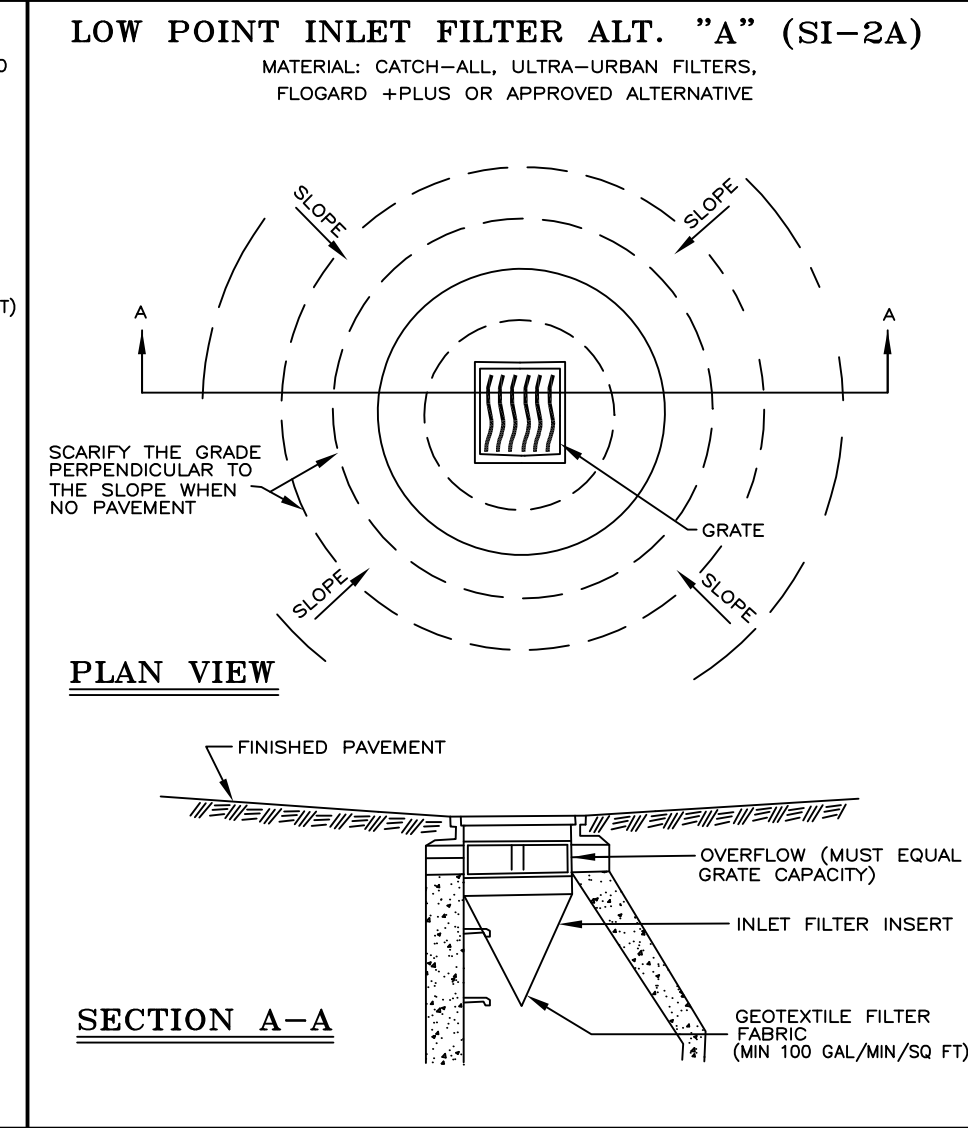
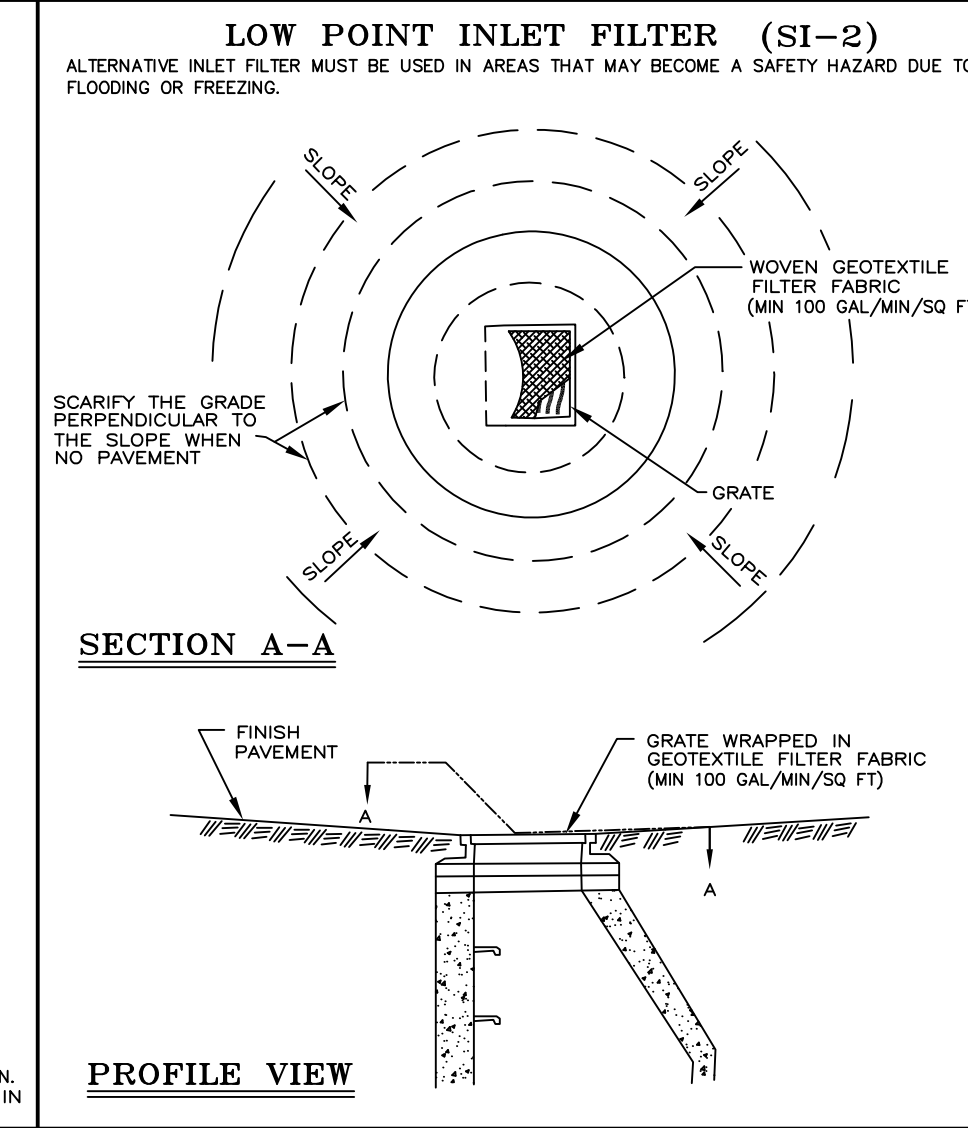
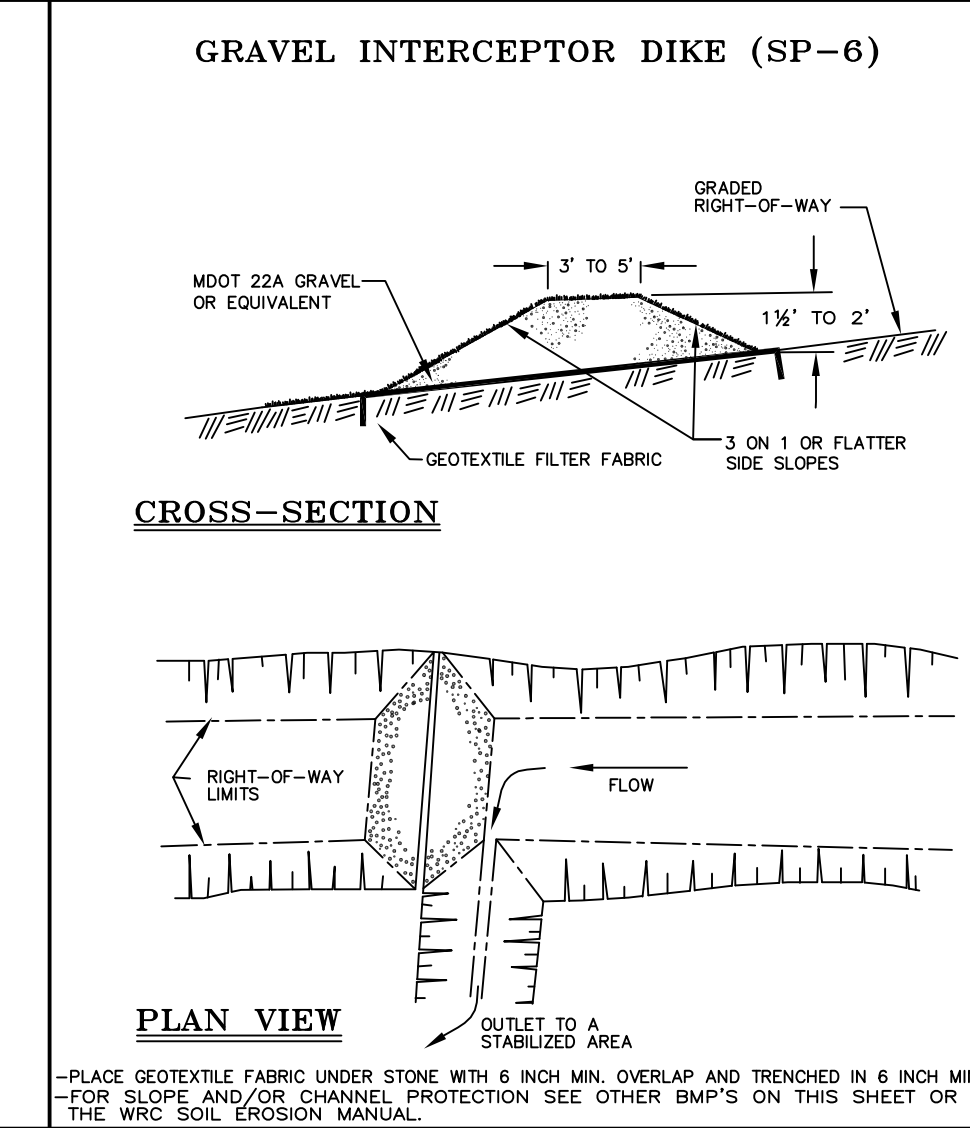
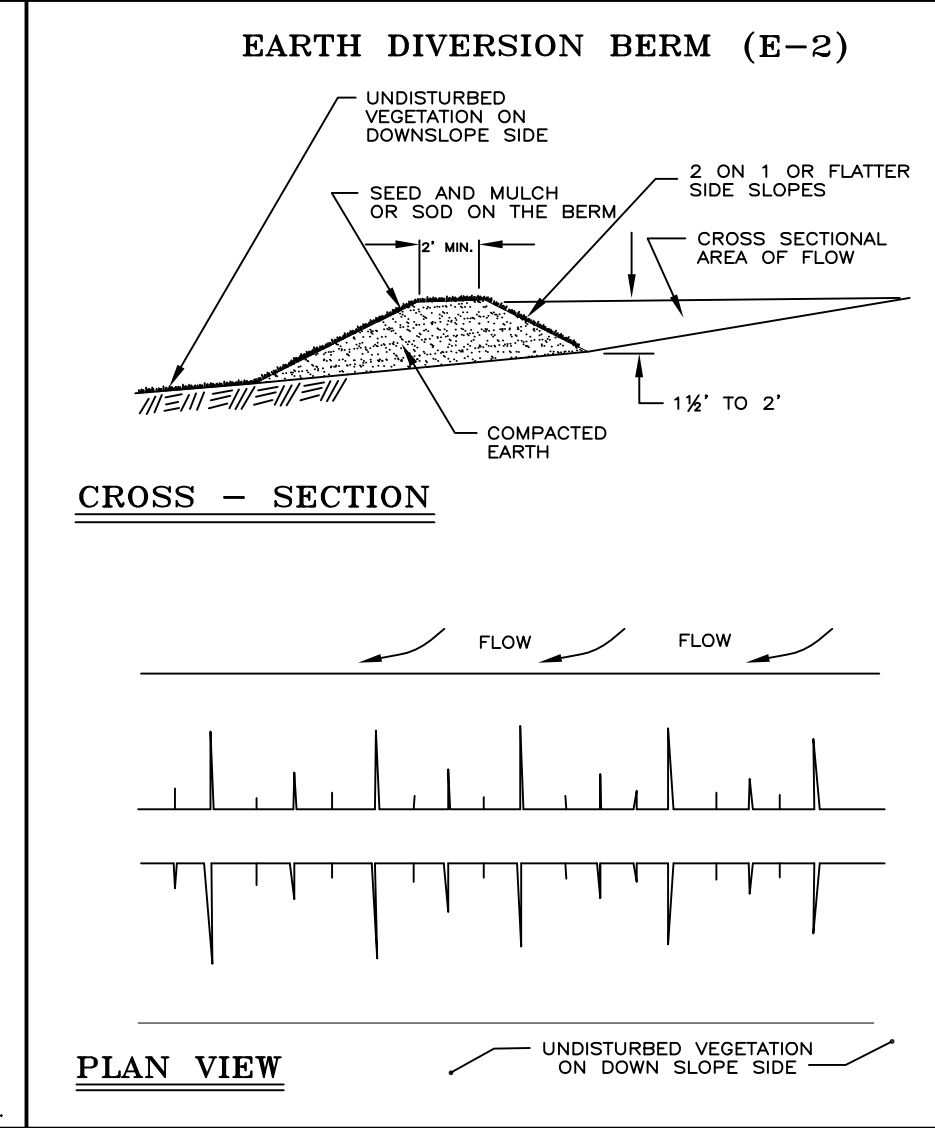
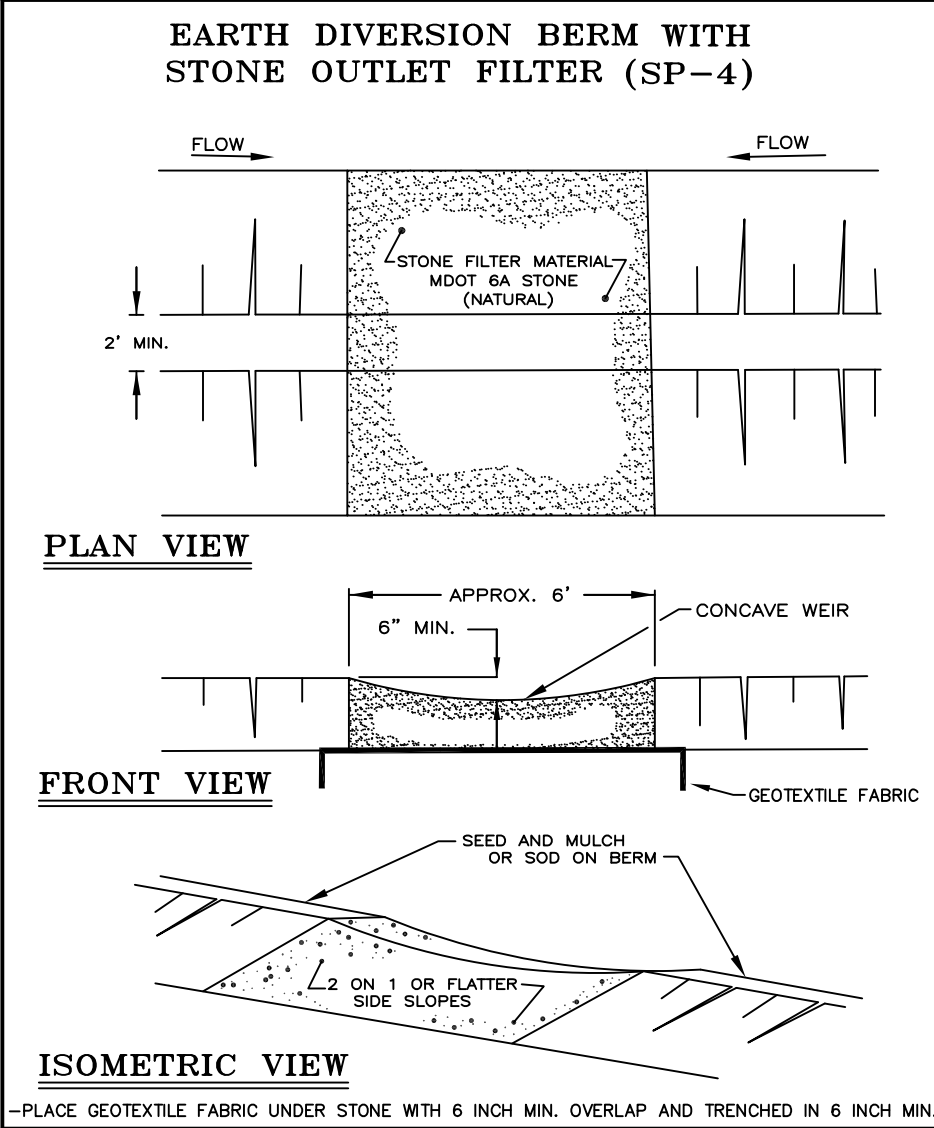
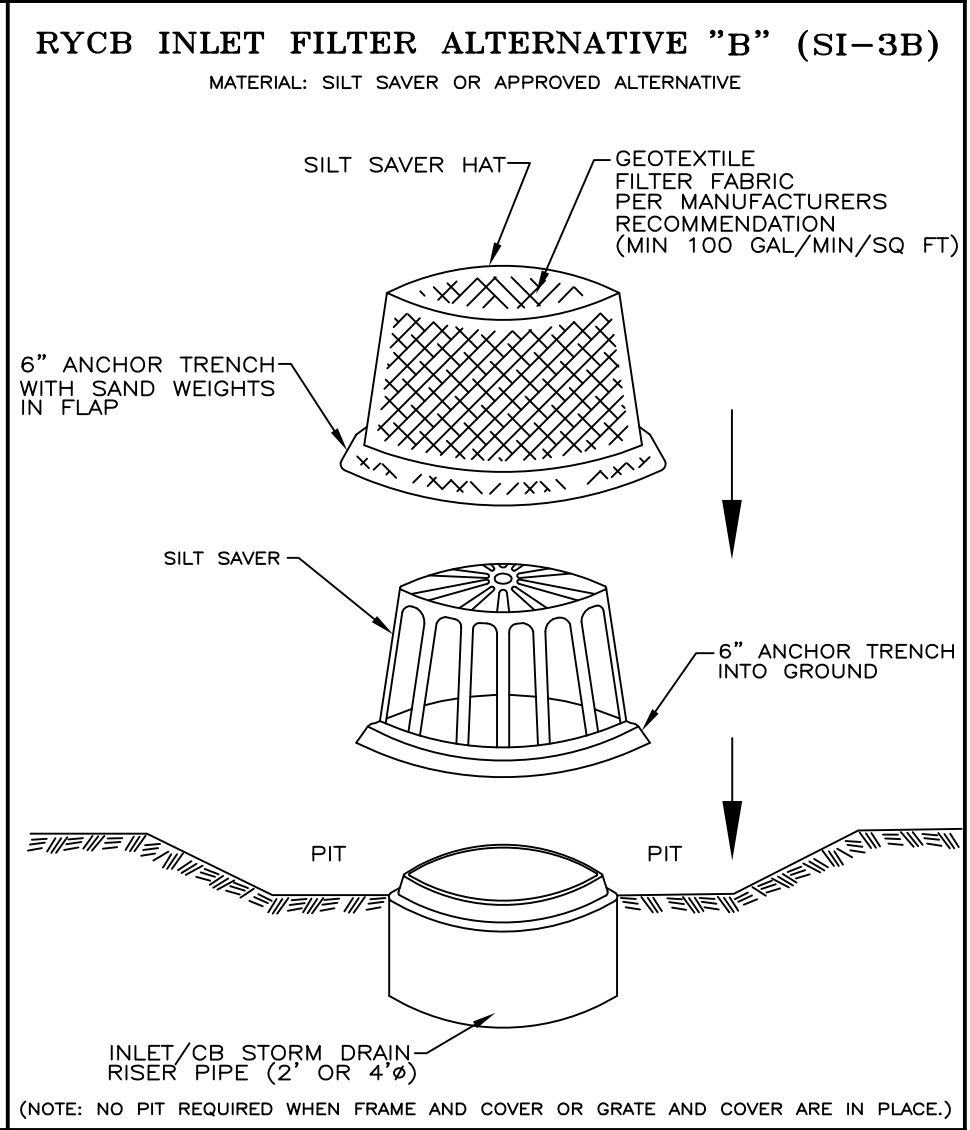
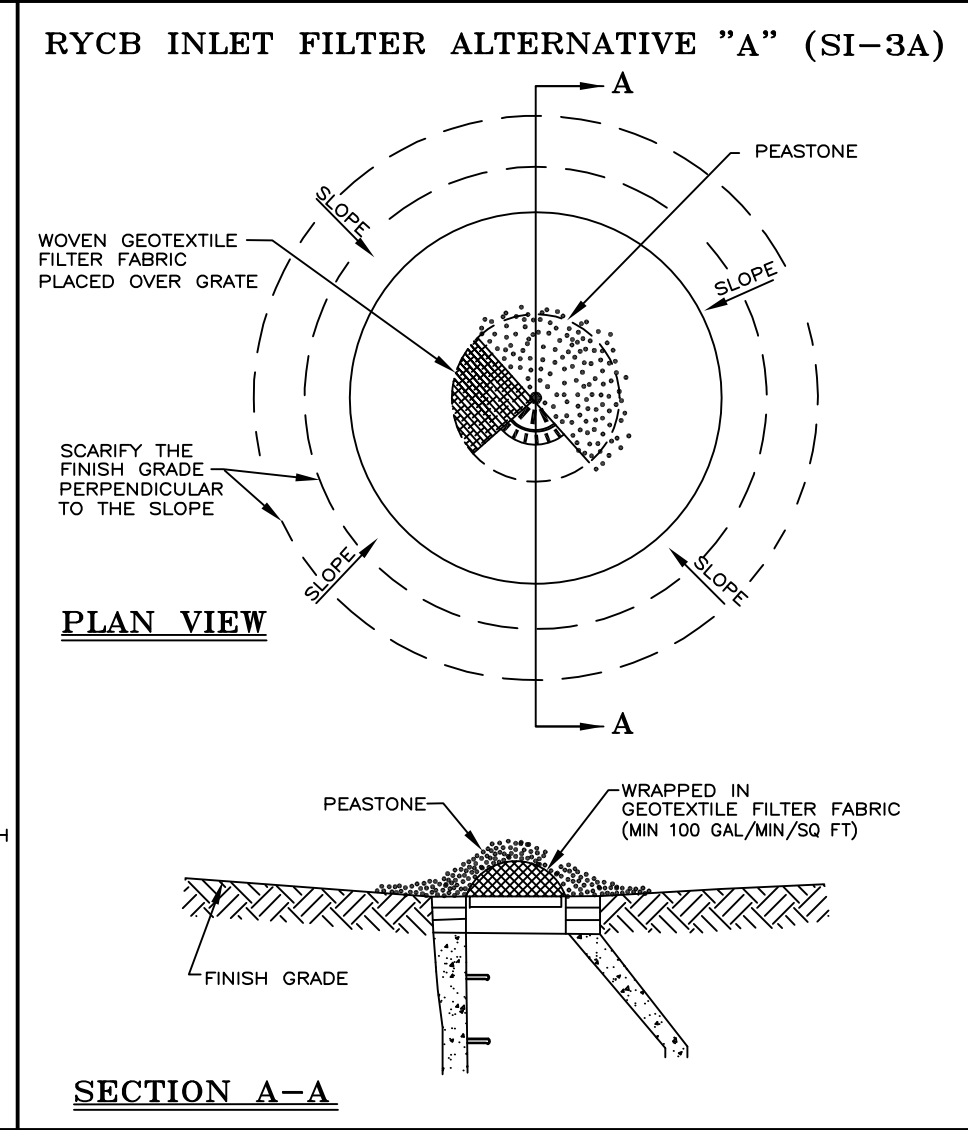
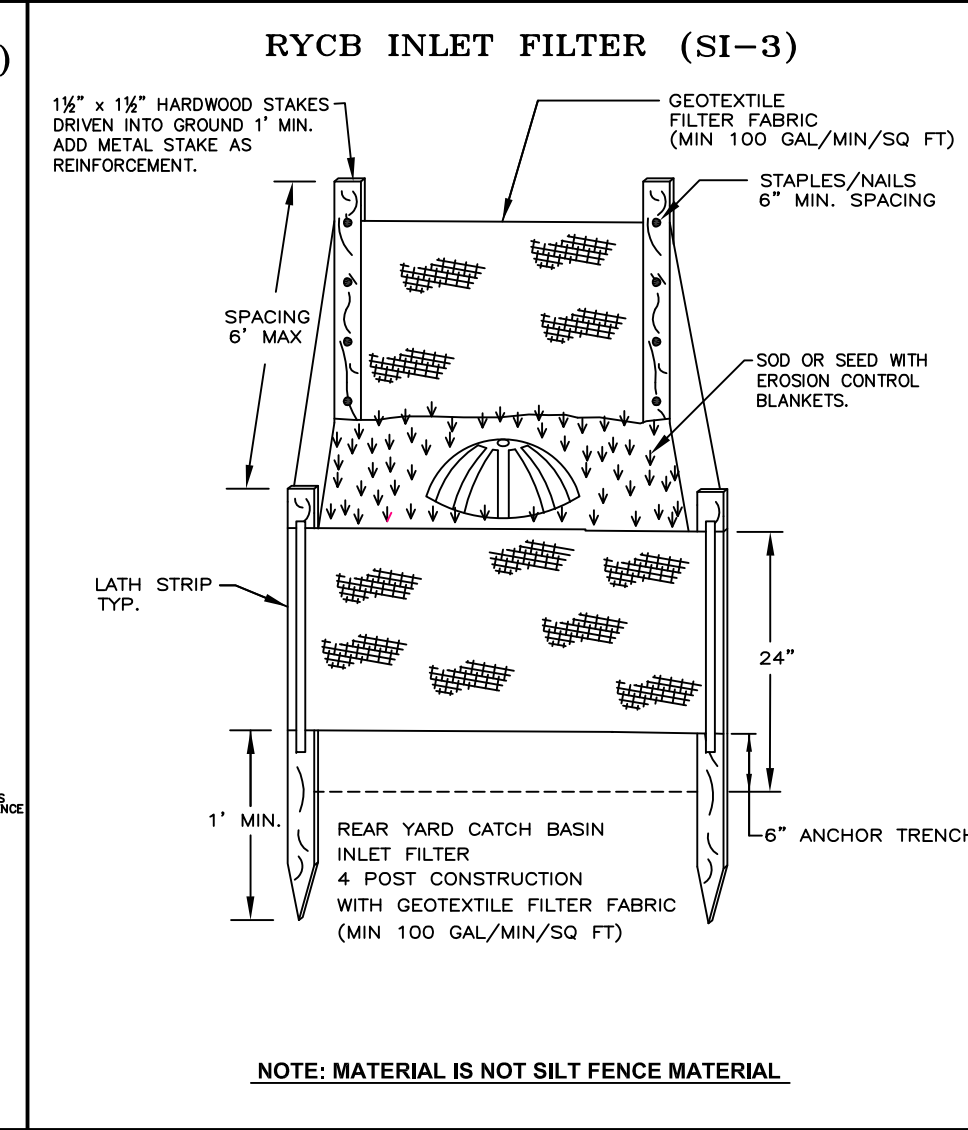
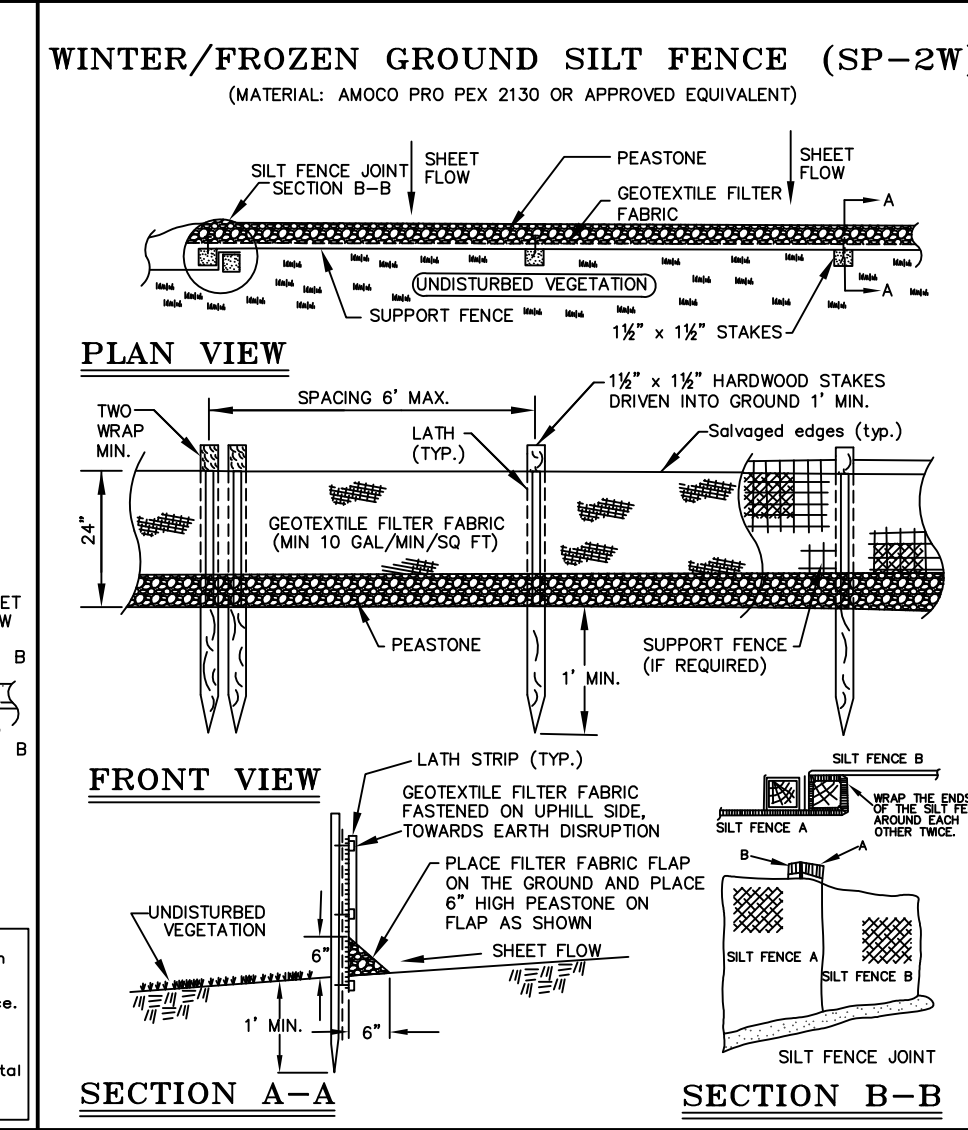
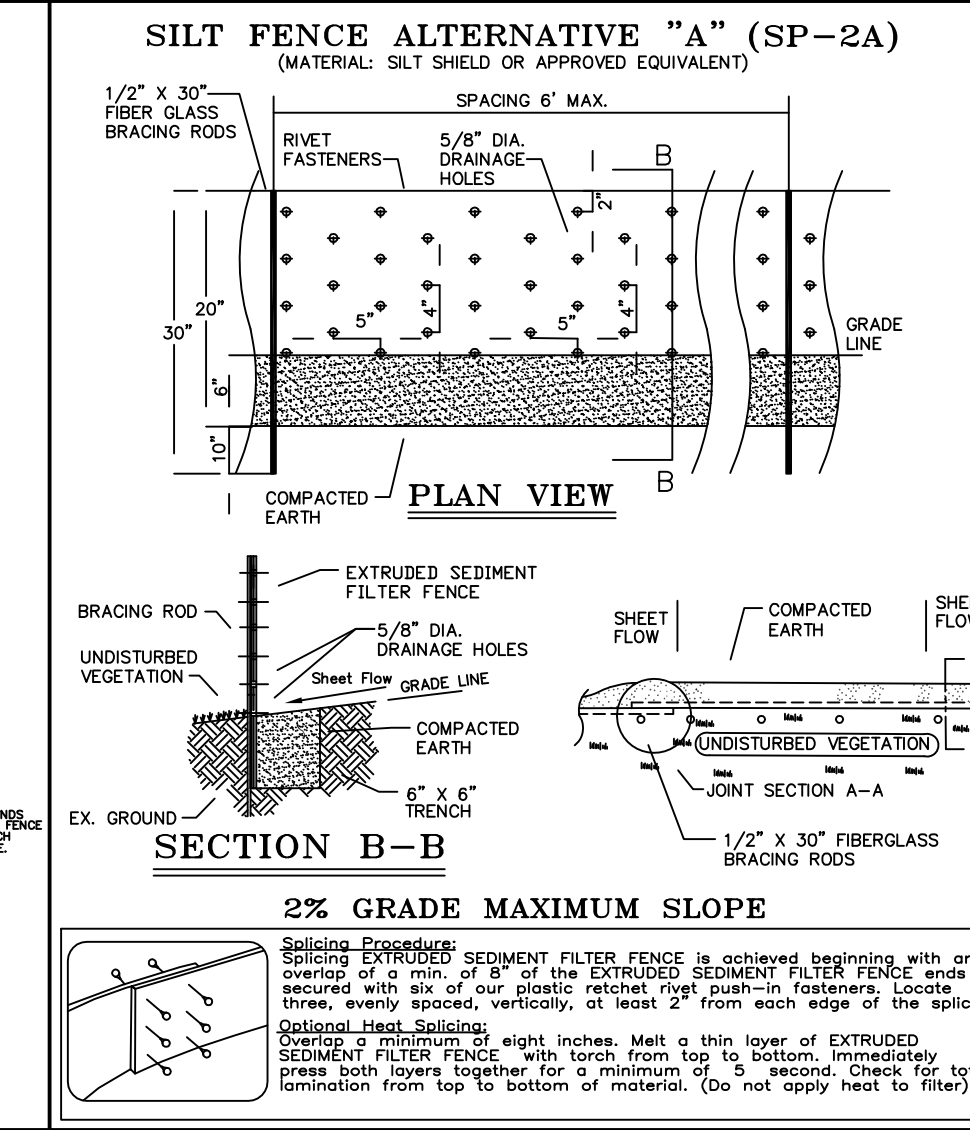
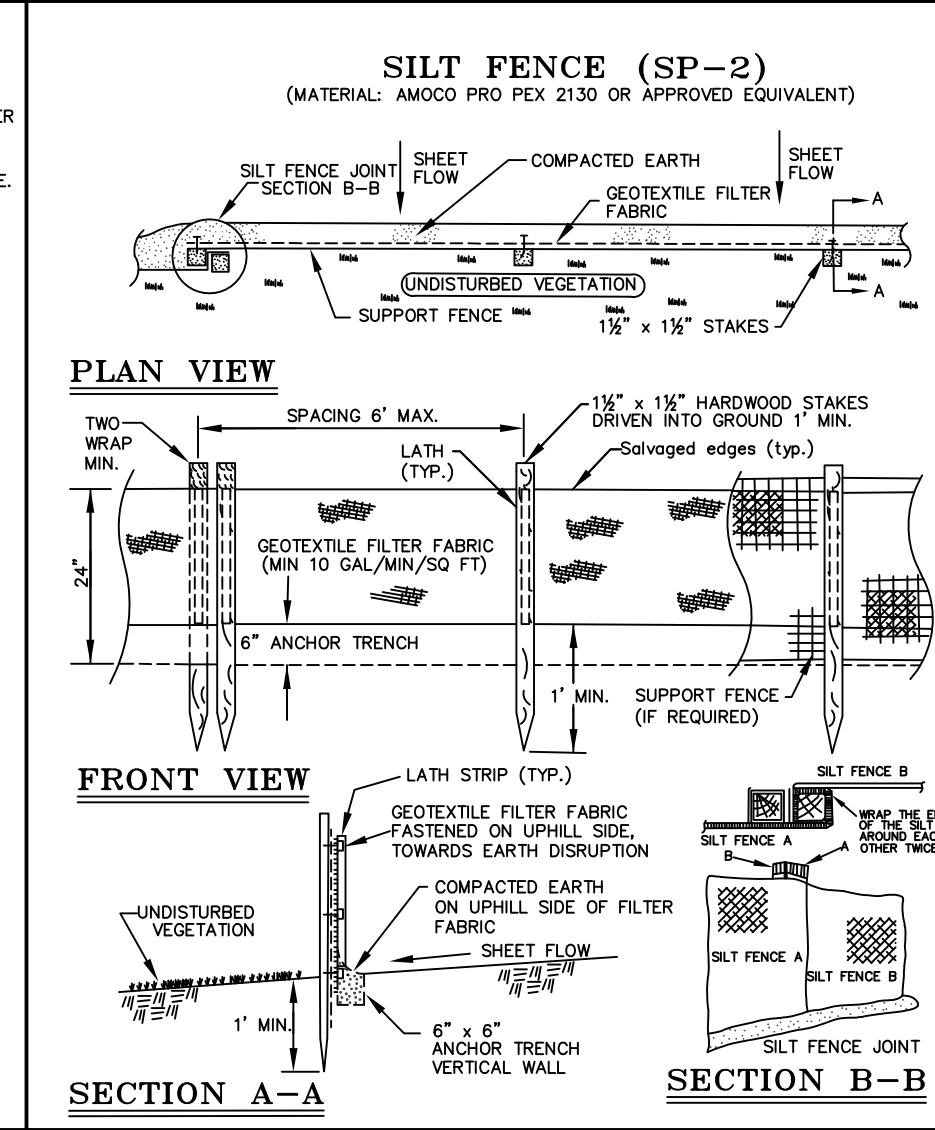
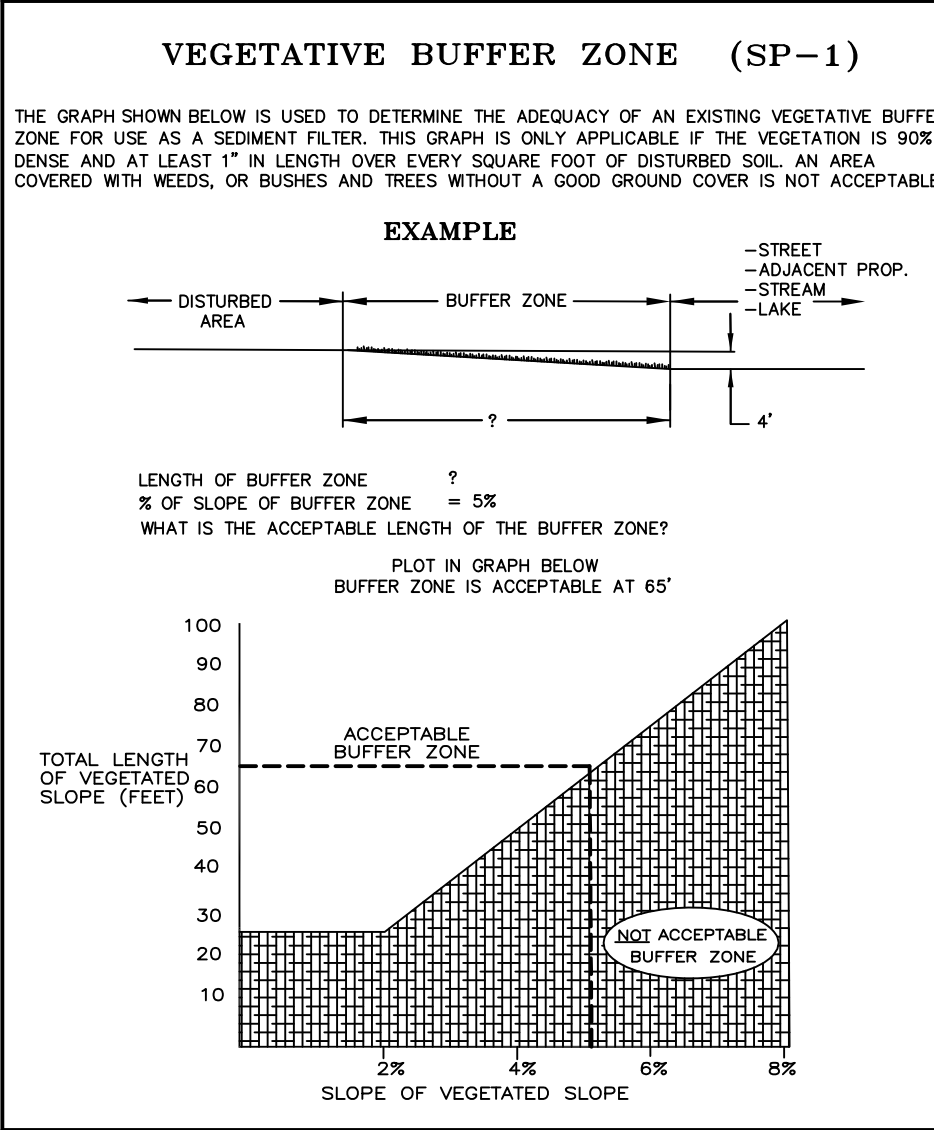
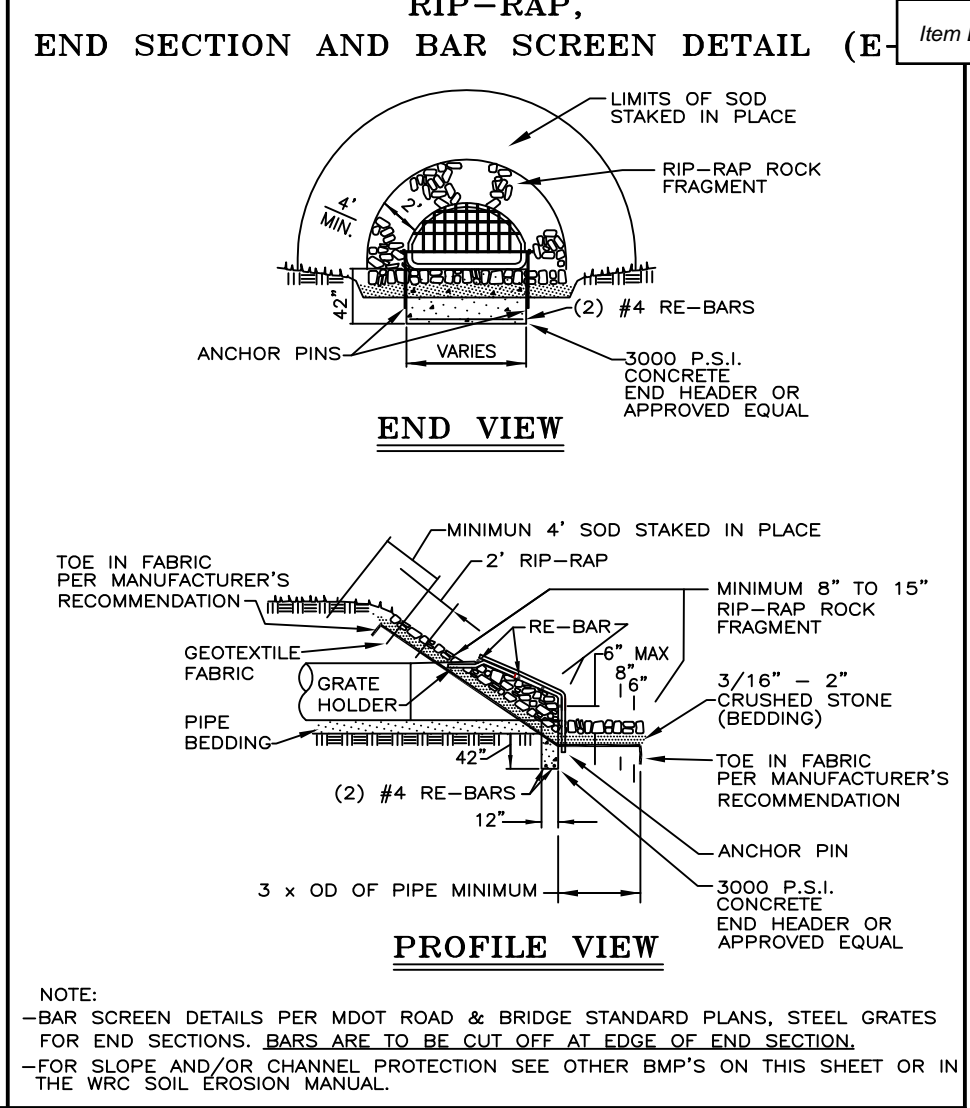
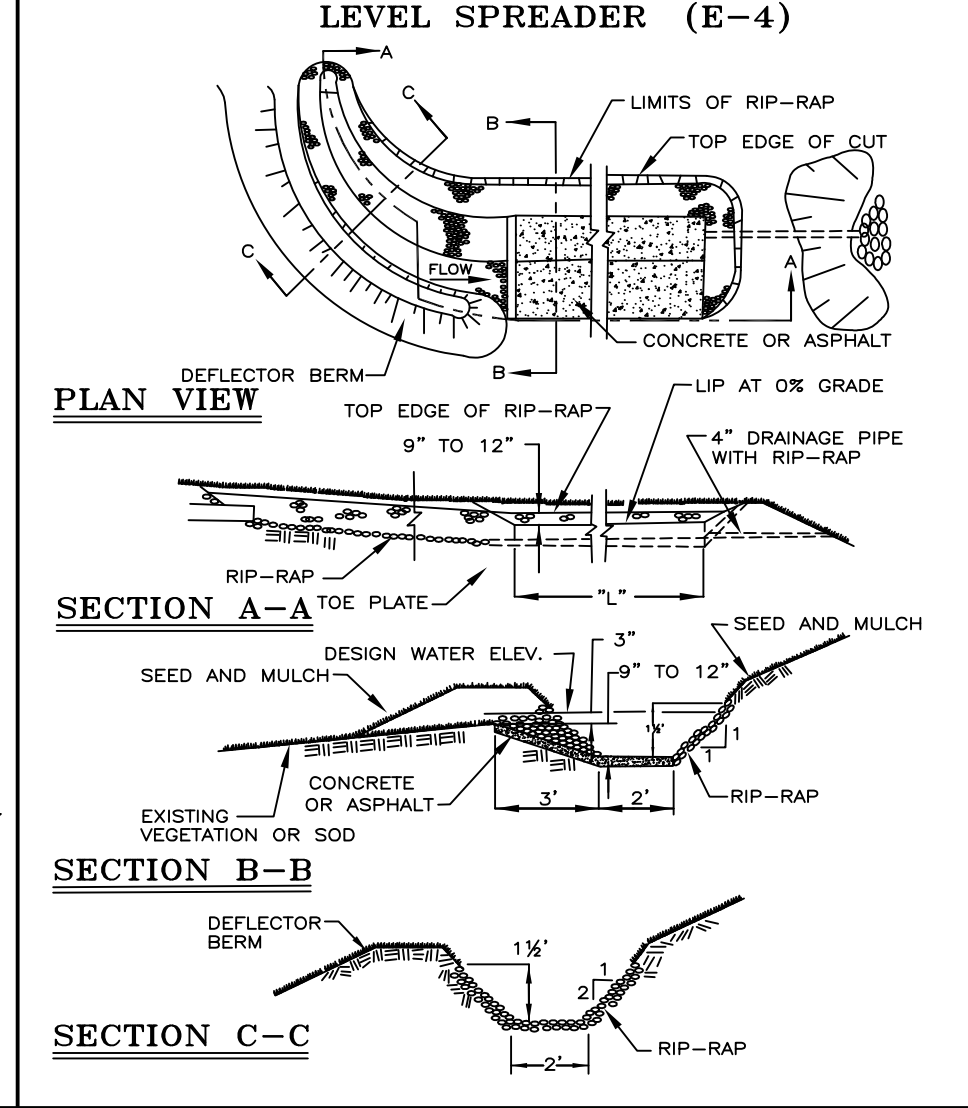
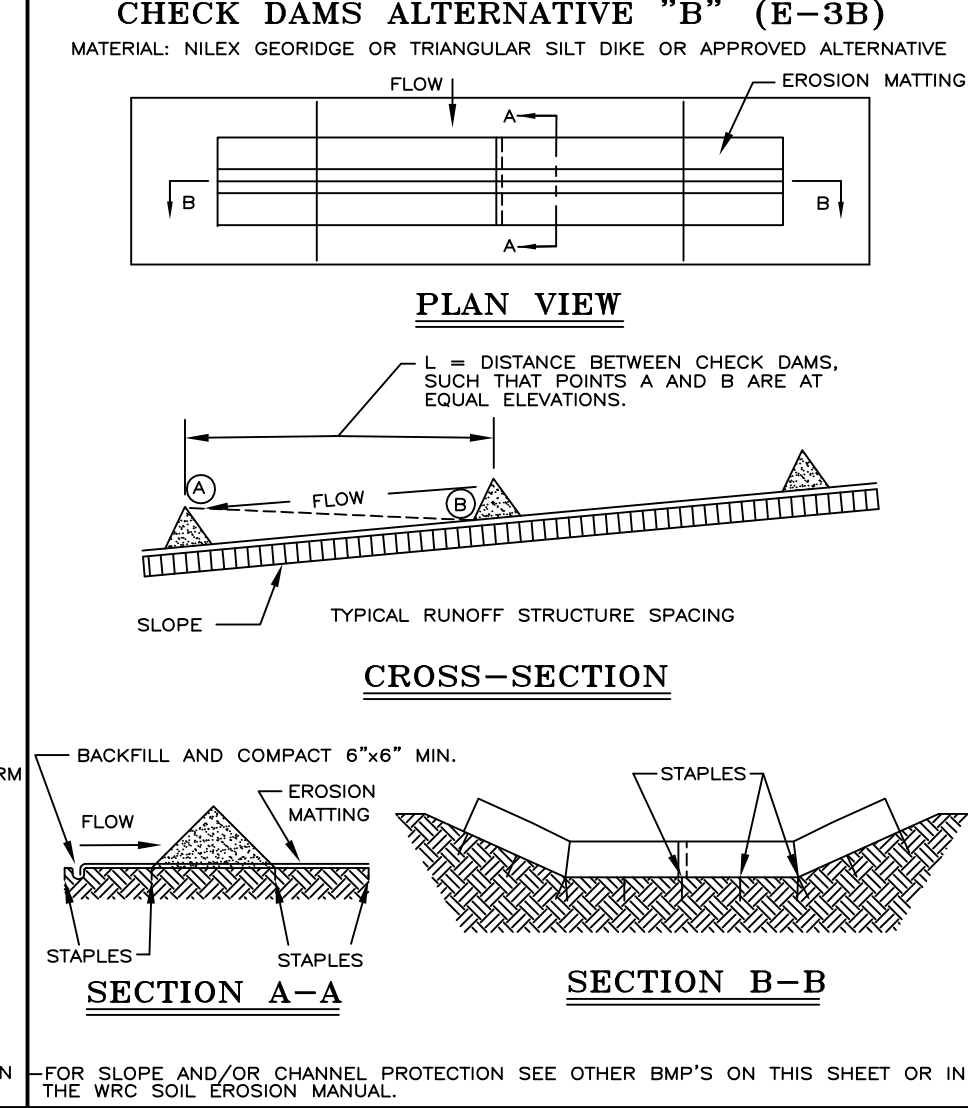
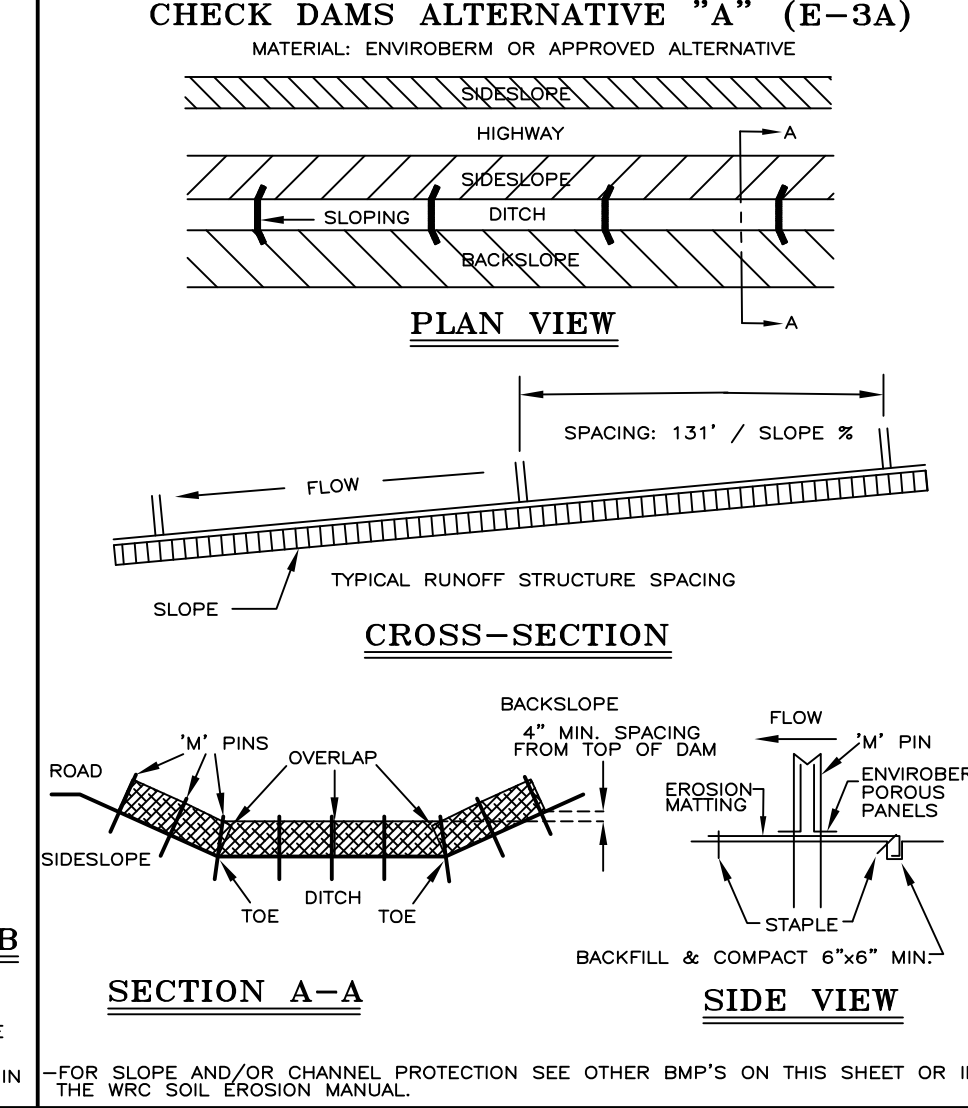
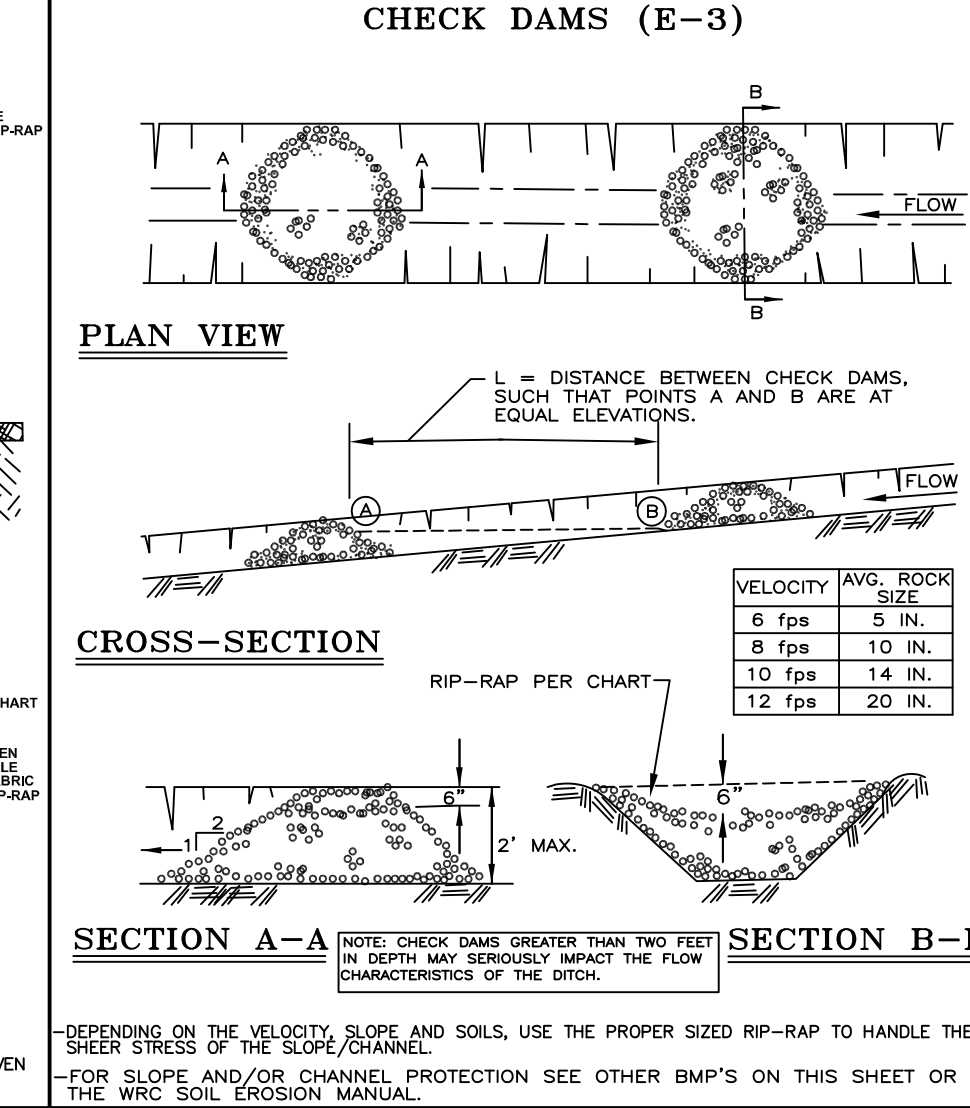
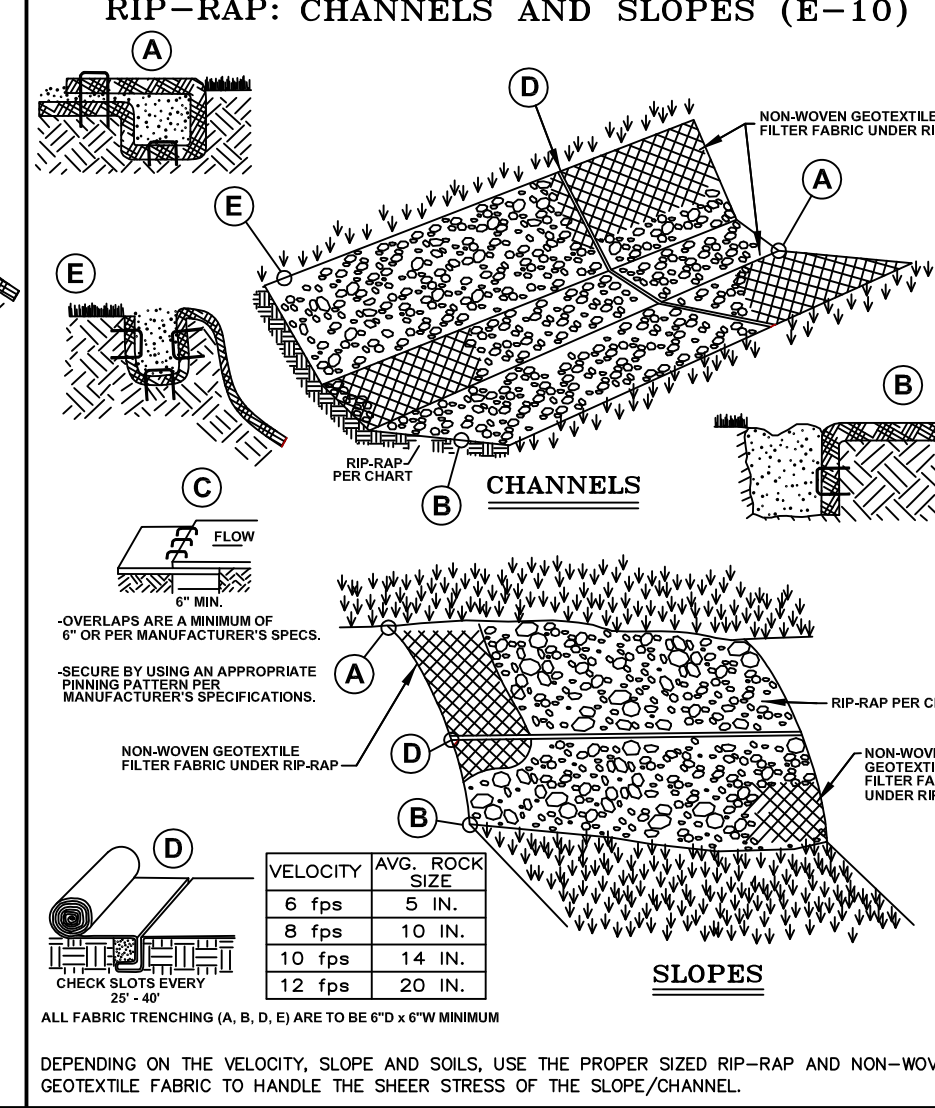
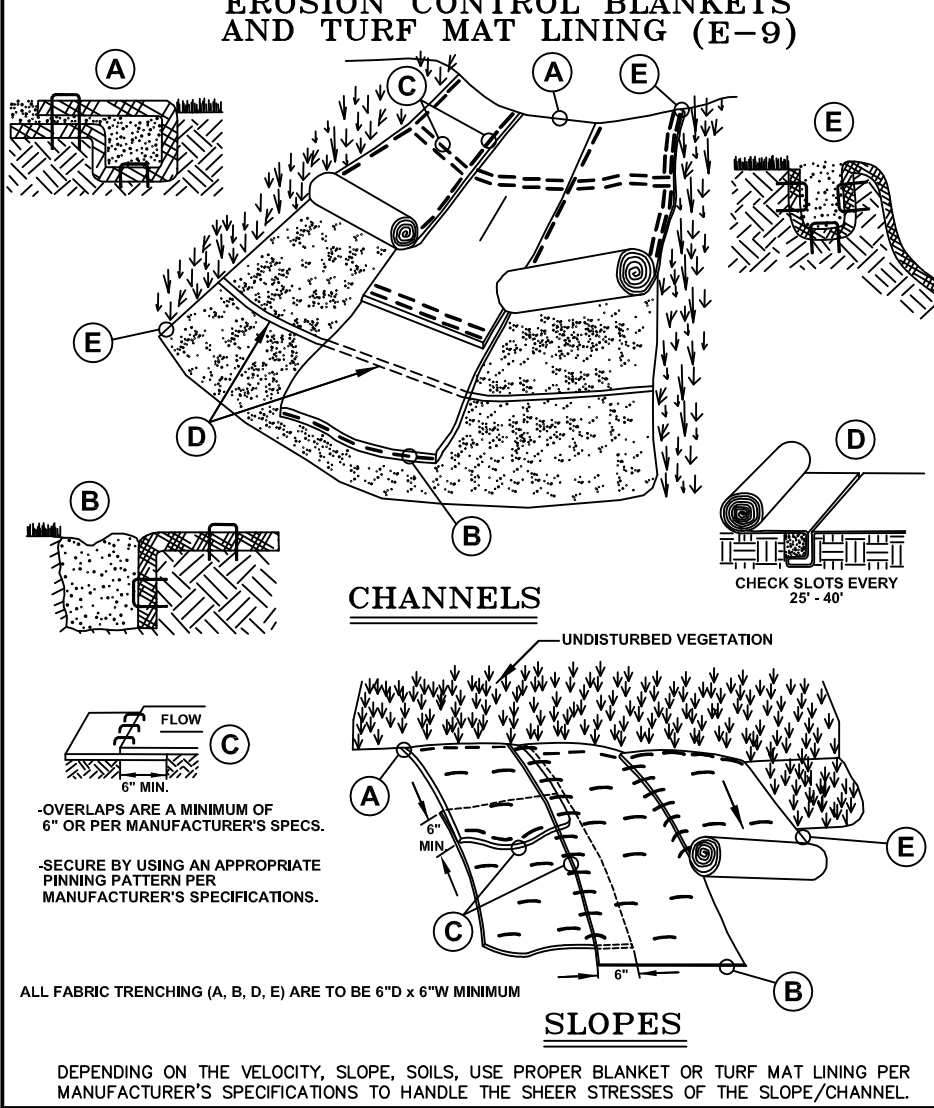
3910 Lapeer Road  
Port Huron, Michigan 48060  
tel (810) 987-7820 fax (810) 987-7895

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

**STORM SEWER STANDARD DETAILS**

JOB NO. \_\_\_\_\_  
DATE ISSUED 08/16/95  
SHEET NO. \_\_\_\_\_





**NOTE:**

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

### SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REV.	DATE	DESCRIPTION
1	01/01/01	ISSUED FOR BIDDING
2	01/01/01	PROPOSED DETAIL REVISIONS
3	01/01/01	FOR ENGINEER'S REVIEW AND APPROVAL, NAME CHANGES
4	01/01/01	FOR ENGINEER'S REVIEW AND APPROVAL, NAME CHANGES
5	01/01/01	FOR ENGINEER'S REVIEW AND APPROVAL, NAME CHANGES

ORIG. DATE: 01/01/01

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mapping

WRC WATER RESOURCES COMMISSIONER

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48326-1907

SHEET NO.: 1 of 14



**SITE INFORMATION:**  
 LOT GROSS AREA: 2.00 ACRES  
 PROPOSED BUILDING GROSS FLOOR AREA: 9,000 SF  
 PARKING SPACES PROPOSED: 9 SPACES

**ZONING INFORMATION:**  
 ZONING DISTRICT: LM LIGHT MANUFACTURING

- GENERAL NOTES:**
- REVIEW ENTIRE SITE ENGINEERING DRAWING SET PRIOR TO INSTALLING LANDSCAPING.
  - SEE SHEET C-3 FOR GENERAL NOTES.
  - SEE SHEET C-2 FOR SITE PLAN.
  - SEE SHEET L-2 FOR LANDSCAPE DETAILS, SPECIFICATION, ADDITIONAL NOTES, AND PLANTING SCHEDULE.
  - NO TREES SHALL BE PLANTED WITHIN 4 FEET OF A PROPERTY LINE.
  - ALL FENCES SHALL BE CONSTRUCTED WITH THE FINISHED SIDE FACING OUT.
  - INSTALL NEW LAWN USING IRRIGATED LAWN SEED MIXTURE AT AREAS INDICATED TO HAVE IRRIGATION IN IRRIGATION NOTES BELOW.
  - INSTALL NEW LAWN USING DROUGHT RESISTANT LAWN SEED MIXTURE IN AREAS THAT WILL NOT HAVE IRRIGATION AS INDICATED IN IRRIGATION NOTES BELOW.
  - NEW LAWN SHALL BE INSTALLED VIA HYDROSEEDING.

- IRRIGATION NOTES:**
- PROVIDE IRRIGATION TO LANDSCAPE AREAS AS FOLLOWS:
    - FRONT LANDSCAPING, BETWEEN DRIVES, AND GREENBELT TREE AREA SHALL HAVE SPRAY HEADS AND/OR MISTING HEADS AS REQUIRED TO PROVIDE IRRIGATION TO TREES AND LAWN ON SITE AND IN ROW. IRRIGATION COMPONENTS SHALL BE LOCATED OUTSIDE THE ROW.
    - NO IRRIGATION IS PROPOSED, EXCEPT THAT STATED IN IRRIGATION NOTE 1.1 ABOVE, ALONG THE SIDE OR REAR OF THE PROPERTY. A VARIANCE IS REQUESTED FROM SECTION 5.19E.H.H. THAT REQUIRES IRRIGATION TO ALL LANDSCAPED AREAS OVER 200 SF. DROUGHT RESISTANT LAWN IS PROPOSED IN THESE AREAS.
  - IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR OR SIMILAR MEASURE TO ENSURE THAT IRRIGATION DOES NOT OCCUR DURING OR SHORTLY AFTER PRECIPITATION EVENTS.

- REQUIRED SCREENING:**
- SUBJECT PARCEL ZONED LM & ALL ADJACENT PARCELS ZONED LM; NONE REQUIRED BETWEEN SIMILAR USES.
    - GREENBELT REQUIREMENTS PER FSP REVIEW #1
      - GREENBELT WIDTH REQUIRED = 20 FT > 31.3 FT GREENBELT PROVIDED
      - REQUIRED PLANTINGS IN GREENBELT PER ROW LENGTH = 355.60 LF
        - TREE REQUIRED / 30 LF OF FRONTAGE = 11.9 → 12 TREES REQUIRED
        - SHRUBS REQUIRED / 30 LF OF FRONTAGE = 94.8 → 95 SHRUBS REQUIRED
        - PLANTINGS AT ENTRANCES = 11 TREES
        - PLANTINGS ON BERM = 1 TREE + 104 SHRUBS
        - THE EXCESS 9 SHRUBS ARE BEING COUNTED AS INTERIOR LANDSCAPING
  - TRANSFORMER & MECHANICAL EQUIPMENT SCREENING REQUIRED, & PROVIDED BY ARBORVITAE TREE WALL.

**REQUIRED INTERIOR LANDSCAPING PER ZO SECTION 5.19E:**  
 REQUIREMENT: 15% OF TOTAL LOT AREA SHALL BE INTERNALLY LANDSCAPED.  
 (2.00 ACRES)(43,560 SF/ACRE)(15%) = 13,068 SF INTERIOR LANDSCAPING REQUIRED  
**REQUIRED PLANTINGS IN INTERIOR LANDSCAPING**  
 (1) TREE REQUIRED / 300 SF OF REQUIRED INTERIOR LANDSCAPING = 43.6 → 44 TREES REQUIRED  
 PER PC MEETING, (1) SHRUBS REQUIRED / 5 REQUIRED TREES = 8.8 → 9 SHRUBS REQUIRED  
 44 TREES PROVIDED IN ADDITION TO SCREENING TREES  
 9 EXCESS SHRUBS ON BERM BEING COUNTED AS INTERIOR TREES + 1 ADDITIONAL LILAC SHRUB PROVIDED NEAR MONUMENT SIGN.

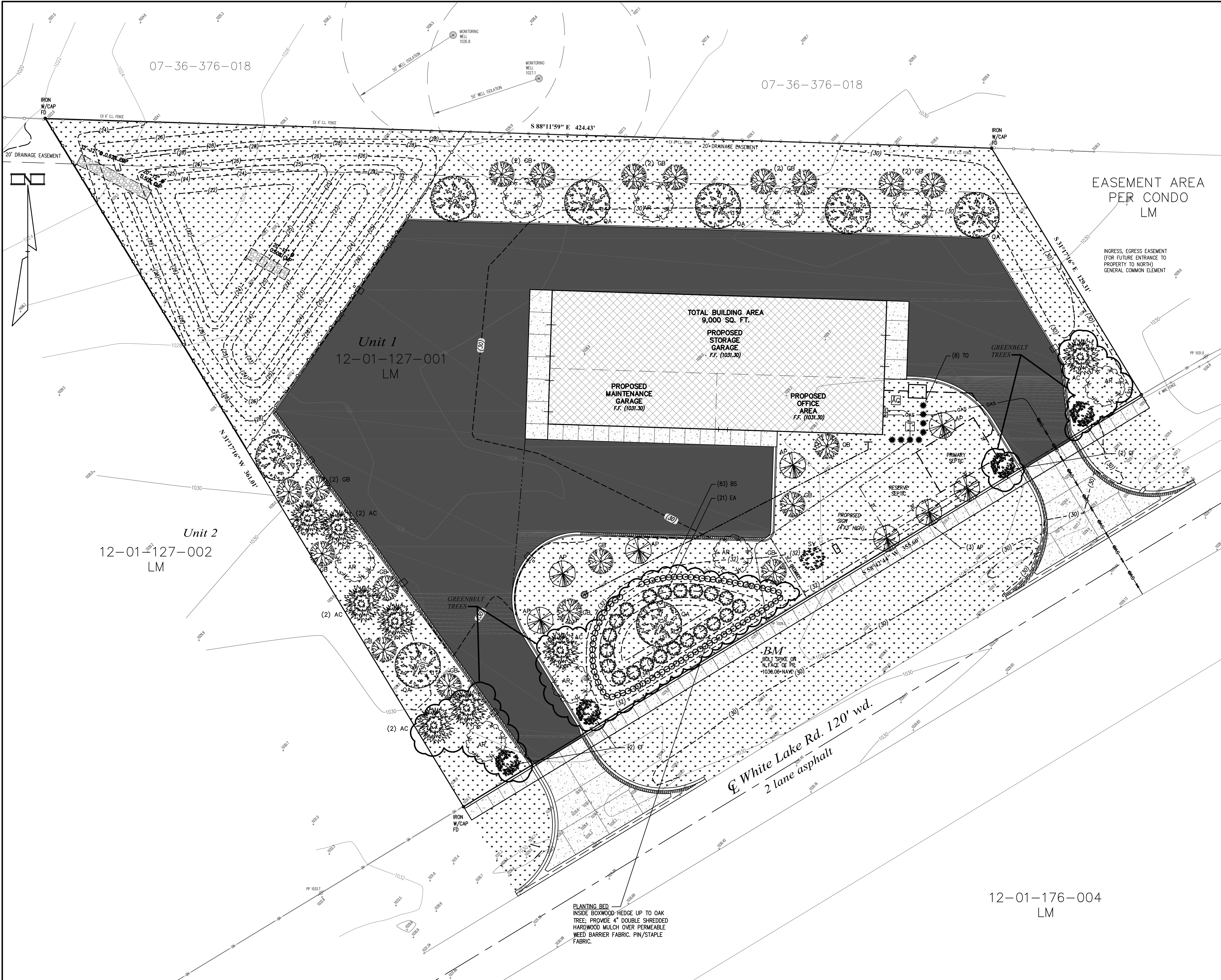
**PARKING LOT LANDSCAPING PER ZO SECTION 5.19G:**  
 PARKING LOT LANDSCAPING REQUIRED FOR LOTS WITH 10 OR MORE PARKING SPACES. ONLY 9 SPACES IN PARKIN GLOT. LANDSCAPING NOT REQUIRED.

**GENERAL UTILITY NOTE:**  
 ALL EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.

**LANDSCAPE LEGEND**

AMERICAN BOXWOOD HEDGE	○	BS
ARBORVITAE	●	TO
BURNING BUSH	⊙	EA
LILAC, COMMON PURPLE	⊙	SV
WHITE FLOWERING DOGWOOD	⊙	CF
JAPANESE MAPLE	⊙	AP
GINKO	⊙	GB
RED MAPLE	⊙	AR
WHITE OAK	⊙	QA
WHITE FIR	⊙	AC
NEW LAWN	⊙	

NOTE: SEE SHEET C-2 FOR LEGEND OF CIVIL SYMBOLS.



DATE	ISSUE

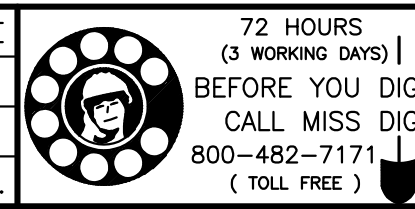
**PROPRIETOR:**  
 OAKLAND HARVESTERS LLC.  
 9589 MANDON ROAD  
 WHITE LAKE, MI 48386  
 (248) 595-3247

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 PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
 5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE 2-20-2020 CKD. BY DATE  
 DRAWN JM  
 DESIGN PCM  
 SECTION 1 T-3 -N- R- 8 -E



72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

**LANDSCAPE PLAN**  
 OAKLAND HARVESTERS  
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 20'  
 SHEET L-1  
 KE 2019.352

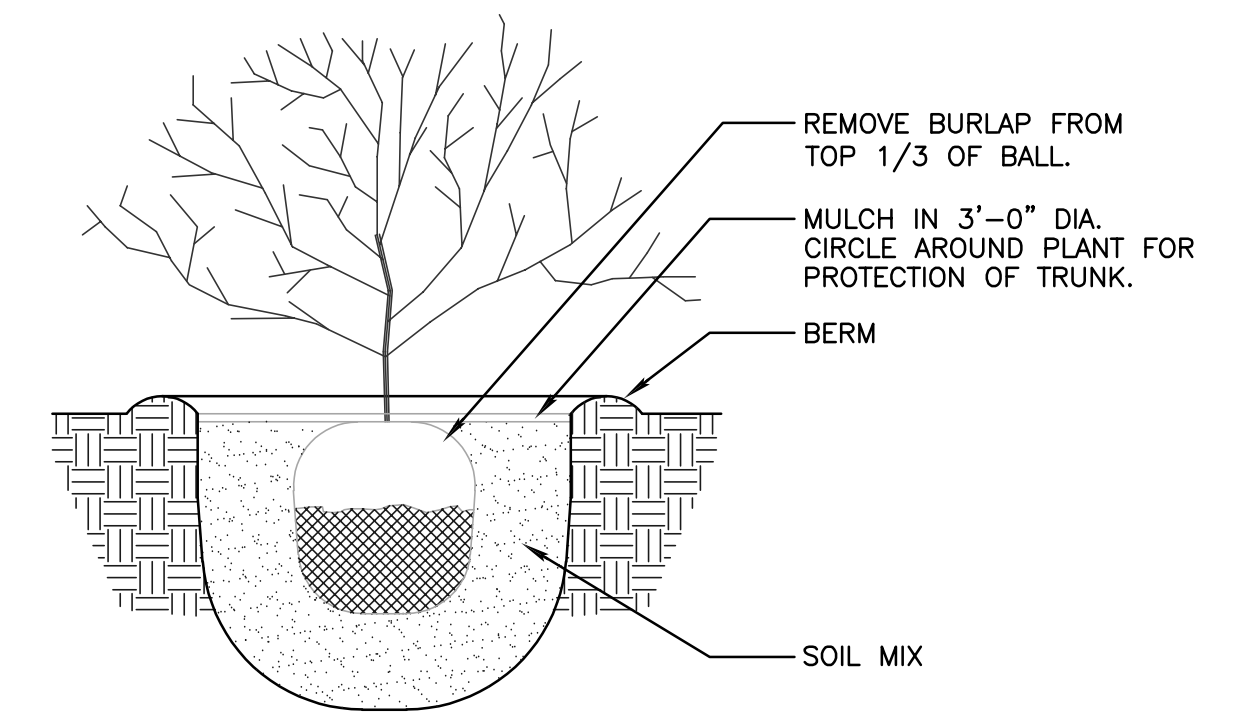


CALL	QUANTITY	COMMON NAME	SPECIES	INSTALL SIZE	SYMBOL
BS	83 EA	AMERICAN BOXWOOD HEDGE	BUXUS SEMPERVIRENS	24" HT. #3 CONT.	⊙
TO	8 EA	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	3' HT. B&B	⊙
EA	21 EA	BURNING BUSH	EUONYMUS ALATUS	30" HT. B&B	⊙
SV	1 EA	LILAC, COMMON PURPLE	SYRINGA VULGARIS	1.5" CAL. @ 6' B&B	⊙
CF	4 EA	WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	1.5" CAL. @ 6' B&B	⊙
AP	8 EA	JAPANESE MAPLE 'EMPEROR ONE'	ACER PALMATUM 'EMPEROR ONE'	1.5" CAL. @ 6' B&B	⊙
GB	19 EA	GINKO 'UPRIGHT MAIDENHAIR'	GINKO BILOBA 'FASTIGIATA'	2.5" CAL. DBH B&B	⊙
AR	9 EA	RED MAPLE	ACER RUBRUM	2.5" CAL. DBH B&B	⊙
QA	8 EA	WHITE OAK	QUERCUS ALBA	2.5" CAL. DBH B&B	⊙
AC	8 EA	WHITE FIR	ABIES CONCOLOR	7' HT. B&B	⊙
NONE	55,196 SF TOTAL	NEW LAWN	SEE SPECIFICATIONS THIS SHEET	N/A	⊙

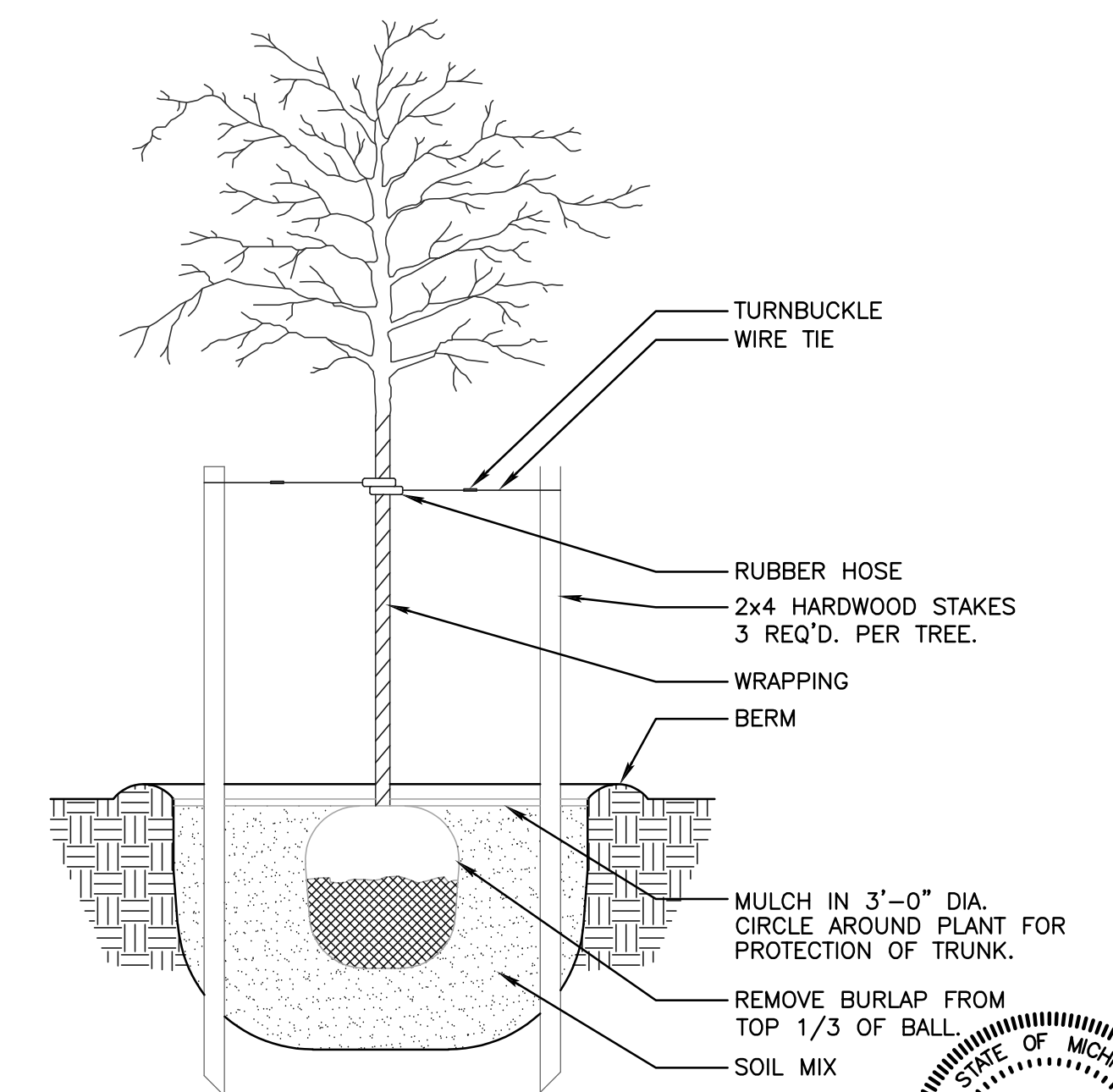
**LANDSCAPE SCHEDULE**

**LANDSCAPE NOTES & SPECIFICATIONS:**

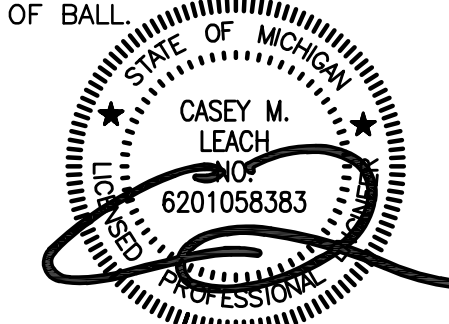
- THE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS & REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN & PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE ENGINEER W/ ANY CONCERNS.
  - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, & SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
  - PLANTS SHALL BE FULL, WELL-BRANCHED, & IN HEALTHY VIGOROUS GROWING CONDITION.
  - PLANTS SHALL BE WATERED BEFORE & AFTER PLANTING IS COMPLETE.
  - ALL TREES MUST BE STAKED, FERTILIZED & MULCHED & SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
  - ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
  - CONTRACTOR WILL SUPPLY FINISHED GRADE & EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS & A DEPTH OF 4" IN ALL LAWN AREAS.
  - PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED & FREE OF DEBRIS, FOREIGN MATERIAL, & STONE.
  - SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
  - PROVIDE 4 INCHES OF PREPARED TOPSOIL (REUSE EXISTING WHEN POSSIBLE), SEED, FERTILIZE, & STRAW MULCH W/ NETTING AT DISTURBED LAWN AREAS, EXCEPT AS NOTED OTHERWISE. SECURE MULCH NETTING BY USING AN APPROPRIATE PINNING PATTERN PER MANUFACTURER'S SPECIFICATIONS. PROVIDE IRRIGATION & MAINTENANCE (MOWING, TRIMMING, ETC.) UNTIL 80% OF LAWN IS ESTABLISHED AS DETERMINED BY THE ENGINEER OR OWNER. SEE LANDSCAPING PLANS & SPECIFICATIONS IF AVAILABLE.
  - PREPARED TOPSOIL SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, & 1/3 "DAIRY DOO" COMPOST, MIXED WELL & SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
  - LAWN IN THE WHITE LAKE ROAD FRONT YARD SHALL BE SOD. ALL OTHER LAWN SHALL BE HYDROSEED.
  - LAWN SEED MIXTURE SHALL BE COMPRISED OF THE FOLLOWING VARIETIES, MIXED TO THE SPECIFIED PROPORTIONS BY WEIGHT AND TESTED TO MINIMUM PERCENTAGES OF PURITY AND GERMINATION.
- | IRRIGATED SEED MIXTURE |            |        |             |
|------------------------|------------|--------|-------------|
| SEED TYPE              | PROPORTION | PURITY | GERMINATION |
| KENTUCKY BLUEGRASS     | 50%        | 90%    | 75%         |
| PENN LAWN FESCUE       | 30%        | 95%    | 80%         |
| ANNUAL RYEGRASS        | 20%        | 95%    | 80%         |
- | DROUGHT RESISTANT SEED MIXTURE |            |        |             |
|--------------------------------|------------|--------|-------------|
| SEED TYPE                      | PROPORTION | PURITY | GERMINATION |
| PENN LAWN FESCUE               | 60%        | 90%    | 85%         |
| KENTUCKY 28# COMMON BLUEGRASS  | 20%        | 90%    | 90%         |
| PENNFINE PERENNIAL RYE         | 20%        | 90%    | 90%         |
- ALL PLANTINGS SHALL BE MULCHED WITH DOUBLE SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES & SHRUBS, & 2" ON ANNUALS, PERENNIALS, & GROUND COVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS & FOREIGN MATERIAL, & PIECES OF INCONSISTENT SIZE.
  - NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE ENGINEER OR OWNER'S REPRESENTATIVE.
  - THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS & FIELD CONDITIONS PRIOR TO INSTALLATION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
  - GREAT CARE SHALL BE TAKEN BY CONTRACTORS TO AVOID DAMAGE TO VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION & TO KEEP THE CONSTRUCTION AREAS TO A MINIMUM. DRIVING SHALL NOT BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
  - AS A CONDITION OF SITE PLAN APPROVAL THE PROPRIETOR AGREES TO REMOVE & REPLACE ALL DISEASED, DAMAGED, OR DEAD MATERIALS FOR A PERIOD OF TWO (2) YEARS IN ACCORDANCE WITH THE WHITE LAKE TOWNSHIP ZONING ORDINANCE.



**SINGLE SHRUB PLANTING**  
N.T.S.



**TREE PLANTING**  
N.T.S.



DATE	ISSUE
04-14-2023	FSP & FEP REV. 1

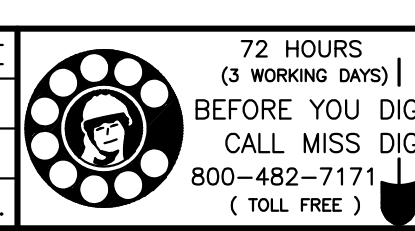
**PROPRIETOR:**  
OAKLAND HARVESTERS LLC.  
9589 MANDON ROAD  
WHITE LAKE, MI 48386  
(248) 595-3247

THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.



**KIEFT ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	CKD. BY	DATE
2-20-2020	JM	
DESIGN PCM		



72 HOURS (3 WORKING DAYS) BEFORE YOU DIG  
CALL MISS DIG  
800-482-7171  
(TOLL FREE)

**DETAILS - LANDSCAPE**  
OAKLAND HARVESTERS  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	AS SHOWN
SHEET	L-2
<b>KE 2019.352</b>	























# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** May 25, 2023

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**Agenda item:** 8f

**Appeal Date:** May 25, 2023

**Applicant:** Kieft Engineering – Casey Leach, P.E.

**Address:** 5852 S. Main Street, Suite 1  
Clarkston, MI 48346

**Zoning:** LM Light Manufacturing

**Location:** 10431 Highland Road  
White Lake, MI 48386



### **Property Description**

The approximately 1.38-acre parcel identified as 10431 Highland Road is located on the south side of Highland Road, east of Teggerdine Road, and zoned LM (Light Manufacturing).

### **Applicant's Proposal**

Kieft Engineering – Casey Leach, P.E., the Applicant, on behalf of property owner CAMQ Properties, LLC, is proposing to complete site improvements.

### **Planner's Report**

The requested variances are listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 5.11.A.iv	Parking setback	20 feet (front yard)	13 feet	7 feet
2	Article 5.11.Q.xi	Off-Street Parking Space Surface Standards	Asphalt or concrete	Gravel surfacing along the west and south property lines	Gravel surfacing along the west and south property lines
3	Article 5.19.B.iii.a	Irrigation Requirements	All required landscape areas in excess of 200 square feet	Forgo irrigation in all lawn along the east property line	No irrigation in all lawn along the east property line
4	Article 5.12	Fences, Walls and Other Protective Barriers	No fencing within road right-of-way	Construct approximately 40 linear feet of fencing within the Glynn Road right-of-way	Approximately 40 linear feet of fencing within the Glynn Road right-of-way

The variances are being processed concurrently with the administrative site plan review. The review letter for the administrative site plan (attached) may be referenced for a more complete overview of the project. At its July 19, 2022 meeting the Township Board approved a Performance Guarantee Agreement, which established conditions needing to be met in order for Carter's Plumbing to occupy the property. The Township Board packet item regarding the Performance Guarantee Agreement is attached for reference.

Variance #1: Off-street parking for nonresidential uses may be permitted in a required front yard setback except for the first 20 feet which must be landscaped in conformance with the standards of the Zoning Ordinance. A 13-foot variance is requested to allow three parking spaces within the setback.



Variance #2: Vehicle parking and storage areas must be surfaced with asphalt or concrete. Gravel surfacing is proposed along the west and south sides of the property.

Variance #3: All required landscape areas in excess of 200 square feet must be irrigated. A variance is requested to waive installation of irrigation in all lawn along the east property line.

Variance #4: A privacy fence along Glynn Road is proposed to be replaced. Fencing cannot be installed in road right-of-way without approval by the Road Commission for Oakland County (RCOC) and a variance from the Zoning Board of Appeals. The Applicant acknowledged if this variance request is approved it must be conditioned on obtaining a permit from the RCOC to allow the fence encroachment. Approximately 40 linear feet of fencing is proposed within the Glynn Road right-of-way.

### **Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by Kieft Engineering – Casey Leach, P.E. from Article 5.11.A.iv, Article 5.11.Q.xi, Article 5.19.B.iii.a, and Article 5.12 of the Zoning Ordinance for Parcel Number 12-22-252-022, identified as 10431 Highland Road, in order to allow parking 13 feet within the required setback from the front property line, gravel surfacing along the west and south property lines, no irrigation in all lawn along the east property line, and fence encroachment in the Glynn Road right-of-way. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
- The Applicant shall receive administrative site plan approval from the Township.
- Prior to the provision of parking within the required setback from the front property line, the Applicant shall receive a license agreement from the Michigan Department of Transportation (MDOT) and provide a copy of said license agreement to the Community Development Department.
- Prior to the installation of fencing in the Glynn Road right-of-way, the Applicant shall obtain the required Road Commission for Oakland County (RCOC) permit and provide a copy of said permit to the Community Development Department.
- The Glynn Road access point/driveway shall be removed and converted to lawn and landscaped in accordance with the site plan.
- Any future modification to site access, except for modification in compliance with the Zoning Ordinance, shall require approval of the Zoning Board of Appeals.



**Denial:** I move to deny the variances requested by Kieft Engineering – Casey Leach, P.E. for Parcel Number 12-22-252-022, identified as 10431 Highland Road, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Kieft Engineering – Casey Leach, P.E. *to a date certain or other triggering mechanism* for Parcel Number 12-22-252-022, identified as 10431 Highland Road, to consider comments stated during this hearing.

**Attachments:**

1. Variance application dated March 3, 2023.
2. Applicant's written statement dated April 28, 2023.
3. Administrative site plan review letter dated May 10, 2023.
4. Performance Guarantee Agreement staff report and attachments dated July 15, 2022.
5. Administrative site plan (revision date April 28, 2023).



### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.
- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.



CHARTER TOWNSHIP OF WHITE LAKE  
ZONING BOARD OF APPEALS APPLICATION

Item F.

Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

APPLICANT'S NAME: Kieft Engineering - Casey Leach, P.E. PHONE: (248) 884-8224

ADDRESS: 5852 S. Main Street, Ste. 1, Clarkston, MI 48346

APPLICANT'S EMAIL ADDRESS: cleach@kiefteng.com

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: Engineer

ADDRESS OF AFFECTED PROPERTY: 10431 Highland Road, White Lake, MI 4838 PARCEL # 12 - 22-252-002


CURRENT ZONING: LM: Light Manufacturing PARCEL SIZE: 1.38 Acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Multiple, please see attached letter.

VALUE OF IMPROVEMENT: \$ 350,000 SEV OF EXISITING STRUCTURE: \$ 514,130

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$440 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE:  Casey Leach DATE: 03/03/2023





KIEFT ENGINEERING

5852 S. Main Street, Ste. 1  
Clarkston, Michigan 48346CIVIL ENGINEERS &  
LAND SURVEYORSTel: 248-625-5251  
Fax: 248-625-7110  
www.kiefteng.com

April 28, 2023

To: White Lake Township  
Zoning Board of Appeals  
7525 Highland Road  
White Lake, Michigan 48383

Re: **Carter's Plumbing – ZBA Application Attachment Revision 1**

KE # 2022.226- Drawings Dated 04/27/2023

The subject project is seeking several variances due to the pre-existing, non-conforming, contaminated site. We kindly request the following variances be considered and granted.

1. Section 5.11,A,iv – Off-street parking for non-residential uses may be permitted in a required front yard setback except for the first twenty (20) feet which shall be landscaped in conformance with the standards of this Ordinance.
2. Section 5.11,Q,xi - The entire parking area, including parking spaces and maneuvering lanes, required under this Section shall be provided with asphaltic or concrete surfacing . . . .
3. Section 5.19,B,iii.c(1)&(2) – Irrigation requirement with drought resistant species. (Typically, PC waiver)
4. Section 5.19G – Parking lot landscaping requirement.
5. South property line fence encroachment into Glynn Road Right-of-Way.

Reasons to Support Request:

1. A parking variance is being requested to allow three (3) parking spaces, including one (1) accessible space to remain and be reconstructed within the 20 foot parking setback. Every property/parcel of similar zoning along the eastbound lane of Highland Road between Teggerdine Road and Lakeshore Drive has existing, non-conforming buildings constructed within the current front yard setback, and have parking within the front yard parking setback. Current zoning would require a 70 foot setback in this area for these buildings. The subject parcel shares an entrance and access aisle with the adjacent parcel to the east, as do all of the aforementioned properties east of the subject parcel. The subject parcel would like to secure their site with fencing and gates, and to also provide parking outside of the secured area for unexpected visitors or customers that may show up to the site. Visitors and public are extremely rare to this site, but Carter's Plumbing would like to provide parking outside the fence in the unlikely event that it is required. The existing developed site has angled parking that extends into the ROW. During a pre-application meeting with White Lake Township, planning and engineering, the applicant was directed to determine if the angled parking in the ROW would be allowed to remain/be permitted by MDOT. Application Reference Number 91638 was created with MDOT and conceptual



plans were submitted, reviewed, revised, resubmitted, and re-reviewed. MDOT's position was that the angled parking in the ROW would not be permitted, but the parallel spaces, associated access aisle, sidewalk, and greenbelt as shown on the plans submitted to White Lake Township could be permitted if the applicant were to enter into a license agreement with MDOT. The applicant will enter into such agreement if this variance is granted as part of the MDOT permit process. If this variance were not granted the site would need to be reworked to provide unsecured parking spaces behind the front of the building, meaning the front fence would not be able to terminate at the NW building corner. This would cut off the northern one-way access drive, shift the interior parking spaces and associated parking lot island, and eliminate much of the usable site circulation area.

2. Gravel surfacing is proposed along the west and south sides of the property. Due to existing soil contamination on the site, the applicant would like to minimize excavations on the site. The more excavation that takes place the greater the risk of human exposure, and transport of the contaminated material. By placing a gravel surface, rather than a paved surface, the applicant would be reducing the amount impervious surface and in turn the amount of stormwater runoff. During the pre-application meeting with the Township Engineer it was determined that if additional stormwater runoff from the site was not generated that stormwater quantity control, i.e. detention, would not be required. If detention were required, it would have to be provided with underground pipes and associated excavation. The gravel surfacing would reduce the stormwater runoff below the existing condition. The proposed gravel area would be used to park trailers, lay down materials, and to plow snow into. This area would receive minimal use, and not be a high traffic area of the site. An eight foot tall screening fence is proposed around the entire site that would obstruct the view of this surfacing from neighboring properties or roads. Any employees in this area would be able bodied tradesmen donning proper protective footwear, i.e. no office staff would access this area. If this variance were not granted then the applicant would have to either pave this area and put in underground detention (potentially exposing contamination), or would have to install lawn (losing valuable site area that could be used for trailers).
3. The applicant is requesting a variance for required irrigation in a portion of the lawn. Typically this request would be in the form of a waiver from the Planning Commission. Due to the administrative site plan process there will be no opportunity for that body to approve this matter. The Zoning Ordinance encourages the water conservation by allowing the Planning Commission to waive irrigation in up to 50% of the site's total landscaped area when those areas are in a side or rear yard and have drought resistant planting. The applicant is requesting a variance to forgo irrigation in all lawn along the east property line, and drought resistant lawn mixture is specified for this area.
4. The applicant would like to construct a flagpole in the proposed parking lot island, and is seeking a variance to allow the parking plot landscaping to be short one (1) required tree. One (1) additional shrub is provided to offset the missing tree. The proposed parking lot island already occupies a large area of the parking lot and limits parking lot circulation. If this variance were not granted, then the applicant would either need to enlarge the island or forgo the flagpole.
5. We were unable to find a specific section in the Zoning Ordinance that explicitly states that fences are not allowed to encroach outside a property line, but we recognize that this situation requires consideration. As such we inquired how to address this, and the Township directed us to apply for a variance for this item. The site currently has a dilapidated, wood privacy fence along the south property line that encroaches south along the entire 294 foot length of the fence. The greatest encroachment is 12.5 feet near the utility pole that sits between the two (2) rear buildings. The applicant proposes to demolish the existing fence, and construct a new wood privacy fence along the south property line. The



plans propose to place this new fence 0.5 feet inside the property line starting from the SW property corner heading east up to the existing utility pole, then to angle the fence southerly outside the property, and to terminate it at the SW building corner of the rearmost existing building. This existing building corner encroaches 5.2 feet south of the south property line. This proposed fence encroachment would effectively place 103.6 sf (0.002 acres) of ROW property inside the fence on the subject parcel. The ROW south of this proposed encroachment currently has a gravel access drive and parking spaces in the Glynn Road ROW that has been historically been used by the subject parcel. While not required by the Zoning Ordinance, the applicant is proposing to eliminate this rear access point by removing the gated access, converting the gravel drive into lawn, and planting additional arborvitae in line with an existing arborvitae row along the rear property line to increase the screening from Glynn Road. A drainage course from north of Highland Road runs south through the subject parcel, to a wetland in the rear Glynn Road ROW, then east through the wetland, then east through an existing culvert under the gravel drive, and continues east eventually to Oxbow Lake. This existing drainage course make any development in the area seeking the variance encroachment highly unlikely. This ROW is under the jurisdiction of the Road Commission for Oakland County (RCOC). A permit will be obtained from RCOC for all construction, including the fence encroachment, within the ROW, and this variance request is conditional on RCOC permitting said construction activity. If this variance were not granted, the applicant would have to meander the proposed fence north of the utility pole, and terminate it at the side of the building instead of the corner. This option would put the utility pole, and the building corner outside the fence. These items along with the remaining gravel drive would look unsightly and awkward to observers along Glynn Road. The proposed improvements would provide excess screening, additional green scape, and a more finished look.

Please feel free to call or email if any questions or concerns arise during review.

Sincerely,



**Casey Leach, P.E.**  
Project Manager  
Kieft Engineering, Inc.  
[cleach@kiefteng.com](mailto:cleach@kiefteng.com)  
248.884.8224





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



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

## WHITE LAKE TOWNSHIP

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

May 10, 2023

Kieft Engineering  
5852 South Main Street, Suite 1  
Clarkston, MI 48346

ATTN: Casey Leach

**RE: Carter's Plumbing  
Administrative Site Plan – Review #2**

Dear Mr. Leach:

Staff reviewed the revised site plan prepared by Kieft Engineering (revision date April 28, 2023). The following comments from the first review letter dated March 23, 2023 are listed below. Responses to the comments are provided in **(bold)**.

- The property address listed on the Coversheet is incorrect. Revise accordingly. **(Comment addressed. The address has been corrected on the revised plans).**
- The parcel number listed on the Coversheet, Site Plan Review application, and Letter of Authorization is incorrect. Revise accordingly. **(Comment partially addressed. The parcel number has been corrected on the revised plans and letter of authorization, but a corrected site plan review application has not been provided).**
- The two preliminary site plan approval rows and the final site plan approval row on the Coversheet shall be removed and replaced with “White Lake Township – Community Development Department” and “Administrative Site Plan.” Also revise the Revision Index on the Coversheet accordingly. **(Comment addressed. The approvals listing and revision index have been corrected on the revised plans).**
- Submit a copy of the Wetland Delineation and Determination Report referenced on Sheet V1.01. **(Comment addressed. A copy of the report has been submitted).**
- Submit a copy of the Due Care Plan referenced on the Coversheet. **(Comment addressed. A copy of the report has been submitted).**
- Remove the reference to City Laws within Note 1 of Soil Erosion and Sedimentation Control notes on Sheet C0.01. **(Comment addressed – corrected by replacing “City” with “Township” on the revised plans).**



- Add the words “following receipt of Final Completion Notice from the Oakland County Water Resources Commissioner’s Office” at the end of Note 7 of Soil Erosion and Sedimentation Control notes on Sheet C0.01. **(Comment addressed. Text added on revised plans).**
- The frontage sidewalk along Highland Road shall be constructed to the east and west property lines and through the driveways (concrete sections through the approaches). If the sidewalk is not constructed to the east and west property lines, a variance is required from the Zoning Board of Appeals. **(Comment addressed. The frontage sidewalk is shown to the east and west property lines, and through the drive, on the revised plans).**
- Modification of the nonconforming driveway may require variances from the Zoning Board of Appeals. Driveways must have a minimum of 455 feet of spacing provided from other driveways along the same side of the street, measured centerline to centerline. The proposed driveway must also be aligned with the existing driveway on the opposite side of the street or offset 455 feet, measured centerline to centerline. Note the Access Management Plan suggests the two easterly site driveways be closed, with access to the site provided by the westerly driveway. Staff recommends closure of the two easterly driveways, improvement of the westerly driveway, and construction of a between-site service drive (required) across the property frontage. The number of driveways permitted for a site shall be the minimum number necessary to provide safe and efficient access for regular traffic and emergency vehicles. **(Comment rescinded. The westerly driveway is proposed to be eliminated. While contrary to the Access Management Plan, a reduction in driveways would bring the nonconforming site access closer to compliance with the Zoning Ordinance access management standards; however, access to this site would remain nonconforming after improvements).**
- Vehicle parking and storage areas shall be surfaced with asphalt or concrete. Gravel surfacing requires a variance from the Zoning Board of Appeals. **(Comment outstanding. The Applicant is requesting a variance from the Zoning Board of Appeals).**
- A variance shall be requested from the Zoning Board of Appeals (variance application submitted) to allow parking within the required northerly setback. **(Comment outstanding. The Applicant is requesting a variance from the Zoning Board of Appeals).**
- Each individual parking space shall be delineated by dual stripes, two feet apart centered on the dividing lines and painted white. The site plan shall be revised to indicate the required striping. Additionally, a parking stall striping detail shall be provided for the barrier-free space and access aisle as well as the standard space. **(Comment addressed. A note indicating the required striping has been added to Sheet C1.01 and a detail has been added to Sheet C5.01).**
- Width of the proposed parallel parking spaces shall be labeled on the site plan. See Item g, Page 2 of the DLZ review letter dated March 14, 2023 for further comment relative to the parallel parking. **(Comment addressed. The width dimension has been added to the revised plans, and the five-foot-wide sidewalk adjacent to the barrier-free parking space may serve as the access aisle).**



- One-way drives shall be a minimum of 20-feet-wide. The site plan shall be revised accordingly, or a variance is required from the Zoning Board of Appeals. Note curb and gutter (including gutter pan) shall not be included in depth or width measurements – revise accordingly. **(Comment partially addressed. The previous 13-foot drive width has been increased to 20 feet on the revised plans. The required 12-foot-wide drive adjacent to the parallel parking spaces is only permitted if the Michigan Department of Transportation (MDOT) approves a license agreement for the portion of the access aisle in the right-of-way. If a license agreement is not provided, the parallel parking spaces shall not be permitted).**
- DLZ deferred compliance regarding the width of the sidewalk on the west side of the building (Item j, Page 2 of the DLZ review letter dated March 14, 2023) to the Community Development Department. If the parking spaces adjacent to the aforementioned sidewalk are 18-feet in depth, the sidewalk will not be required to be increased to 7-feet in width. Bumper blocks will not be required if the parking spaces adjacent to the aforementioned sidewalk are 18-feet in depth. **(Comment addressed. The parking spaces along the aforementioned sidewalk are proposed with 18-foot depth).**
- If a reciprocal access easement does not exist for the cross-access to the east, an easement shall be established at this time and submitted to the Township for review and approval. **(Comment remains as a notation. A proposed access easement has been added to the revised plans, and the Applicant stated an easement description and sketch would be prepared and submitted to the Township for review and approval if the Zoning Board of Appeals grants a variance to allow parking within the required front yard setback).**
- Retaining wall with guardrail details shall be provided for review and approval. **(Comment remains as a notation. The Applicant stated structural engineering and detailing will be prepared and submitted to the Township for review following a decision being rendered on the variance requests).**
- Masonry repair/support wall with guardrail details shall be provided for review and approval. **(Comment remains as a notation. The Applicant stated structural engineering and detailing will be prepared and submitted to the Township for review following a decision being rendered on the variance requests).**
- The Symbols Legend on Sheet C0.01 does not provide for existing and proposed fencing. Revise accordingly. **(Comment addressed. Fencing has been added to the legend on the revised plans).**
- The site plan shall denote proposed locations for demolition of existing fencing and construction of new fencing. **(Comment remains as a notation. The Applicant stated a demolition plan will be prepared and submitted to the Township for review following a decision being rendered on the variance requests).** Fence details for both proposed fencing types shall be provided. **(Comment addressed. Fence details have been added to the revised plans).** The site plan notes an 8-foot-tall dogear privacy fence is proposed – verify dogear means vertical slat wood fencing. **(Comment addressed. The Applicant stated dog-ear indicates 1”x6” vertical slat, pressure-treated wood).** If one side of a fence has a more finished appearance, the more finished side shall face the exterior of the lot. **(Comment addressed. A note has been added on the landscape plan).** A fence permit is required from the Building Official prior to fence installation. **(Comment remains as a notation. The Applicant stated a fence permit will be obtained prior to installation).**



- A variance shall be requested from the Zoning Board of Appeals (variance application submitted) to allow fencing to encroach into the Glynn Road right-of-way. Prior to this variance request being considered, approval/permit from the Road Commission for Oakland County shall be obtained and a copy of such approval/permit shall be provided to the Township. **(Comment rescinded. The requested variance, if approved, would be conditioned upon obtainment of a RCOC permit for the fence in the right-of-way).**
- A 30-foot (opening) single sliding power gate is proposed at the driveway. Gated vehicular access is subject to review and approval by the Fire Department, and a permit is required from the Building Official. **(Comment remains as a notation. The Applicant stated required approvals and permits will be obtained prior to construction).**
- A photometric plan drawn to a scale of not less than 1 inch = 30 feet shall be submitted for review and approval. **(Comment addressed. A photometric plan has been added to the revised plan set).** The photometric plan shall be sealed by the person of prepared the plan. **(Comment partially addressed. In 2022 the Community Development Director indicated a certified letter from the photometric plan design company could suffice in lieu of an engineer's seal on the drawings. However, the provided certification letter does not verify the Property Owner's compliance with the photometric plan. Upon completion of the installation of all outdoor light fixtures and prior to release of the Performance Guarantee, a registered engineer or architect shall verify in writing to the Community Development Department the outdoor lighting was installed in accordance with the approved lighting (photometric) plan and in accordance with the LM (Light Manufacturing) outdoor lighting standards found in Section 5.18.G of the Zoning Ordinance).** Footcandles shall be measured at five feet above grade (the photometric plan shall contain a note confirming footcandles are measured at five feet above grade) **(comment addressed; a note is included on the photometric plan)** and only the area of illumination shall be used to calculate footcandles. Complete catalog details (lighting fixture specification sheets) for all luminaries shall also be provided. **(Comment addressed. Cut sheets have been provided).**
  - **Revise the Statistics table to include footcandle information at the building, driveway, and parking area.**
  - **The footcandle average for the general site exceeds 0.5 footcandle. Therefore, a variance is required from the Zoning Board of Appeals. The Applicant did not request a variance for outdoor lighting, and it is unlikely such a request would be granted. The photometric plan shall be revised so the footcandle average for the general site does not exceed 0.5.**
- Lighting shall be shielded from adjacent properties and designed to reflect continuity with the pedestrian orientation of the area. 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 except in service areas where the lights will not generally be visible by the public or adjacent residential properties. Lights underneath canopies must be fully recessed into the canopy to minimize glare from the light source. **(Comment remains as a notation. The Applicant acknowledged complying with the aforementioned standards).**
- A variance shall be requested from the Zoning Board of Appeals as the required parking lot landscaping is not proposed to be installed. Revise the parking lot landscaping note on Sheet L1.01 to reference the required variance. **(Comment rescinded. The Applicant incorrectly utilized the commercial/office use schedule for parking lot landscaping. The industrial use schedule applies to this site. Therefore, sufficient parking lot landscaping is proposed).**



- A snow storage plan was not provided. Information on method of snow storage shall be provided (denote snow storage areas on the site plan). Winter maintenance of parking lot landscape islands shall be required where heavy applications of salt and de-icing products occur through the use of salt tarps which minimize soil absorption and ultimately reduce plant disorders. **(Comment addressed. Snow storage areas (gravel area along west and south side of site) have been indicated on the revised plans).**
- No more than two planted trees in a row shall be of the same species. **(Comment addressed. No required trees are planted more than two in a row).**
- Within the Highland Road greenbelt, evergreen trees shall be required. **(Comment addressed. Three White Fir trees are proposed in the front greenbelt).**
- Note 15 and the tree and shrub planting details on Sheet C5.01 mention mulch. Per the Zoning Ordinance, the mulch product itself shall be at least double-shredded quality. Revise accordingly. **(Comment outstanding. Contrary to the Applicant's response letter to the first review, the notes on Sheet L5.01 have not been revised).**
- All required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all plantings and lawn areas. An irrigation plan shall be provided. The irrigation notes on Sheet L1.01 shall be relocated to the irrigation plan. **(Comments addressed. An irrigation plan has been added to the revised plan set, and notes have been relocated accordingly).**
- A variance shall be requested from the Zoning Board of Appeals as no irrigation is proposed to be installed along the east property line. **(Comment outstanding. The Applicant is requesting a variance from the Zoning Board of Appeals).** Revise irrigation note 1.4 to reference the required variance. **(Comment addressed. The note has been modified on the revised plans).**
- Remove note 2.3 under required screening on Sheet L1.01. **(Comment outstanding. As previously stated, this is not a required variance).**
- Lawn in the Highland Road front yard shall be sod and lawn elsewhere shall be hydroseed or sod. **(Comment addressed. A note has been added to the landscape specifications on Sheet L5.01).**
- Turfstone permeable pavers shall not be permitted. If the aforementioned area is intended to provide access to the grinder pump, asphalt or concrete surfacing shall be required. Revise accordingly. **(Comment rescinded. Note turfstone pavers are not considered permeable by the Township).**
- The Landscape Schedule on Sheet C5.01 identifies a certain number of White Flowering Dogwoods with inconsistent symbols for those plantings depicted on Sheet L1.01. Revise accordingly. **(Comment addressed. The planting call-outs have been corrected on the landscape plan).**
- The sheet number on the landscape details sheet is intended to be labeled L5.01 but is labeled C5.01. Revise accordingly. **(Comment addressed. The sheet number has been corrected on the revised plans).**
- Tree stakes, guy wires, and tree wrap shall be removed after 1 year. Add note to landscape plan. **(Comment addressed. A note has been added to the landscape specifications on Sheet L5.01).**



- Regarding Item u, Page 2 of the DLZ review letter dated March 14, 2023 – all grading details are required at this time as this project is an administrative site plan, so there is not preliminary site plan/final site plan/final engineering plan. **(Comment remains as a notation. The Applicant stated final engineering will be prepared and submitted to the Township for review following a decision being rendered on the variance requests).**
- Pursuant to the Performance Guarantee Agreement and Zoning Ordinance, connection to the Township sanitary sewer system is required. **(Comment addressed. The site has been connected to the Township sanitary sewer system).**
- Pursuant to the Performance Guarantee Agreement, the site plan is subject to concurrence by the Michigan Department of Environment, Great Lakes, and Energy. **(Comment remains as a notation. The Applicant has acknowledged complying with the aforementioned requirement).**
- Pursuant to the Performance Guarantee Agreement, the site plan must comply with the Declaration of Restrictive Covenant for a Restricted Non-Residential Corrective Action relating to the property. **(Comment remains as a notation. The Applicant has acknowledged complying with the aforementioned requirement).**

The Community Development Director or his designee may approve, approve with conditions, or deny the site plan. Based on the items identified in this letter, the site plan shall be revised and resubmitted. It is advisable to complete plan revisions following the outcome of the variance requests. All site plan review submittals following the initial review shall include a response letter detailing the changes made to the plan since the previous submittal. If you have any questions regarding this matter, please contact me at (248) 698-3300 ext. 177 or by email at justinq@whitelaketwp.com.

Sincerely,



Justin Quagliata  
Staff Planner

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



## WHITE LAKE TOWNSHIP TOWNSHIP BOARD

### REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO: Township Board**

**FROM: Justin Quagliata, Staff Planner**

**DATE: July 15, 2022**

**RE: Performance Guarantee Agreement – Carter’s Plumbing**

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CAMQ Properties LLC (CAMQ) owns the property addressed as 10431 Highland Road, and the building and site are proposed to be occupied by Carter’s Plumbing. In April 2022 the Township was made aware of unpermitted construction activity within the building. The Building Official, after a site visit, required Carter’s Plumbing to apply for the necessary permits for such work. On June 9, 2022 the Director of Public Services witnessed excavation of the ground and the installation of a stormwater system. Such improvements were being made without site plan review and approval by the Township, and without the proper agency permits. Piping, structures, and other elements of the drain system were ordered removed. The site is a registered contaminated facility and a Declaration of Restrictive Covenant (DRC) for a Restricted Non-Residential Corrective Action relating to the property is in effect. Enforcement of the DRC is completed by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

Any change of use/new occupancy must be reviewed and approved by the Township. Completion of required site improvements – including, but not limited to, parking lot paving, utilities, exterior lighting, landscaping, sidewalks, and fencing – is a requirement for a Certificate of Occupancy. Carter’s Plumbing is requesting Township Board approval to occupy the building and site prior to the completion of the following:

- Submission of an engineered site plan for the parking lot which includes the layout, design and construction including paving, stormwater drainage, wetlands protection, landscaping and screening and fencing (subject to approval by the Township and concurrence by the Michigan Department of Environment, Great Lakes, and Energy per applicable law).
- Connection to the municipal sanitary sewer system.
- Compliance with the Township’s code of ordinances and zoning ordinances, the DRC, and other applicable laws.



Carter's Plumbing is also proposing the temporary placement of gravel (see attached gravel plan) to serve as a parking area on the west side of the building. The gravel plan does not meet the requirements of the zoning ordinance to even be reviewed by the Township. Additionally, the zoning ordinance requires the entire parking area, including parking spaces and maneuvering lanes, to be provided with asphalt or concrete surfacing; gravel parking lots are prohibited. In the short-term, filling the trench dug on the property with the removed soils, disposing of the stockpiled broken pavement at a landfill, and covering the site in gravel is acceptable to EGLE. The long-term solution is repaving with asphalt in a manner that would encapsulate the contamination/prevent it from migrating and manage stormwater. When a site plan is submitted, the Township Engineering Consultant will have to consider whether managing parking lot runoff by sheet flow rather than subgrade stormwater structures is appropriate given the requirements of the DRC. However, the proposed improvements must be completed in compliance with Township ordinances and other applicable requirements, including the Oakland County stormwater engineering design standards. Although there are restrictions associated with the former underground storage tank regulated by EGLE, those restrictions do not eliminate the need for compliance with requirements from any other entities, nor does the DRC supersede any other entities' authority, regardless of level. EGLE's concurrence with the proposed gravel plan and related activities is not a substitute for compliance with other requirements.

In order to occupy the building and site prior to the completion of required site improvements, Carter's Plumbing is requesting Township Board approval of a Performance Guarantee Agreement (attached). As outlined in the Agreement, a \$100,000 guarantee would be deposited with the Township to ensure completion of the improvements. The Agreement was prepared by the Petitioner's legal counsel, and reviewed by the Township Attorney and staff. **If the Township Board approves the Agreement, as a condition the Board must also prescribe the period of time within which the improvements must be completed. Exhibit C will also need to be updated with a clean certificate of insurance (photo of the certificate is unacceptable).**

#### **Attachments**

1. Declaration of Restrictive Covenant for a Restricted Non-Residential Corrective Action (State I.D.# RC-RRD-213-10-042).
2. Site photos taken on June 9, 2022.
3. Performance Guarantee Agreement.



RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2015 AUG 18 PM 2:20

166901  
LIBER 48510 PAGE 245  
\$46.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
08/18/2015 02:25:28 P.M. RECEIPT# 98494  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

**DECLARATION OF RESTRICTIVE COVENANT  
FOR A RESTRICTED NON-RESIDENTIAL CORRECTIVE ACTION**

MDEQ Reference No: RC-RRD-213-10-042

This Declaration of Restrictive Covenant (Restrictive Covenant) has been recorded with the Oakland County Register of Deeds to protect public health, safety, and welfare, and the environment by prohibiting or restricting activities that could result in unacceptable exposure to regulated substances present at the Property located at 10431 Highland Road, Charter Township of White Lake, Oakland County, Michigan and legally described in the attached Exhibit 2 (Legal Description of the Property). Exhibit 3 (Survey of Property) provides a survey of the Property that is subject to the land and/or resource use restrictions specified in this Restrictive Covenant.

The Property is associated with the Former Oscar W. Larson Company Property (Facility ID Number 00013183 for which a Closure Report (CR) was completed under Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), MCL 324.21301 *et seq.* Corrective actions that were implemented to address environmental contamination are fully described in the CR dated August 19, 2015. A copy of the CR is available from the Michigan Department of Environmental Quality (MDEQ), Remediation and Redevelopment Division (RRD) District Office.

The Property described contains regulated substances in excess of the concentrations developed as the unrestricted residential cleanup criteria under Section 21304a(2) of the NREPA. The MDEQ recommends that prospective purchasers or users of this Property undertake appropriate due diligence prior to acquiring or using this Property, and undertake appropriate actions to comply with the requirements of Section 21304c of the NREPA.

Part 213 requires the recording of this Restrictive Covenant with the Oakland County Register of Deeds based upon the corrective action measures for the site to: 1) restrict unacceptable exposures to regulated substances located on the Property; 2) assure that the use of the Property is consistent with the exposure assumptions used to develop cleanup criteria under Section 21304a(2) of the NREPA; and 3) assure the exposure control measures relied upon in the CR are effective.

The restrictions contained in this Restrictive Covenant are based upon information available at the time the corrective action was implemented by the Oscar W. Larson Company. Failure of the corrective action to achieve and maintain the cleanup criteria, exposure controls, and requirements specified in the CR; future changes in the environmental condition of the Property; changes in the cleanup criteria developed under Section 21304a(2) of the NREPA; the discovery of environmental conditions at the Property that were not accounted for in the CR; or use of the Property in a manner inconsistent with the restrictions described herein may result in this Restrictive Covenant not being protective of public health, safety, and welfare, and the environment. The adequacy of the corrective action undertaken pursuant to the CR may not have been reviewed by the MDEQ.

13P  
R

OK - AN



### Definitions

For the purposes of this Restrictive Covenant, the following definitions shall apply:

"MDEQ" means the Michigan Department of Environmental Quality, its successor entities, and those persons or entities acting on its behalf.

"Owner" means at any given time the then-current title holder of all or any portion of the Property.

"Property" means the real property as described in Exhibit 2 (Legal Description of the Property) of this Restrictive Covenant that is subject to the restrictions, terms and conditions described herein.

All other terms used in this document which are defined in Part 3, Definitions, of the NREPA and Part 213 of the NREPA, shall have the same meaning in this document as in Part 3 and Part 213 of the NREPA, as of the date this Restrictive Covenant is filed.

### Summary of Environmental Conditions and Corrective Action.

Hazardous substances including benzene, toluene, ethyl benzene, xylenes, naphthalene and trimethylbenzenes were released from an underground storage tank system resulting in contamination of the Property. Soil and groundwater contamination remain present at levels that do not allow for an unrestricted use of the Property. Specifically, concentrations of regulated substances remain present in the groundwater in excess of the nonresidential drinking water cleanup criteria. This potential exposure risk has been addressed by preventing the use of the groundwater for ingestion and irrigation.

Residual (or mobile) Light Nonaqueous-Phase Liquid (LNAPL), including gasoline were properly characterized using a Conceptual Site Model in accordance with American Society for Testing and Materials (ASTM) designation E 2531-06 E1, and will remain in place. The LNAPL exists below the ground surface at a depth of 1.5 to 4 feet. The location of the LNAPL in the attached Exhibit 3 (Survey of the Property and Limits of Land or Resource Use Restrictions) describes and provides the location of the institutional control and the horizontal and vertical extent of the LNAPL is shown in Exhibit 3-1. The restrictions provided for in this Restrictive Covenant serve to prevent unacceptable exposure to hazardous substances as a result of the conditions created by the presence of the LNAPL soil and/or groundwater contaminant concentrations that exceed the unrestricted residential criteria under Section 21304a(2) of the NREPA.



**NOW THEREFORE,****1. Declaration of Land or Resource Use Restrictions.**

The Oscar W. Larson Company, with the express written permission of the Owner of the Property hereby declares and covenants that the Property shall be subject to the following restrictions and conditions:

- a. **Prohibited Land Uses:** The Owner shall prohibit all uses of the Property as described in Exhibit 3 (Survey of Property and Limits of Land or Resource Use Restrictions) that are not compatible with or are inconsistent with the assumptions and basis for the nonresidential cleanup criteria established pursuant to Section 21304a(2) of the NREPA. Uses that are compatible with nonresidential cleanup criteria are generally described in Exhibit 4 (Description of Allowable Uses). At the time of recording of this Restrictive Covenant, the Charter Township zoning code designation allowed for the following residential uses that are not compatible with the nonresidential cleanup criteria and are therefore prohibited by this Restrictive Covenant (Special Land Uses - Nursery School, Group Adult and Child Care Centers). Cleanup criteria for land-use based response activities are located in the Government Documents Section of the State of Michigan Library.
- b. **Prohibited Activities to Eliminate Unacceptable Exposures to Regulated Substances.** The Owner shall prohibit activities on the Property that may result in exposures above levels established in the CR. These prohibited activities include
- 1) The construction and use of wells or other devices on the Property to extract groundwater for consumption, irrigation, or any other purpose, except as provided below:
    - a) Wells and other devices constructed for the purpose of evaluating groundwater quality or to remediate subsurface contamination associated with a release of regulated substances into the environment are permitted provided the construction of the wells or devices complies with all applicable local, state, and federal laws and regulations and does not cause or result in a new release, exacerbation of existing contamination, or any other violation of local, state, or federal laws or regulations.
    - b) Short-term dewatering for construction purposes is permitted provided the dewatering, including management and disposal of the groundwater, is conducted in accordance with all applicable local, state, and federal laws and regulations and does not cause or result in a new release, exacerbation of existing contamination, or any other violation of local, state, and federal environmental laws and regulations.
  - 2) The construction of new structures, unless such construction incorporates engineering controls designed to eliminate the potential for subsurface vapor phase hazardous substances to migrate into the new structure at concentrations greater than applicable criteria; or, unless prior to construction of any structure, an evaluation of the potential for any hazardous substance to volatilize into indoor air assures the protection of persons who may be present in the buildings and is in compliance with Section 21304c of the NREPA.
- c. **Prohibited Activities to Ensure Effectiveness and Integrity of the Corrective Action.** The Owner shall prohibit activities on the Property that may interfere with any element of the CR, including the performance of operation and maintenance activities, monitoring, or other measures necessary to ensure the effectiveness and integrity of the CR.



2. **Contaminated Soil Management.** The Owner shall manage all soils, media, and/or debris located on the Property in accordance with the applicable requirements of Sections 21304b of the NREPA; Part 111, Hazardous Waste Management, of the NREPA; Subtitle C of the Resource Conservation and Recovery Act, 42 USC Section 6901 *et seq.*; the administrative rules promulgated thereunder; and all other relevant state and federal laws.

3. **Access.** The Owner grants to the MDEQ and the Oscar W. Larson Company, and their designated representatives, the right to enter the Property at reasonable times for the purpose of determining and monitoring compliance with the CR, including the right to take samples, inspect the operation and maintenance of the corrective action measures and inspect any records relating to them, and to perform any actions necessary to maintain compliance with Part 213 and the CR. The right of access provided to the Oscar W. Larson Company above is not required under Part 213 for the corrective action to be considered approved. This provision was agreed to by the Owner at the time the Restrictive Covenant was recorded. Accordingly, The MDEQ will not enforce the Owner's obligation to provide access to Oscar W. Larson Company.

4. **Conveyance of Property Interest.** A conveyance of title, easement, or other interest in the Property shall not be consummated by the Owner without adequate and complete provision for compliance with the terms of the CR, and this Restrictive Covenant. A copy of this Restrictive Covenant shall be provided to all future owners, heirs, successors, lessees, easement holders, assigns, and transferees by the person transferring the interest in accordance with Section 21310a(2)(c) of the NREPA.

5. **Audits Pursuant to Section 21315 of the NREPA.** This Restrictive Covenant is subject to audits in accordance with the provisions of Section 21315 of the NREPA, and such an audit may result in a finding by the MDEQ that this Restrictive Covenant is not protective of the public health, safety, and welfare, and the environment.

6. **Term of Restrictive Covenant.** This Restrictive Covenant shall run with the Property and is binding on the Owner; future owners; and their successors and assigns, lessees, easement holders, and any authorized agents, employees, or persons acting under their direction and control. This Restrictive Covenant shall continue in effect until it is determined that the regulated substances no longer present an unacceptable risk to the public health, safety, or welfare, or the environment. Improper modification or rescission of any restriction necessary to prevent unacceptable exposure to regulated substances may result in the need to perform additional corrective actions by those parties responsible for performing corrective action at the Property or to comply with Section 21304c of the NREPA.

7. **Enforcement of Restrictive Covenant.** The State of Michigan, through the MDEQ, and the Oscar W. Larson Company may individually enforce the restrictions set forth in this Restrictive Covenant by legal action in a court of competent jurisdiction

8. **Severability.** If any provision of this Restrictive Covenant is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provision of this Restrictive Covenant, which shall continue unimpaired and in full force and effect.



9. Authority to Execute Restrictive Covenant. The undersigned person executing this Restrictive Covenant is the Owner, or has the express written permission of the Owner Amcomm Telecommunications, and represents and certifies that he or she is duly authorized and has been empowered to execute and record this Restrictive Covenant.

IN WITNESS WHEREOF, the Oscar W. Larson Company has caused this Restrictive Covenant, RC-RRD-213-10-042, to be executed on this 17<sup>th</sup> day of August, 2015.

Oscar W. Larson Company

By: James C. Lintol  
Signature

Name: James C. Lintol  
Print or Type Name

Its: EVP  
Title

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this date, August 17, 2015 by Mr. James Lintol, EVP of the Oscar W. Larson Company, a corporation within the State of Michigan, on behalf of the corporation.

Stacy Anne Roberts  
Notary Public Signature  
STACY ANNE ROBERTS Printed Name

**STACY ANNE ROBERTS**  
Notary Public, Oakland County, Michigan  
My Commission Expires Oct. 12, 2016

Prepared by:  
Jerome Meyer - Senior Project Scientist - Innovative Environmental Solutions, Inc.

When recorded return to:  
Jerome Meyer - Innovative Environmental Solutions, Inc. - 510 Brighton Rd, Howell, MI 48843



EXHIBIT 1

CONSENT OF OWNER

I, John Ramonaitis, Member of High-Five Investments, LLC, the current and legal Owner of the Property, do hereby consent to the recording of this Restrictive Covenant, RC-RRD-213-10-042, and authorize the Oscar W. Larson Company to file the Restrictive Covenant with the Oakland County Register of Deeds for recording.

High-Five Investments, LLC

By: [Signature]  
Signature  
Name: John Ramonaitis  
Print or Type Name  
Its: Vice President  
Title

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this date, August 17, 2015 by Mr. John Ramonaitis <sup>VP</sup> of High-Five Investments, LLC, a Limited Liability Corporation within the State of Michigan, on behalf of the corporation.

JESSICA PAYNTER  
Notary Public - Michigan  
Oakland County  
My Commission Expires Apr 5, 2018  
Acting in the County of Oakland

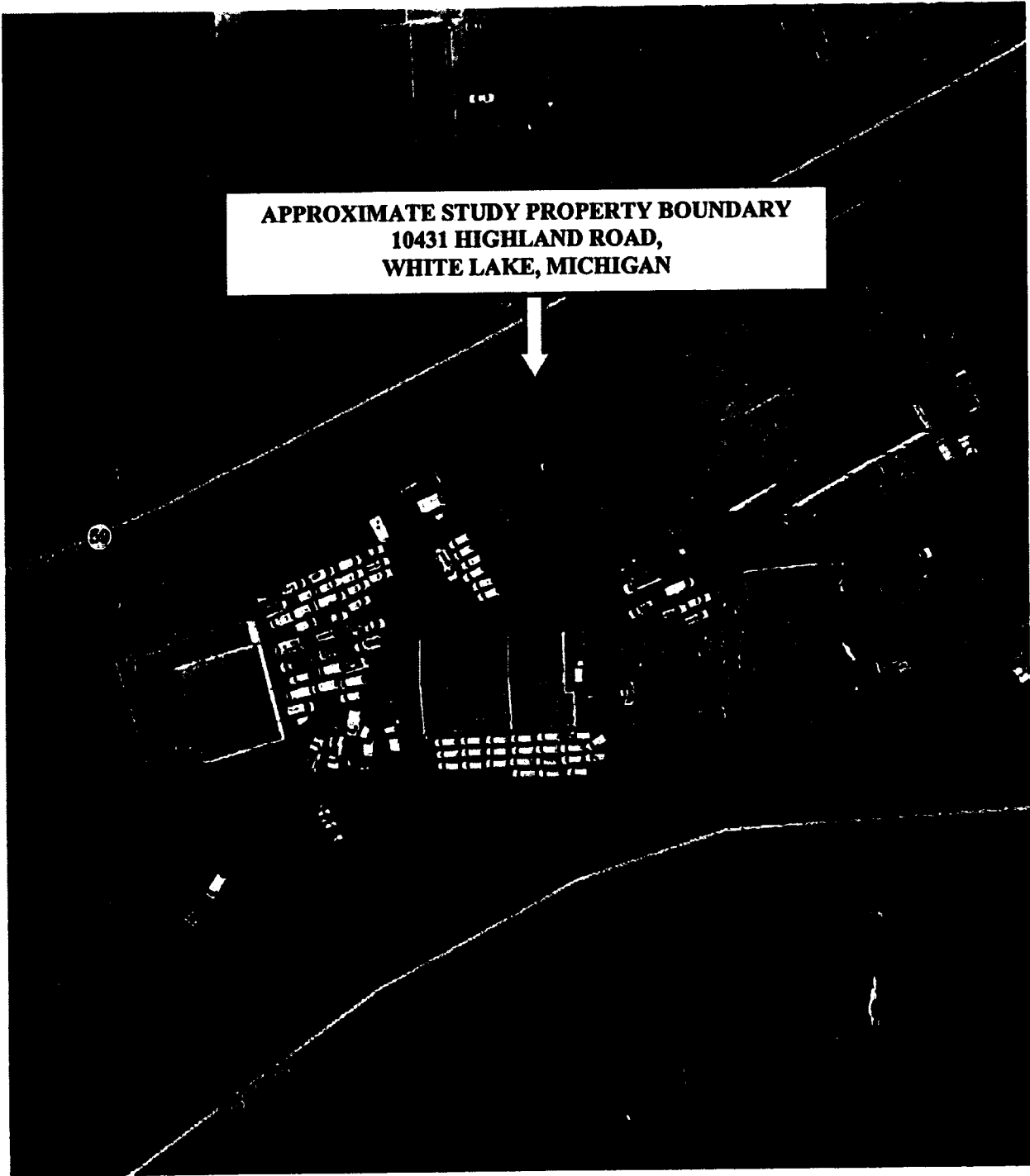
Jessica Paynter  
Notary Public Signature  
Jessica Paynter Printed Name



**EXHIBIT 2**

**LEGAL DESCRIPTION OF PROPERTY**





SCALE UNKNOWN



**INNOVATIVE**  
**ENVIRONMENTAL SOLUTIONS, INC.**

**2015 AERIAL PHOTOGRAPH WITH  
 PLAT MAP OVERLAY**  
 AMCOMM TELECOMMUNICATIONS  
 (FORMER OSCAR W. LARSON PROPERTY)  
 10431 HIGHLAND ROAD  
 WHITE LAKE, MICHIGAN

<b>PROJECT:</b> 20131079	<b>DATE:</b> 7/XX/15	<b>PLATE:</b> 1	<b>SCALE:</b> SEE ABOVE
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**LEGAL DESCRIPTION FOR THE**  
**AMCOMM TELECOMMUNICATION, INC. PROPERTY**  
**10431 HIGHLAND ROAD, WHITE LAKE, MICHIGAN**

The legal description of the property is as follows:

T3N, R8E, SEC 22 LARSON ACRES LOTS 3, 4 & 5, ALSO LOTS 13 & 14, ALSO PART OF  
LOT 15 BEG AT SW LOT COR, TH E 3.70 FT, TH N 07-35-41 W 30.41 FT, TH S 31.20 FT  
TO BEG 6-7-01 FR003,004,005,012&013

The parcel identification number for the property, according to the White Lake Township  
Assessor's Office, is as follows: 12-22-252022.



**EXHIBIT 3**

**SURVEY OF THE PROPERTY**

**OR**

**SURVEY OF THE PROPERTY  
AND LIMITS OF LAND OR RESOURCE USE RESTRICTIONS**

AND



### CERTIFICATE OF SURVEY

Thomas M. Smith  
7559 Olde Sturbridge  
Clarkston, MI 48016

PHONE 625-3276

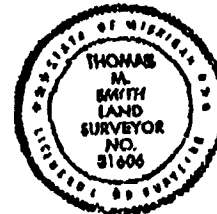
SURVEY FOR OSCAR W. LARSON Co.  
ADDRESS DIXIE HIGHWAY  
SPRINGFIELD TWP., MI

DATE 9-4-97  
JOB NO. 97-0904  
REV. 9-16-97 (Add Bldgs)

I hereby certify that I surveyed and mapped the land described and delineated hereon. I have fully complied with the requirements of act 132 of 1970. The error of closure is no greater than 1 in 5000 and the bearings were established by: Recorded Plat. Field error of Closure 1:15,800.

THOMAS M. SMITH  
L.L.S. NO. 31606

LEGEND			
⊙	= IRON FOUND	M	= MEASURED
○	= IRON SET	*X*	= FENCE
⊙	= MONUMENT FOUND	●	= P.K. NAIL SET
R	= RECORDED	P.R.	= PRORATED DISTANCE

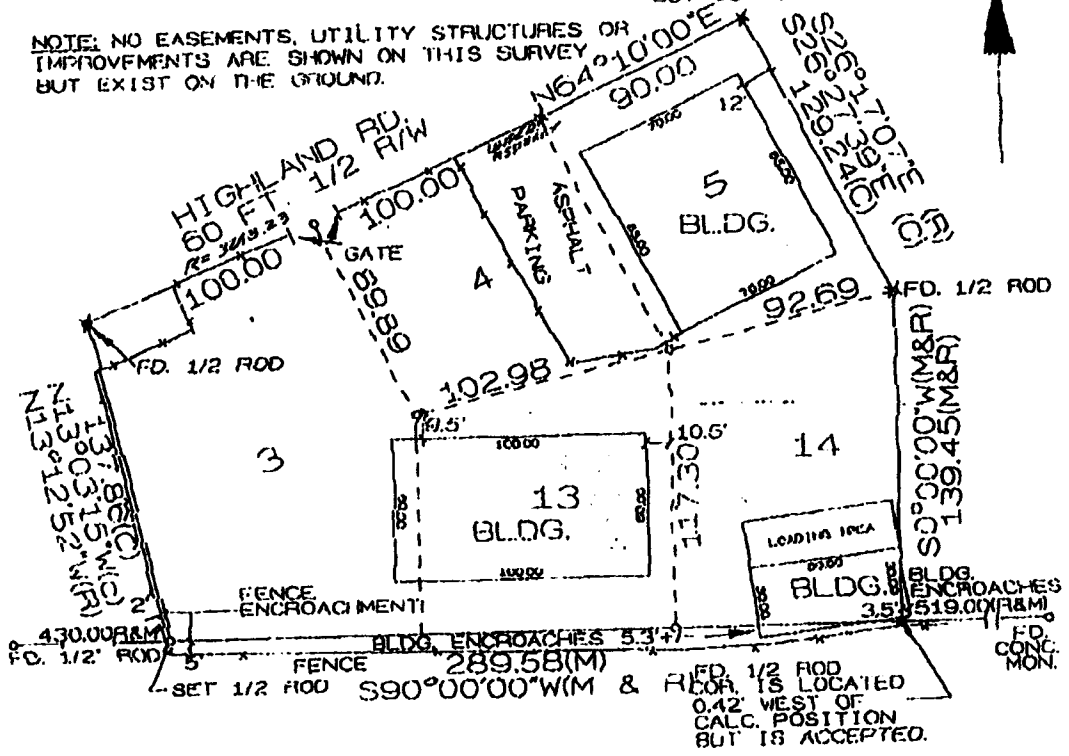


SCALE: 1"=50'

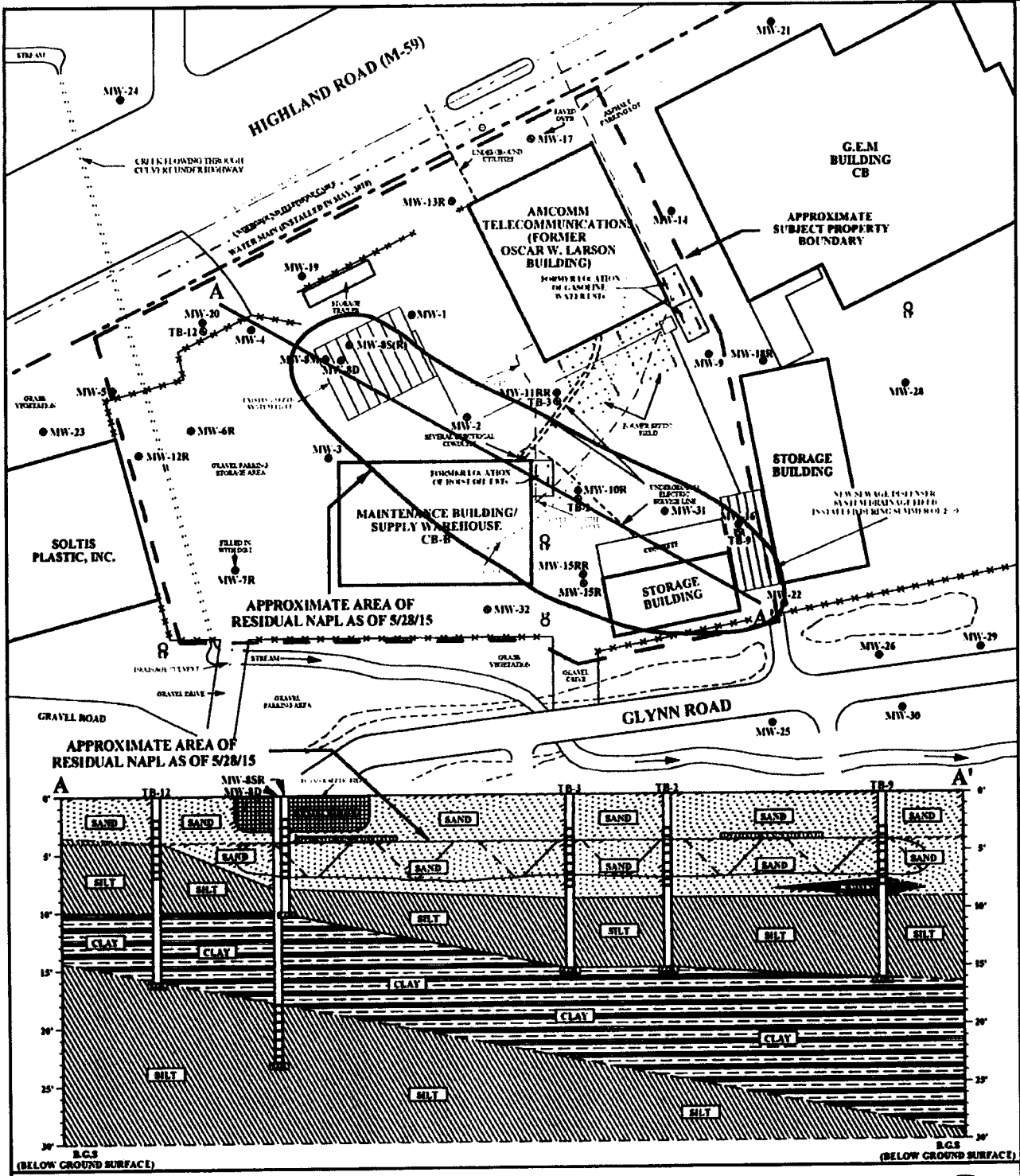
LOTS 3,4,5,13,14 LARSON ACRES, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58, PAGE 12 OF PLATS, OAKLAND COUNTY RECORDS.

FD. IRON IN ASP. COR. IS 0.32' S.W. OF CALC. POSITION BUT IS ACCEPTED.

NOTE: NO EASEMENTS, UTILITY STRUCTURES OR IMPROVEMENTS ARE SHOWN ON THIS SURVEY BUT EXIST ON THE GROUND.







**LEGEND**

- CB - COMMERCIAL BUILDING
- U - FIRE HYDRANT
- U/P - UTILITY POLE/LIGHT POLE
- SD - STORM DRAIN



**MAP DEPICTING APPROXIMATE AREA OF RESIDUAL NAPL CONTAMINATION**  
 AMCOMM TELECOMMUNICATIONS  
 (FORMER OSCAR W LARSON PROPERTY)  
 10431 HIGHLAND ROAD  
 WHITE LAKE, MICHIGAN

PROJECT: 20031079	DATE: 7/8/15	PLATE: EXHIBIT 3-1	SCALE: UNKNOWN
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## EXHIBIT 4

## DESCRIPTION OF ALLOWABLE USES

**Nonresidential Land Use:** This land use is characterized by any use which is not residential in nature and is primarily characterized by industrial and commercial uses. Industrial uses typically involve manufacturing operations engaged in processing and manufacturing of materials or products. Other examples of industrial uses are utility companies, industrial research and development, and petroleum bulk storage. Commercial uses include any business or income-producing use such as commercial warehouses, lumber yards, retail gas stations, auto dealerships and service stations, as well as office buildings, banks, and medical/dental offices (not including hospitals). Commercial uses also include retail businesses whose principal activity is the sale of food or merchandise within an enclosed building and personal service establishments which perform services indoors such as health clubs, barber/beauty salons, photographic studios, etc.

Any residential use is specifically prohibited from the non-residential land use category. This would include the primary use of the property for human habitation and includes structures such as single family dwellings, multiple family structures, mobile homes, condominiums, and apartment buildings. Residential use is also characterized by any use which is intended to house, educate, or provide care for children, the elderly, the infirm, or other sensitive populations, and therefore could include day care centers, educational facilities, hospitals, elder care facilities, and nursing homes. The use of any accessory building or portion of an existing building as a dwelling unit permitted for a proprietor or storekeeper and their families, located in the same building as their place of occupation, or for a watchman or caretaker is also prohibited. Any authority that allows for residential use of the Property as a legal non-conforming is also restricted per the prohibitions contained in this restrictive covenant.





MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY  
REMEDIATION AND REDEVELOPMENT DIVISION  
PO BOX 30426, LANSING, MI 48909-7926, Phone 517-284-5087, Fax 517-241-9581

### NOTICE TO LOCAL UNIT(S) OF GOVERNMENT OF LAND USE RESTRICTIONS

*This information and form is required under Sections 21310a(5) and 21316 of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.*

**INSTRUCTIONS:** A person that implements corrective action activities that relies on land use restrictions shall provide notice of the land use restrictions that are part of the corrective action plan to the local unit of government in which the site is located within 30 days of filing of the land use restrictions with the county register of deeds.

- (1) Use this form to provide notice of land use restrictions that are part of the corrective action plan to the Local Unit(s) of Government (LUG).
- (2) Send the notice to the city, village, or township clerk. Provide a copy to the County/District Health Department if groundwater exceeds Tier 1 residential screening levels.
- (3) Submit a copy of the notice and proof of providing the notice with the Closure Report (EQP4452) to the appropriate RRD District Office. See [www.michigan.gov/deqrrd\\_officemap](http://www.michigan.gov/deqrrd_officemap) for a complete list of RRD District and Field Offices.

This notice does not constitute a warranty or representation of any kind by the State of Michigan that the corrective actions performed in accordance with this notice will result in the achievement of the remedial criteria established by law, or that the property is suitable for any particular use.

OAKLAND COUNTY HEALTH DIVISION

Name of Local Unit of Government	Name of Local Unit of Government	Name of Local Unit of Government
----------------------------------	----------------------------------	----------------------------------

**Notice to the Local Unit of Government Receiving this Form:**

A corrective action plan for the site named below has been developed as a result of a release of regulated substances from an underground storage tank. This form and the attachments are to provide the local unit(s) of government notice of the land use restrictions that are part of the corrective action plan. A copy of the institutional control mechanism(s) in the form of a Corrective Action Notice to Register of Deeds, and/or Restrictive Covenant, and/or alternate mechanism is/are attached. The attached institutional control mechanism(s) describes the land use restrictions and the land where the restrictions apply.

Facility ID:

Owner or Operator: HIGH FIVE INVESTMENTS, LLC

Site Name: FORMER OSCAR W. WALSON COMPANY PROPERTY

Site Address: 10431 HIGHLAND ROAD City: WHITE LAKE TWP State: MI Zip:

Contact Person: MATT SCHULTZ

Phone Number: 248-698-8869 email: MSCHULTZ@AMCONN.COM

Mailing Address: 10431 HIGHLAND ROAD

City: WHITE LAKE TWP State MI Zip:

Qualified Underground Storage Tank Consultant: INNOVATIVE ENVIRONMENTAL SOLUTIONS, INC.

Address: 516 BRIGHTON ROAD

City: HOWELL State MI Zip:

Contact Person: JEROME MEYER

Phone Number: 517-548-7613 email: JMEYER@IES-ENVIRONMENTAL.COM

I hereby attest to the accuracy of the statements in this document and all attachments. I further certify that the language on this form has not been modified.

*James C. Guntol*  
Owner or Operator Signature

8/17/15  
Date



















**PERFORMANCE GUARANTEE AGREEMENT**

**THIS PERFORMANCE GUARANTEE AGREEMENT** (this “Guarantee”) is made as of the 20<sup>th</sup> day of July 2022 (the “Effective Date”) by and between the Charter Township of White Lake (the “Township”), whose address is 7525 Highland Road, White Lake, Michigan 48383 and CAMQ Properties LLC, a Michigan limited liability company, whose address is 10431 Highland Road, White Lake, Michigan 48386 (“CAMQ”) (collectively referred to as the “Parties”).

**RECITALS**

**WHEREAS** CAMQ owns certain commercial property commonly known as 10431 Highland Road, White Lake, Michigan 48386 (the “Property”), as more particularly described on attached Exhibit A, which will be occupied by Carter’s Plumbing LLC (“Carter”) and has applied for various permits from the Township; and

**WHEREAS** CAMQ has contracted with Carter’s Plumbing LLC to make certain improvements to the Property as provided herein; and

**WHEREAS** CAMQ through Carter has applied for various permits to improve the Property, passed all inspections related to the main building and is seeking a temporary certificate of occupancy; and

**WHEREAS** CAMQ through Carter has hired KIEFT Engineering to prepare an engineered site plan for improvements to the Property; and

**WHEREAS** the parties acknowledge the existence of a Declaration of Restrictive Covenant for a Restricted Non-Residential Corrective Action relating to the Property which has been recorded with the Oakland County Register of Deeds on August 18, 2015 in Liber 48510 Page 245 (the “DRC”); and

**WHEREAS** the Township requires this Guarantee and a One Hundred Thousand Dollar (\$100,000.00) Cash Deposit to be delivered into escrow with the Township (the “Deposit”), before the issuance of a temporary certificate of occupancy, to ensure CAMQ completes the following improvements: 1) temporary placement of gravel in the parking area, if approved by the Township Board; 2) obtains an engineered site plan for the parking lot layout, design and construction, including paving, stormwater drainage, wetlands protection, landscaping and screening and fencing; 3) connects to the municipal sanitary sewer system; and 4) complies with the Township code of ordinances and zoning ordinances and other applicable law applicable to the improvements required under this Agreement; and

**WHEREAS** the Township has issued a Temporary Certificate of Occupancy to CAMQ for the Property on July \_\_\_\_, 2022 conditioned upon the execution of this Guarantee by the Parties and delivery of the Deposit to the Township.

**NOW THEREFORE**, in consideration of the foregoing recitals and the mutual obligations of the Parties hereto, each of them does hereby covenant and agree as follows:



**AGREEMENT**

1. Obligations. CAMQ shall comply with the provisions of and perform and discharge the obligations contained in or arising from this Guarantee, as supplemented and amended from time to time by agreement of the Parties, including without limitation: 1) depositing in escrow with the Township the sum of One Hundred Thousand Dollars (\$100,000.00) via certified or cashier's check or their equivalent; 2) if approved by the Township Board, the temporary placement of gravel in the parking area as more fully described in attached Exhibit C (Temporary Gravel Plan); 3) submission of an engineered site plan for the Property's parking lot which includes the layout, design and construction including paving, stormwater drainage, wetlands protection, landscaping and screening and fencing (subject to approval by the Township and concurrence by the Michigan Department of Environment, Great Lakes, and Energy per applicable law); 4) connection to the municipal sanitary sewer system; and 5) compliance with the Township's code of ordinances and zoning ordinances, the DRC and other applicable laws. CAMQ shall complete all work identified in this Paragraph 1 within the time period established by the Township Board.

2. 2. Default; Right to Cure. If CAMQ defaults in the performance of its obligations under this Guarantee, the Township shall notify CAMQ in writing that it is in default, provided such notice details the specific reasons for the default and is delivered to CAMQ in accordance with the notice provisions contained in this Guarantee. If CAMQ fails to cure such claimed default or provide proof that it is not in default within thirty (30) days of receipt of such notice, then the Township shall have the right to pursue all legal or equitable remedies available to it, including but not limited to, the use of the Deposit to complete the improvements through contracts with third parties in accordance with applicable law, including specifically the right to enter upon the Property to make the improvements. In the event the Township uses the Guarantee to complete the required improvements, any amounts remaining after completion of the improvement(s) shall be applied first to the Township's administrative costs in completing the work. Any balance remaining after the cost of the improvement(s) and the Township's administrative costs, along with any interest earned on the Guarantee, shall be refunded to CAMQ. In the event of a default and the Guarantee is not sufficient to cover the cost of the incomplete improvement(s), CAMQ shall be required to pay to the Township the difference between the Guarantee and the cost of the completing the improvement(s) plus an administrative fee. An invoice shall be sent by the Township to CAMQ outlining the deficiency, and CAMQ shall pay to the Township the full balance within 30 days of receipt of such invoice.

3. Force Majeure. No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Guarantee, for any failure or delay in fulfilling or performing any term of this Guarantee when and to the extent such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including, without limitation: (1) acts of God; (2) flood, fire, earthquake, or explosion; (3) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (4) government order or law other than one related to enforcement of this Guarantee; (5) actions, embargoes, or blockades in effect on or after the date of this Guarantee; (6) action by any federal, state or county governmental authority; (7) national or regional emergency; (8) strikes, labor stoppages or slowdowns, or other industrial disturbances; and (9) pandemic, disease, or viral outbreak.



4. Indemnification. CAMQ agrees to indemnify, defend and hold harmless the Township including its trustees, directors, officials, agents and employees from and against any third party claims or damages involving bodily injury or property damage to the extent caused by CAMQ's negligent acts or omissions relating to performance of any work required by this Guarantee.

5. Insurance. CAMQ's contractor shall maintain the insurance specified in its Certificate of Insurance, which is attached as Exhibit D, and is required to name the Township as an additional insured on an endorsement to the policy of commercial general liability insurance. The Parties also agree to waive any rights of subrogation with respect to workers compensation, employer's liability and commercial general liability insurance. Insurance as required in this Guarantee shall be maintained by CAMQ until a Final Certificate of Occupancy is obtained for the improvements covered by this Guarantee.

6. Other Rights. This Guarantee shall be in addition to, and not in substitution for, any rights or remedies that the Township may have relating to CAMQ arising under this Guarantee or otherwise, and CAMQ shall not be released from the obligations hereunder by reason of any time or forbearance granted by the Township.

7. Authority. The authorized representative executing this Guarantee on behalf of CAMQ hereby represents that s/he has full power and authority to bind CAMQ and acknowledges that s/he is making this representation with the understanding that the Township is relying on the representation.

8. Notice. Any notices or demands, consents required or allowed under this Agreement shall be in writing and shall be addressed as follows, or at such other address as CAMQ or Township may specify hereafter in writing by notice to the other party:

**NOTICE TO THE TOWNSHIP**

Sean O'Neil, AICP  
 Community Development Director  
 White Lake Township  
 7525 Highland Rd  
 White Lake, MI 48383  
 Phone: (248) 698 3300 x 172  
 Email: soneil@whitelaketwp.com

With a copy to:

Lisa J. Hamameh, Esq.  
 Rosati Schultz Joppich & Amtsbuechler  
 27555 Executive Drive Suite 250  
 Farmington Hills, MI 48331  
 Main Phone: 248.489.4100  
 Direct Dial: 248-482-8777  
 Fax: 248.489.1726  
 Email: Lhamameh@rsjalaw.com



**NOTICE TO CAMQ**

CAMQ Properties LLC  
c/o Jessica Carter/Matthew Carter  
6146 Windstone Lane  
Clarkston, MI 48346  
[jessicac@callcartersplumbing.com](mailto:jessicac@callcartersplumbing.com)  
(248)376-0801

With a copy to:

Harvey W. Berman, Esq.  
Bodman PLC  
201 South Division Street  
Suite 400  
Ann Arbor, MI 48104  
[hberman@bodmanlaw.com](mailto:hberman@bodmanlaw.com)  
Direct Phone: (734) 930-2493  
Fax: (734) 930-2494

Such notice or other communication may be (i) mailed by United States registered or certified mail, postage and charges prepaid, and may be deposited in a United States Post Office or a depository for the receipt of mail regularly maintained by the post office, (ii) sent by electronic mail i.e. email; or sent by national overnight delivery service like Federal Express. For purposes of this Guarantee, notices shall be deemed to have been “given” or “delivered” (a) upon personal delivery thereof or the third (3rd) Business Day after having been deposited in the United States mails or with a national overnight carrier as provided herein, or (b) if sent by electronic mail, on the next date following the transmission date so long as followed up with one of the other methods of notice.

9. Miscellaneous. This Guarantee shall be governed by the laws of the State of Michigan. This Guarantee constitutes the full, final and entire understanding of the parties and supersedes any oral statements or agreements to the contrary. This Guarantee shall not be modified unless agreed upon by the parties in a separate writing executed subsequent to this Agreement and may only be modified in a writing signed by the Parties. This Guarantee may be executed in multiple counterparts, each of which shall constitute an original agreement, but all of which shall constitute only one agreement. The signatures may be electronic and/or facsimiles rather than originals and shall be fully as effective as though all signatures were originals on the same copy. In the event any or a portion of the provisions of this Guarantee shall be held invalid, illegal or otherwise unenforceable by a Court, the remaining provisions of this Guarantee shall remain in full force and effect as if the invalid provision were not in existence.



**IN WITNESS WHEREOF**, the undersigned hereby execute this Agreement as of the Effective Date set forth above.

CAMQ, LLC, a Michigan limited liability company,

\_\_\_\_\_  
Name: Matthew Carter  
Its: Authorized Representative

Charter Township of White Lake

\_\_\_\_\_  
Name: Rik Kowall  
Its: Township Supervisor

Approved:

\_\_\_\_\_  
Lisa Hamameh, Township Attorney



**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Land situated in the Township of White Lake, County of Oakland, State of Michigan, described as follows:

Lots 3, 4 and 5, ALSO Lots 13 and 14, ALSO part of Lot 15 of LARSON ACRES according to the plat thereof recorded in Liber 58 of Plats, page 12 of Oakland County Records: Beginning at the Southwest Lot corner, thence East 3.70 feet, thence North 07 degrees 35 minutes 41 seconds West 30.41 feet, thence South 31.20 feet to the Point of Beginning.

Tax Parcel Number: 12-22-252-022

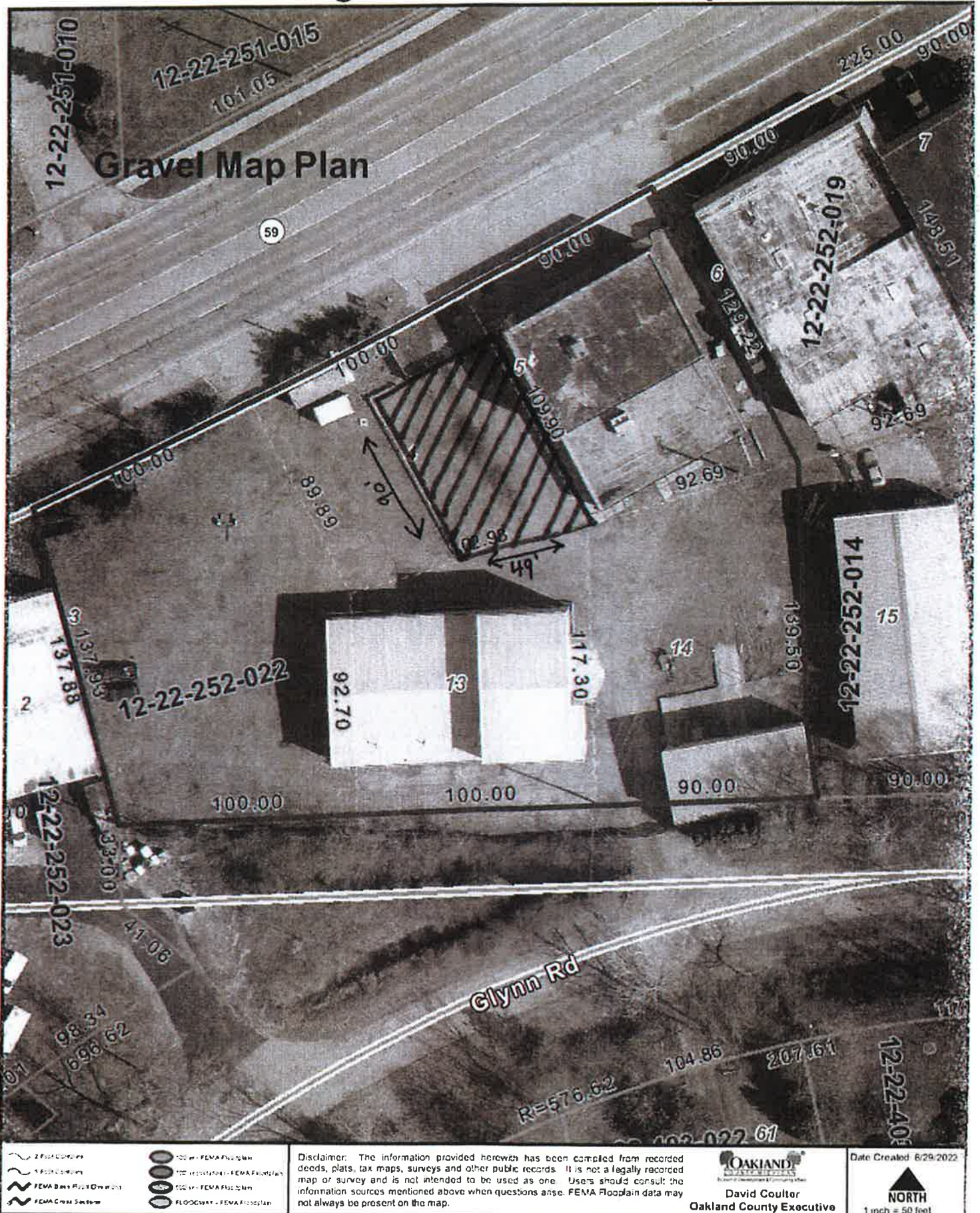


**EXHIBIT B**  
**GRAVEL PLAN**  
**(SEE ATTACHED)**



# 10431 Highland Rd Gravel Proposal

Item F.





**10431 HIGHLAND ROAD GRAVEL PLAN NOTES**

**Purpose:** To lay gravel to allow access and use of the main entrance to the premises. Following approval by White Lake Township of owner's forthcoming Engineered Site Plan, asphalt over the gravel base.

**Materials:** 21AA Limestone aggregate (gravel) base

**Depth:** Compact gravel base to 3"

**Location:** West side of the main office building where the asphalt was deteriorated and removed as more fully described on the Gravel Plan Map.

**Dimensions:** The dimensions of the area are 90' x 49' or 4,410 sq ft.

**Other:** See also a picture of location as existing as well as picture of the apron











**EXHIBIT C**  
**CERTIFICATE OF INSURANCE**  
**(SEE ATTACHED)**





NEW

### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/07/2022

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

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

<b>PRODUCER</b> Brent Kigore Agency 1658 Mayfield Rd Lapeer, MI 48848	<b>CONTACT</b> Name: Brent Kigore Phone: 810-664-4773 FAX: 810-664-7181 E-Mail: Brent.Kigore@bnaam.com Address:
<b>INSURED</b> Carter's Plumbing LLC 8148 Windstone Ln Clarkston, MI 48348	<b>INSURERS AFFORDING COVERAGE</b> INSURER 1: Farm Bureau General Insurance of MI 21547 INSURER 2: INSURER 3: INSURER 4: INSURER 5:

#### COVERAGES CERTIFICATE NUMBER: REVISION NUMBER

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

TYPE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR (SEE AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROD. <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	N N S-3144757	05/03/2022	05/03/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES SA RESPONSE \$ 50,000 VEH EXP (Per Occurrence) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS-COMP/OP AGG \$ 2,000,000
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> DRIVEN <input checked="" type="checkbox"/> SCHEDULED <input type="checkbox"/> RENTED <input type="checkbox"/> POLICIES <input type="checkbox"/> POLICIES <input type="checkbox"/> AUTO ONLY <input type="checkbox"/> AUTO ONLY	N N GAP-3144758	05/03/2022	05/03/2023	OWNERS SINGLE UNIT SA AGGREGATE \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS MADE				EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS LIABILITY</b> MANAGERIAL/STOCKHOLDERS/EXECUTIVE OFFICERS/MEMBERS EXCLUDED (Necessary in MI) 1 job, multiple jobs DESCRIPTION OF OPERATIONS below	N/A			E.S. EMP/ACCIDENT \$ E.S. DISEASE - EA EMPLOYEE \$ E.S. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS, LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b> Carter's Plumbing LLC 8148 Windstone Ln Clarkston, MI 48348	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE SHALL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Clairne L Lucite</i>
--	---



Item F.

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

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

<b>PRODUCER</b> AUTOMATIC DATA PROCESSING INS AGCY 76250871 1 ADP BLVD M/S 625 ROSELAND NJ 07068	<b>CONTACT NAME:</b>	
	PHONE (A/C, No, Ext): (800) 524-7024	FAX (A/C, No):
	<b>E-MAIL ADDRESS:</b>	
	INSURER(S) AFFORDING COVERAGE	
INSURER A : Trumbull Insurance Company		NAIC# : 27120
<b>INSURED</b> CARTERS PLUMBING LLC 2482 ORCHARD LAKE RD SYLVAN LAKE MI 48320-1532	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	
	INSURER G :	

**COVERAGES**

**CERTIFICATE NUMBER:**

**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$						EACH OCCURRENCE AGGREGATE	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			76 WEG AK3MM9	02/24/2022	02/24/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE -EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Those usual to the Insured's Operations.

**CERTIFICATE HOLDER**

For Informational Purposes  
2482 ORCHARD LAKE RD  
SYLVAN LAKE MI 48320-1532

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

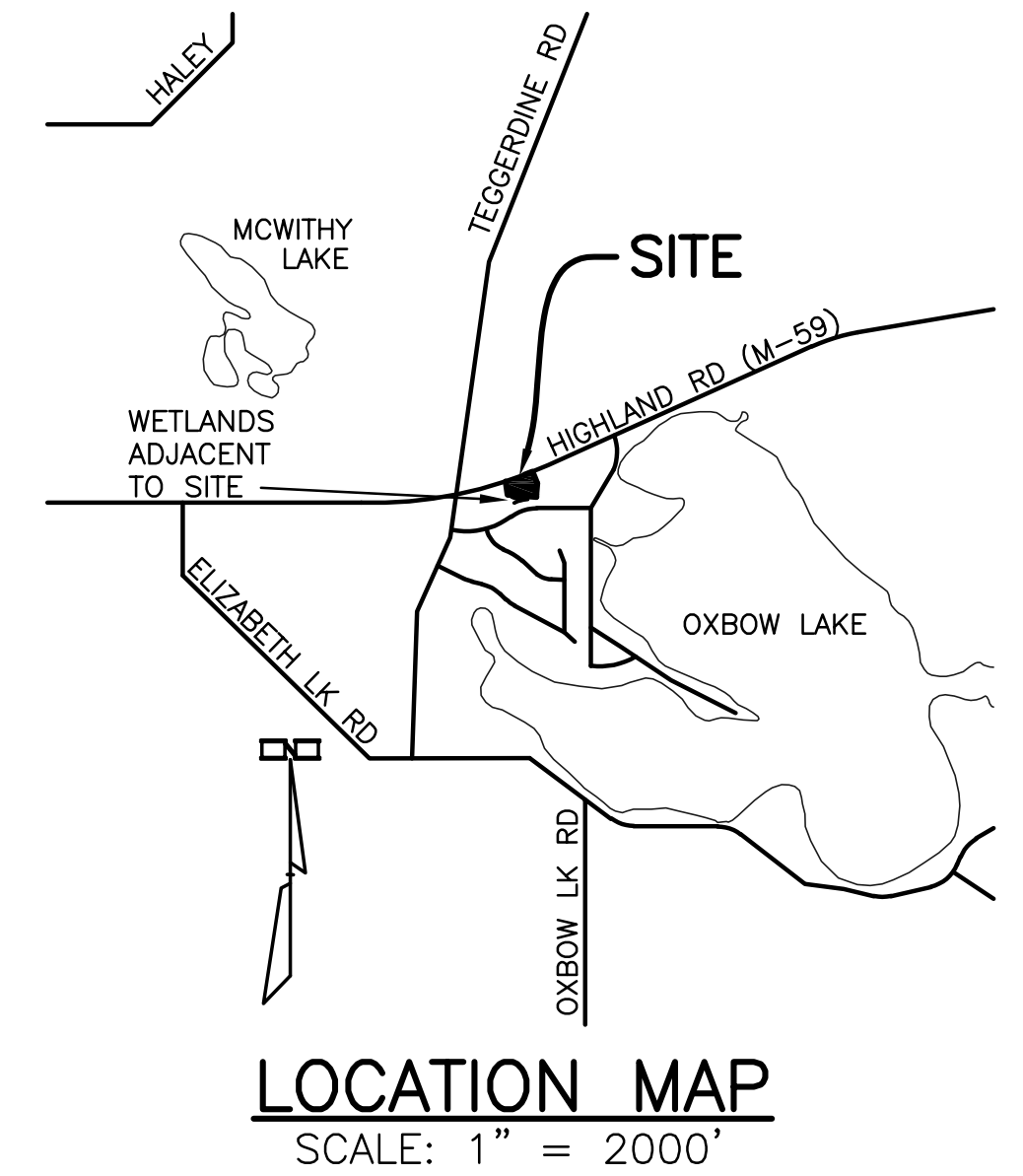
*Susan J. Castaneda*



# PRELIMINARY SITE PLAN

## CARTER'S PLUMBING

PART OF SECTION 22, T3N, R8E,  
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN  
 ADDRESS: 10431 HIGHLAND ROAD, WHITE LAKE, MI 48386  
 PARCEL: 12-22-252-022



- ENVIRONMENTAL NOTES:**
1. A DUE CARE PLAN HAS BEEN DEVELOPED FOR THE SITE BY ASTI ENVIRONMENTAL, DATED FEBRUARY 24, 2023.
  2. A SITE-SPECIFIC HEALTH AND SAFETY PLAN WILL BE DEVELOPED PRIOR TO CONSTRUCTION ACTIVITIES.
  3. ALL CONTRACTORS, INSPECTORS, AND ANY OTHER SITE VISITORS SHALL BE REQUIRED TO READ THE HEALTH AND SAFETY PLAN, AND SIGN A NOTIFICATION FORM INDICATING SUCH PRIOR TO BEGINNING ANY WORK.
  4. ALL SITE CONSTRUCTION SHALL ABIDE BY THE DUE CARE PLAN AND THE HEALTH AND SAFETY PLAN.



### SHEET INDEX

- GO.01 COVER SHEET
- V1.01 TOPOGRAPHIC & BOUNDARY SURVEY
- C0.01 GENERAL NOTES & LEGENDS
- C1.01 SITE PLAN
- C5.01 DETAILS - SITE
- C5.02 DETAILS - FLAGPOLE & DUMPSTER ENCLOSURE
- L1.01 LANDSCAPE PLAN
- L1.02 IRRIGATION PLAN
- L5.01 DETAILS - LANDSCAPE
- 1 OF 1 PHOTOMETRIC PLAN

### APPROVALS

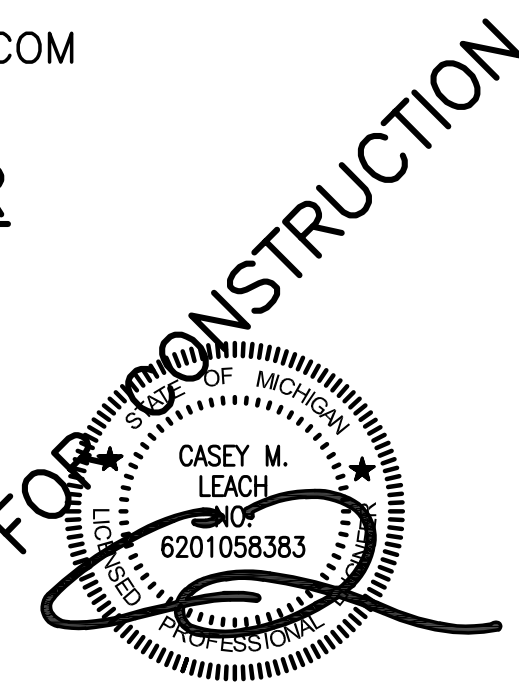
AGENCY	DESCRIPTION	PERMIT NO.	DATE	EXPIRATION DATE
WHITE LAKE TOWNSHIP - PLANNING & ENGINEERING	PRE-APPLICATION MEETING	REVIEW ONLY	01/05/2023	
WHITE LAKE TOWNSHIP - COMMUNITY DEVELOPMENT DEPARTMENT	ADMINISTRATIVE SITE PLAN			
WHITE LAKE TOWNSHIP - ZONING BOARD OF APPEALS	VARIANCE REQUESTS			
WHITE LAKE TOWNSHIP - DLZ	ADMINISTRATIVE ENGINEERING APPROVAL			
OAKLAND COUNTY - WATER RESOURCE COMMISSIONER	PART 91 SESC PERMIT			
OAKLAND COUNTY - ROAD COMMISSION	GLYNN ROAD ROW PERMIT			
STATE OF MICHIGAN - EGLE	N.P.D.E.S. NOTICE TO COVER	NOT REQUIRED FOR DISTURBANCE < 5 ACRES		
STATE OF MICHIGAN - EGLE	ACT 399 WATER SUPPLY SYSTEMS PERMIT			
STATE OF MICHIGAN - EGLE	PART 303 WETLANDS PERMIT			
STATE OF MICHIGAN - EGLE	HAZARDOUS MATERIAL PLAN REVIEW	APP. REF. #91638		
STATE OF MICHIGAN - MDOT	HIGHLAND ROAD ROW PERMIT			

### PROPRIETOR

CARTER'S PLUMBING  
 10431 HIGHLAND ROAD  
 WHITE LAKE, MI 48386  
 PH: (248) 830-0362  
 CONTACT: MATT CARTER  
 EMAIL: MATTC@CALLCARTERSPLUMBING.COM

### ENGINEER & SURVEYOR

KIEFT ENGINEERING, INC.  
 5852 S. MAIN ST., STE. 1  
 CLARKSTON, MI 48346  
 PH: (248) 884-8224  
 CONTACT: CASEY LEACH, P.E.  
 EMAIL: CLEACH@KIEFTENG.COM



REVISION INDEX		SHEET NUMBERS									
REV.	DESCRIPTION	DATE	G0.01	V1.01	C0.01	C1.01	C5.01	C5.02	L1.01	L1.02	L5.01
0	SURVEY ISSUED	11/29/2022		X							
1	CONCEPT TO OWNER	12/08/2022			X						
2	OWNER APPROVAL	12/15/2022				X					
3	PRE-APP. MEETING	12/16/2022				X					
4	ADMIN. SITE PLAN	03/03/2023	X	X	X	X	X	X	X	X	X
5	ADMIN. SITE PLAN REV. 1	04/28/2023	X	X	X	X	X	X	X	X	X

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**KIEFT ENGINEERING, INC.**  
 PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
 5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

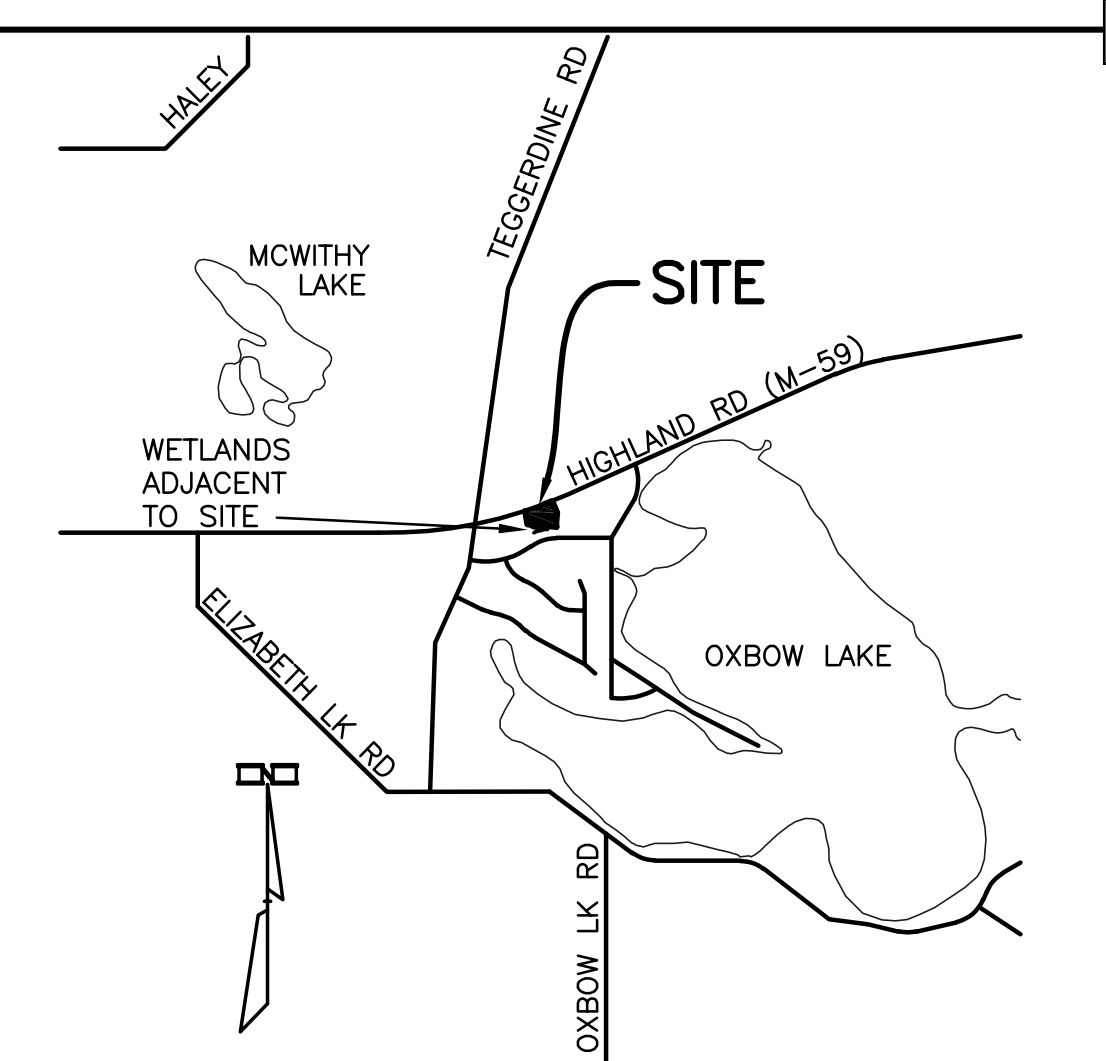
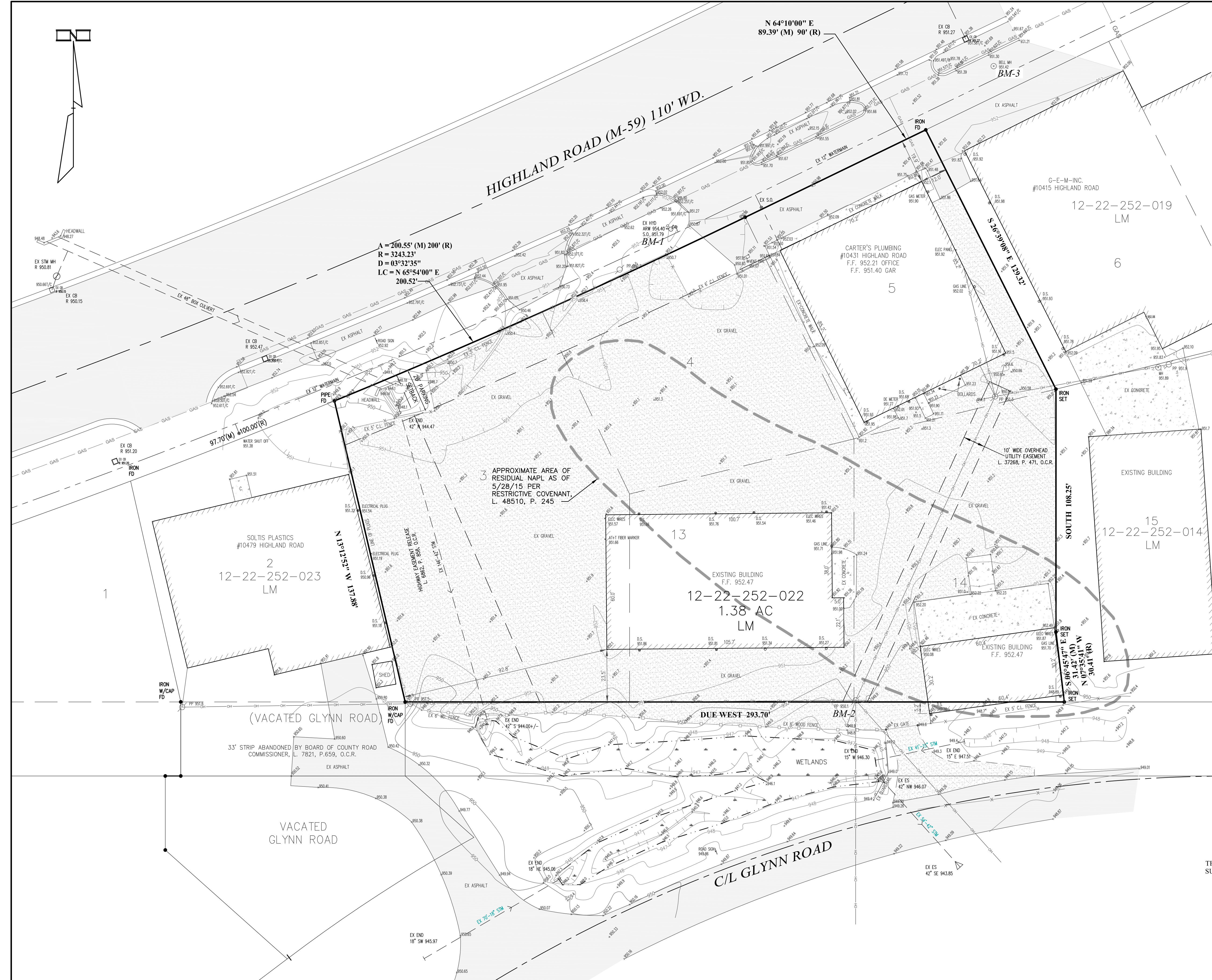
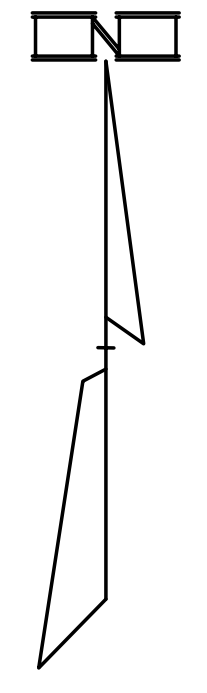
DATE: 11/29/22	CKD. BY: CL	DATE: MM/DD/YY
DRAWN: CL	CL	
DESIGN: CL		
SECTION: 22	T- 3 -N, R- 8 -E	



**COVER SHEET**  
**CARTER'S PLUMBING**  
 PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T3N, R8E  
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE: AS SHOWN  
 SHEET NO: G0.01  
**KE 2022.226**





**LOCATION MAP**  
SCALE: 1" = 2000'

**LEGEND**

---	STORM SEWER
---	SANITARY SEWER
---	WATERMAIN
---	GAS MAIN
---	ELEC. TELE. CABLE
---	OVERHEAD WIRES
---	RESIDUAL NAPL
---	STORM MANHOLE
---	CATCH BASIN
---	INLET
---	REARYARD CATCH BASIN
---	END SECTION
---	SANITARY MANHOLE
---	GATE VALVE AND WELL
---	HYDRAUNT
---	CONTOURS
---	GRADE
---	DOWNSPOUT

**SITE INFORMATION:**  
LOT GROSS AREA: 1.38 ACRES

**ZONING INFORMATION:**  
ZONING DISTRICT: LM LIGHT MANUFACTURING  
MINIMUM LOT SIZE: 1 ACRE, CONFORMS  
MINIMUM LOT WIDTH: 175 FT, CONFORMS

**SETBACKS:**

FRONT	REAR	SIDES	PARKING
70 FT	50 FT	50 FT	20 FT*

\*OFF-STREET PARKING LOCATED WITHIN ANY SETBACK SHALL CONFORM TO SCREENING & LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE

**BENCHMARK:**  
BM-1 - ARROW OF EXISTING HYDRANT ON S. SIDE OF M-59 @ 50' NW OF NW BUILDING CORNER #10431. ELEVATION 954.40 NAVD '88

BM-2 - MAG NAIL IN EAST FACE OF POWER POLE LOCATED ALONG THE SOUTH LINE OF PROPERTY. ELEVATION 950.11 NAVD '88

BM-3 - CHISELED "X" ON E. RIM OF BELL MANHOLE ON S. SIDE OF M-59 @ 28' +/- NORTH AND 28' +/- EAST OF NW CORNER BUILDING #10415. ELEVATION 951.42 NAVD '88

**GENERAL NOTES:**

- ALL EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING. WHERE AVAILABLE, NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
- BUILDER/DEVELOPER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

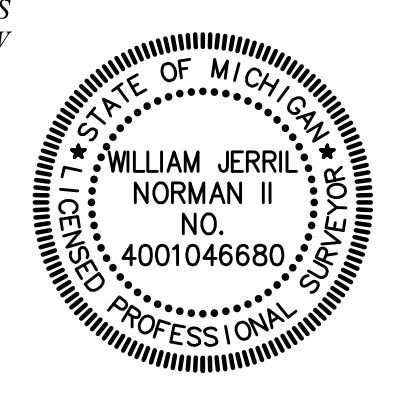
**WETLAND NOTE:**  
A WETLAND DELINEATION AND DETERMINATION REPORT WAS PREPARED BY LAND PLANNING SOLUTIONS, DATED NOVEMBER 28, 2022. APPARENT WETLANDS ARE PRESENT ADJACENT TO THE SITE, AND FLAGGING FROM THE PROFESSIONAL WETLAND SCIENTIST IS SHOWN.

**FLOOD HAZARD NOTE:**  
THE PROPERTY DESCRIBED ON THIS PLAN APPEARS TO LIE WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0338F BARING AN EFFECTIVE DATE OF 9/29/2006.

THIS IS TO CERTIFY THAT I, William J. Norman II, A PROFESSIONAL LAND SURVEYOR, HAVE THIS DATE MADE A SURVEY OF A PARCEL OF LAND DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**  
LOTS 3, 4 & 5, ALSO LOTS 13 & 14, ALSO PART OF LOT 15 DESCRIBED AS BEGINNING AT THE SW LOT CORNER; TH EAST 3.70 FT; TH N 07-35-41 W 30.41 FT; TH SOUTH 31.20 FT TO THE POINT OF BEGINNING; "LARSON ACRES"; A SUBDIVISION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 58 OF PLATS, PAGE 12, OAKLAND COUNTY RECORDS

PARCEL#: 12-22-252-022  
ADDRESS: 10431 HIGHLAND ROAD, WHITE LAKE, MI 48386



DATE	ISSUE
11/29/22	SURVEY ISSUED
04/28/23	ADMINISTRATIVE SITE PLAN REV. 1

**PROPRIETOR:**  
CARTER'S PLUMBING  
10431 HIGHLAND ROAD  
WHITE LAKE, MICHIGAN 48386  
(248) 830-0362

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**KIEFT ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE:	11/18/22	CKD. BY:	DATE:
DRAWN:	GF	WJN	11/22/22
DESIGN:	CL		
SECTION:	22	T-3 -N- R-8 -E	



**TOPOGRAPHIC & BOUNDARY SURVEY**  
CARTER'S PLUMBING  
PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T3N, R8E  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 20'
SHEET NO.:	V1.01
DATE:	KE 2022.226



CIVIL GENERAL NOTES

- 1. PRIOR TO SUBMITTING PROPOSAL, VERIFY ALL CONDITIONS GOVERNING OR AFFECTING THE CIVIL WORK; OBTAIN & VERIFY ALL DIMENSIONS TO ENSURE THE PROPER FIT & LOCATION OF THE CIVIL WORK, TAKE ADDITIONAL DIMENSIONS AS REQUIRED; REPORT TO THE ENGINEER ANY & ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION & COMPLETION OF THE WORK; FAMILIARIZE YOURSELF WITH THE ACTUAL CONDITIONS OF THE CIVIL WORK, ACCESS TO THE SITE, AVAILABLE STORAGE SPACE, FACILITIES & OBSTRUCTIONS THAT MAY BE ENCOUNTERED DURING THE PROGRESS OF WORK.
2. CONTRACTOR TO FURNISH ALL NECESSARY LABOR, MATERIAL, EQUIPMENT & FACILITIES TO FURNISH, FABRICATE & PERFORM THE REQUIRED CIVIL WORK.
3. ANY EXISTING CONSTRUCTION TO BE MODIFIED AS A PART OF THIS CONTRACT SHALL BE REBUILT AS REQUIRED TO THE SATISFACTION OF THE OWNER/ENGINEER.
4. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED. WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, THE EXISTING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED & TO THE SATISFACTION OF THE OWNER/ENGINEER.
5. ALL WORK SHOWN ON THESE DRAWINGS MAY BE CHECKED BY AN INDEPENDENT TESTING AGENCY RETAINED BY OWNER TO ENSURE COMPLIANCE WITH THE REQUIREMENTS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ACCESS AS REQUIRED FOR TESTING PURPOSES.
6. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD VISITS FOR INSPECTION, MEASUREMENTS & VERIFICATION OF EXISTING CONDITIONS.
7. THE GENERAL CIVIL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS & SPECIFICATIONS. SHOULD CONFLICTS EXIST BETWEEN THE DRAWINGS, SPECIFICATION, &/OR THE GENERAL CIVIL NOTES, THE STRICTEST PROVISION AS DETERMINED BY THE ENGINEER SHALL GOVERN.
8. WORK THE CIVIL DRAWINGS IN CONJUNCTION WITH ANY ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, LANDSCAPING, & ELECTRICAL DRAWINGS.
9. ALL WORK SHALL CONFORM TO APPLICABLE STATE & LOCAL CODES.
11. THE CONTRACTOR SHALL COMPLY WITH THE CONSTRUCTION SAFETY STANDARDS & THE OCCUPATIONAL SAFETY STANDARDS (OSHA) AS ISSUED BY THE U.S. DEPARTMENT OF LABOR & THE MICHIGAN DEPARTMENT OF LABOR (MIOSHA). THE CONTRACTOR SHALL ALSO COMPLY TO REQUIREMENTS OF THE CARTER'S PLUMBING SPECIFIC SAFETY PLAN.
12. MATERIALS & WORKMANSHIP SHALL COMPLY WITH APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS, & UTILITY COMPANY REGULATIONS.
13. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL THE EXISTING CONDITIONS AT THE SITE INCLUDING UTILITIES, SERVICES, ETC. & SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO BOTH EXISTING, NEW CONSTRUCTION, PROPERTY & ANY UNAUTHORIZED DISRUPTION TO ADJACENT OWNERS NORMAL USE OF UTILITIES, SERVICES & THE SURROUNDING FACILITIES.
14. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION PRIOR TO MAKING CHANGES TO, OR INTERRUPTIONS OF UTILITIES & SHALL COMPLY WITH SPECIAL INSTRUCTIONS FROM THE OWNER TO MINIMIZE THE EFFECT ON THEIR OPERATIONS. PRIOR TO ANY EXCAVATION, EARTH MOVING WORK OR REMOVAL OF ANY PIPE FROM SERVICE, THE CONTRACTOR SHALL REVIEW WITH THE OWNER'S REPRESENTATIVE THE LOCATION OF THE UNDERGROUND UTILITIES, SERVICE & STRUCTURES IN THE AREA WHERE THE WORK IS BEING PERFORMED. PROVIDE FULL TIME SUPERVISION DURING ALL EXCAVATION & EARTH MOVING OPERATIONS & TAKE ALL RESPONSIBLE PRECAUTIONS TO PROTECT EXISTING UTILITIES, SERVICES & OPERATIONS FROM DAMAGE OR DISRUPTION.
15. PROVIDE BARRIER PROTECTION FOR VEHICULAR & PEDESTRIAN TRAFFIC AT EXCAVATIONS. TEMPORARY FENCING, BARRICADING & PEDESTRIAN ROUTING SHALL BE COORDINATED WITH & APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
16. FOR PROTECTION OF UNDERGROUND UTILITIES THE CONTRACTOR SHALL CALL "MISS DIG" AT 800-482-7171 OR 811, A MINIMUM OF THREE DAYS PRIOR TO EXCAVATION ON THE SITE. ALL "MISS DIG" PARTICIPATING MEMBERS WILL THIS ROUTINELY BE NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF NOTIFYING UTILITY OWNER'S WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
17. DISPOSE OF ALL EXCAVATED SOILS & WASTE MATERIALS (NEW & EXISTING) OFF SITE IN A LEGAL MANNER. SPECIAL CARE IS REQUIRED FOR SOILS ON SITE THAT MAY CONTAIN HAZARDOUS MATERIALS. SEE "HAZARDOUS MATERIAL CARE" HEADING ON THIS SHEET FOR MORE DETAILS.
18. PERFORM FINAL CLEANUP OF WORK AREAS TO THE SATISFACTION OF THE OWNER.

CONTROL

- 1. TOPOGRAPHIC INFORMATION: EXISTING INFORMATION IS BASED ON A TOPOGRAPHIC SURVEY BY KIEFT ENGINEERING, INC. DATED NOVEMBER 29, 2022. SUPPLEMENTED BY RECORD DRAWINGS & FIELD OBSERVATIONS.
2. VERTICAL CONTROL: ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM. THE BENCH MARKS USED ARE SHOWN ON THE TOPOGRAPHIC SURVEY.
3. LAYOUT: LOCATE NEW CONSTRUCTION BY MEASUREMENTS FROM CONNECTING AREAS OF EXISTING BUILDINGS, & ENGAGE THE SERVICES OF A PROFESSIONAL SURVEYOR TO ASSIST IN LAYOUT, & CONSTRUCTION STAKING. CONFIRM HORIZONTAL & VERTICAL CONTROL POINTS PRIOR TO CONSTRUCTION.

CLEARING, GRUBBING, & EARTHWORK - SEE "HAZARDOUS MATERIAL CARE" THIS SHEET

- 1. AT THE START OF EARTHWORK OPERATIONS, ALL SURFACE VEGETATION SHALL BE CLEARED & THE EXISTING TOPSOIL & ANY OTHER ORGANIC SOILS SHALL BE REMOVED IN THEIR ENTIRETY FROM BELOW THE PROPOSED BUILDING & PAVEMENT AREAS. EXISTING RANDOM CONCRETE & OTHER DEBRIS SHALL BE REMOVED FROM WITHIN THE BUILDING AREA. REMOVE STUMPS TO 12 INCHES BELOW FINAL GRADE IN FUTURE LAWN AREAS, & REMOVE STUMPS ENTIRELY FROM FUTURE PAVED & BUILDING AREAS. DISPOSE OF VEGETATIVE MATTER & DEBRIS OFFSITE.
2. THE SUB-GRADE SHALL BE THOROUGHLY PROOF-ROLLED WITH A HEAVY RUBBER-TIRED VEHICLE SUCH AS A LOADED SCRAPER OR LOADED DUMP TRUCK. ANY AREAS THAT EXHIBIT EXCESSIVE PUMPING & YIELDING DURING PROOF-ROLLING SHALL BE STABILIZED BY AERATION, DRYING & COMPACTION IF WEATHER CONDITIONS ARE FAVORABLE, OR REMOVAL & REPLACEMENT WITH ENGINEERED FILL.
3. ALL EXCAVATIONS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE WHO SHALL BE CONSULTED WHEN POOR SOIL, WATER, OBSTRUCTIONS, PIPING, EXISTING FOOTINGS, EXCAVATIONS, ETC., ARE ENCOUNTERED.
4. CONTRACTOR SHALL FURNISH ALL REQUIRED DEWATERING EQUIPMENT TO MAINTAIN A DRY EXCAVATION UNTIL BACKFILL IS COMPLETE. ANY DEWATERING ACTIVITY AND/OR DISCHARGE FROM THE SITE SHALL BE PROPERTY PERMITTED THROUGH THE AUTHORITIES HAVING JURISDICTION DUE TO COVENANT RESTRICTIONS & ENVIRONMENTAL CONCERNS.
5. MATERIAL FOR BACKFILL OR ENGINEERED FILL REQUIRED TO ACHIEVE DESIGN GRADES SHOULD CONSIST OF NON-ORGANIC SOILS. THE ON-SITE SOILS THAT ARE FREE OF ORGANIC MATTER & DEBRIS MAY BE USED FOR ENGINEERED FILL WITH ENGINEER'S APPROVAL.
6. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF ITS' MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHODS (ASTM D1557), IN LIFTS NOT EXCEEDING 12-INCHES IN LOOSE THICKNESS.

CLEARING, GRUBBING, & EARTHWORK CONT.

- 7. FROZEN MATERIAL SHALL NOT BE USED AS FILL, NOR SHALL FILL BE PLACED ON FROZEN SUB-GRADE.
8. SLOPE SMOOTHLY BETWEEN INDICATED ELEVATIONS TO ACHIEVE POSITIVE DRAINAGE. SLOPE ALL EARTH BANKS 4:1 OR FLATTER.
9. NEW GRADES SHOWN ARE FINISHED GRADES & INCLUDES TOP OF TOPSOIL OR SURFACES SUCH AS PAVEMENTS & WALKS.
11. PROVIDE 4 INCHES OF PREPARED TOPSOIL (REUSE EXISTING), SEED, FERTILIZE, & STRAW MULCH /W NETTING AT DISTURBED LAWN AREAS, EXCEPT AS NOTED OTHERWISE. SECURE MULCH NETTING BY USING AN APPROPRIATE PINNING PATTERN PER MANUFACTURER'S SPECIFICATIONS. PROVIDE IRRIGATION & MAINTENANCE (MOWING, TRIMMING, ETC.) UNTIL 80% OF LAWN IS ESTABLISHED AS DETERMINED BY THE ENGINEER OR OWNER. SEE LANDSCAPING PLANS & SPECIFICATIONS IF AVAILABLE.
12. TREES: TREES NOT INDICATED TO BE REMOVED OR TRANSPLANTED SHALL BE FENCED OFF WITH 4' HIGH ORANGE CONSTRUCTION FENCE 10' FROM THE DRIP LINE OF THE TREE. TREES INDICATED TO BE REMOVED, SHALL BE TRANSPLANTED WHERE SHOWN ON THE PLANS & AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
13. GREAT CARE SHALL BE TAKEN BY CONTRACTORS TO AVOID DAMAGE TO VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION & TO KEEP THE CONSTRUCTION AREAS TO A MINIMUM. DRIVING SHALL NOT BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.

UTILITIES

1. MINIMUM COVER OF UNDERGROUND UTILITIES:

Table with 2 columns: Utility Type, Minimum Cover (FT). Includes Water (6.0 FT), Natural Gas (2.5 FT), Sanitary Sewers (4.0 FT), All Others (2.5 FT).

- PRESSURE UTILITIES MAY BE LAID APPROXIMATELY PARALLEL TO FINISH GRADE WITH NO HIGH POINTS, EXCEPT AS INDICATED, WITH LOCAL DEEPENING TO AVOID OTHER UTILITIES OR OBSTRUCTIONS. MAINTAIN COVER BELOW DITCHES & SURFACE DEPRESSIONS. PROVIDE TEMPORARY PROTECTION AS REQUIRED UNTIL COVER IS COMPLETED. INFORM OWNER'S REPRESENTATIVE IF AVAILABLE COVER, AT INDICATED ELEVATIONS, IS LESS THAN MINIMUM. VERTICAL CLEARANCE FOR ALL PIPES SHALL BE 18" MINIMUM FROM THE OUTSIDE OF PIPE.
2. EXISTING UTILITIES: INFORMATION HAS BEEN OBTAINED FROM EXISTING AVAILABLE DRAWINGS & SURFACE FEATURES SHOWN ON THE TOPOGRAPHIC SURVEY. VERIFY THE INFORMATION BEFORE CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES OR INTERFERENCES.
3. EXISTING UNDERGROUND ELECTRICAL LINES: THE CONTRACTOR SHALL BE RESPONSIBLE TO TRACE, FLAG, & MARK ALL UNDERGROUND ELECTRICAL LINES IN THE VICINITY OF THE AREA OF WORK PRIOR TO BEGINNING ANY DEMOLITION, EARTH MOVING, OR EXCAVATION. ALL BUILDING & UNDERGROUND STRUCTURES, ELECTRICAL MANHOLES, HAND HOLES, LIGHTS, PARKING METERS, GATES, SIGNS, MONUMENTS, & ALL OTHER SITE ITEMS THAT CAN REASONABLY BE OBSERVED FROM THE SURFACE SHALL BE INVESTIGATED TO DETERMINE THE PRESENCE OF ELECTRICAL LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY ELECTRICAL LINES DAMAGED DUE TO CONTRACT OPERATIONS TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
4. WATER MAIN RESTRAINTS: PROVIDE ANCHORAGE AS INDICATED & AS REQUIRED TO RESTRAIN PIPING & APPURTENANCES DURING PRESSURE TEST & SERVICE. RODS & CLAMPS SHALL BE PROVIDED AS INDICATED & MAY BE USED ELSEWHERE FOR OPTIONAL ANCHORAGE, BUT SHALL NOT BE SUBSTITUTED FOR THRUST BLOCKS & ANCHORED DEFLECTIONS.
5. ADJUST THE FRAME & COVER OF CATCH BASINS & MANHOLES THAT ARE NOT INDICATED TO BE ABANDONED OR REMOVED, TO FINISH GRADE ELEVATION. ADJUSTMENTS SHALL BE MADE USING PRECAST GRADE RINGS.
6. THE LOCATIONS & ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS & ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS & CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION & SIZE. THE OWNER'S REPRESENTATIVE MAY CONFIRM, ADJUST OR REVISE DESIGN ELEVATIONS OF THE PROPOSED UTILITIES.
8. UNDERDRAIN: PROVIDE TYPICAL UNDERDRAIN UNDER PAVEMENT AT NEW CATCH BASINS, INLETS & OUTLET CONTROL STRUCTURES RECEIVING SURFACE DRAINAGE. UNDERDRAIN SHALL HAVE A MINIMUM OF 2'-6" COVER & A MINIMUM SLOPE OF 0.5%. SEE DETAIL ON (\_\_\_\_).

GENERAL PAVING NOTES

- 1. ALL HOT MIX ASPHALT & CONCRETE PAVEMENT SHALL CONFORM TO THE 2012 MDOT SPECIFICATIONS FOR CONSTRUCTION.
2. SURFACE RESTORATION: RESTORE PAVEMENT & OTHER SURFACES DISTURBED BY CONTRACT OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER.
3. PAVEMENT STRIPING: PROVIDE 4 INCH WIDE WHITE PAINT STRIPING FOR STANDARD PARKING STRIPING, & 4 INCH WIDE HANDICAP BLUE FOR ALL ACCESSIBLE PARKING STRIPING. SPACES SHALL BE DELINEATED BY DUEL STRIPES, TWO (2) FEET APART CENTERED ON THE DIVIDING LINES PER THE WHITE LAKE TOWNSHIP ZONING ORDINANCE. ALL PAINT SHALL BE APPLIED PER MANUFACTURERS RECOMMENDATIONS.
4. EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT, FULL DEPTH, & RECTANGULAR.
5. WHEN PLACING NEW PAVEMENTS, MAINTAIN SLOPE OF EXISTING SURROUNDING SURFACES.

ASPHALT

- 1. AFTER FINAL ROLLING, PROTECT PAVEMENT FROM VEHICULAR TRAFFIC UNTIL THE SURFACE HAS COOLED SUFFICIENTLY TO ELIMINATE SURFACE ABRASION.
2. PAVEMENT SEALER
A. PAVEMENT SEALER SHALL BE TARCONITE BY NEYRA INDUSTRIES, INC., OR APPROVED SUBSTITUTE. SEALER SHALL MEET FS R-P-355e PITCH, COAL TAR EMULSION (COATING FOR BITUMINOUS PAVEMENTS).
ALTERNATE NO. 1: PAVEMENT SEALER SHALL BE JENNITE BY NEYRA INDUSTRIES INC. OR APPROVED SUBSTITUTE SEALER SHALL BE MIXED WITH 6 POUNDS OF SAND PER GALLON OF SEALER. SURFACE CLEANING, PRIMING & NUMBER OF APPLICATIONS SHALL BE AS SPECIFIED FOR BASE BID. SEALER SHALL EXCEED FS R-P-355e.
B. PRIMER SHALL BE POLYPRIME PENETRATING PRIMER BY NEYRA INDUSTRIES, INC. OR APPROVED SUBSTITUTE.
C. CLEAN EXISTING SURFACES FREE FROM ALL LOOSE OR FOREIGN MATTER. COAT OIL SPOTS WITH ACRYLIC OIL SPOT PRIMER.
D. APPLY PRIMER AT MINIMUM RATE OF .015 GAL. OF CONCENTRATED POLYPRIMER PER SQUARE YARD. ALLOW PRIMER TO CURE FOR A MINIMUM OF ONE HOUR PRIOR TO APPLICATION OF TARCONITE.
E. SEALER SHALL BE FIELD MIXED WITH 5 POUNDS OF SAND PER 1 GALLON OF TARCONITE TO FORM HOMOGENEOUS SLURRY. SAND SHALL BE WASHED DRY SILICA SAND.
F. APPLICATION SYSTEM FOR MODERATE TRAFFIC: ONE COAT OF POLYPRIME PENETRATING PRIMER & TWO SAND-SLURRY COATS OF TARCONITE. APPLICATION SPECIFICATION JV-S2.
G. NEW PAVEMENTS SHALL BE ALLOWED TO CURE AT LEAST 30 DAYS PRIOR TO APPLICATION.
H. APPLICATION OF PAVEMENT SEALER SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
I. BARRICADE COATED AREAS UNTIL COATING IS DRIED SUFFICIENTLY FOR TRAFFIC.

CAST-IN-PLACE CONCRETE & CONCRETE PAVING

- 1. ALL CAST IN PLACE CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301- LATEST REVISION, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING", EXCEPT AS NOTED ON THE DRAWINGS.
2. ALL CONCRETE PAVEMENT WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 330- LATEST REVISION, "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS", EXCEPT AS NOTED ON THE DRAWINGS.
3. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 psi.
4. ALL EXTERIOR CONCRETE INCLUDING WALLS SHALL BE AIR ENTRAINED 5% +/- 1%.
5. ALL EXTERIOR CONCRETE EXPOSED TO WEATHER SHALL HAVE A MAXIMUM WATER TO CEMENTIOUS RATIO OF 0.45.
6. UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COVER SHALL BE:
CONCRETE CAST AGAINST EARTH 3 IN
CONCRETE EXPOSED TO EARTH OR WEATHER 2 IN
7. THE CONTRACTOR SHALL SUBMIT THE CONCRETE MIX DESIGN(S) TO THE ENGINEER FOR REVIEW. PROPORTION MIX DESIGNS AS DEFINED IN ACI 301 SECTION 4. THE SUBMITTAL SHALL INCLUDE AS A MINIMUM CEMENT TYPE & SOURCE, CEMENT CUBE STRENGTH, AGGREGATE GRADATIONS, WATER TESTS, AD-MIXTURE CATALOG INFORMATION & CYLINDER STRENGTH TEST RESULTS FOR THE CONCRETE.
8. ALL REINFORCEMENT TO BE DETAILED, FABRICATED & ERECTED ACCORDING TO THE ACI STANDARDS: "DETAILS & DETAILING OF CONCRETE REINFORCEMENT", ACI 315 - LATEST REVISION & "MANUAL OF ENGINEERING & PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES", ACI 315R - LATEST REVISION.
9. LAPS, ANCHORAGES & SPLICES SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318-LATEST REVISION, SECTIONS 12.2 & 12.15. LOCATIONS & SPLICES SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION JOINT LOCATIONS, DETAILS & AS SHOWN ON THE REINFORCING STEEL SHOP DRAWINGS.

SOIL EROSION & SEDIMENTATION CONTROL

- 1. COMPLY WITH THE REQUIREMENTS OF THE OAKLAND COUNTY WATER RESOURCE COMMISSIONER EROSION & SEDIMENTATION CONTROL PERMIT ALONG WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, & TOWNSHIP LAWS, CODES, & REGULATIONS PERTAINING TO THE IMPLEMENTATION, MAINTENANCE, & DOCUMENTATION OF SEDIMENTATION & EROSION CONTROL PRACTICES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, & DOCUMENTATION OF SEDIMENTATION & EROSION CONTROL & STORM WATER QUALITY ISSUES RELATED TO THE PROJECT, AS REQUIRED & AS NECESSARY TO COMPLY WITH APPLICABLE LAWS, CODES, & REGULATIONS.
3. INSPECTIONS SHALL BE MADE WEEKLY & AFTER RAIN EVENTS TO DETERMINE THE EFFECTIVENESS OF EROSION & SEDIMENT CONTROL MEASURES. ANY NECESSARY IMPROVEMENTS OR REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
4. SEDIMENT & EROSION FROM ALL WORK AREAS SHALL BE CONTAINED ON THE SITE, AWAY FROM WETLANDS, OUTFALLS, WATERWAYS, & ENVIRONMENTALLY SENSITIVE AREAS. WATERWAYS INCLUDE BOTH NATURAL & MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, & PONDS.
5. MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE & LAWN AREAS ARE FULLY DEVELOPED.
6. PROVIDE JUTE MATTING OR NETTED MULCH ON TEMPORARY SLOPES 2:1 OR STEEPER. SEED & MULCH OTHER SLOPES TO REMAIN UNFINISHED FOR MORE THAN 14 DAYS.
7. REMOVE SEDIMENTATION & EROSION CONTROL MEASURES UPON COMPLETION OF PROJECT FOLLOWING RECEIPT OF FINAL COMPLETION NOTICE FROM THE OAKLAND COUNTY WATER RESOURCE COMMISSIONER'S OFFICE.

SEQUENCE OF EROSION & SEDIMENTATION CONTROL OPERATIONS:

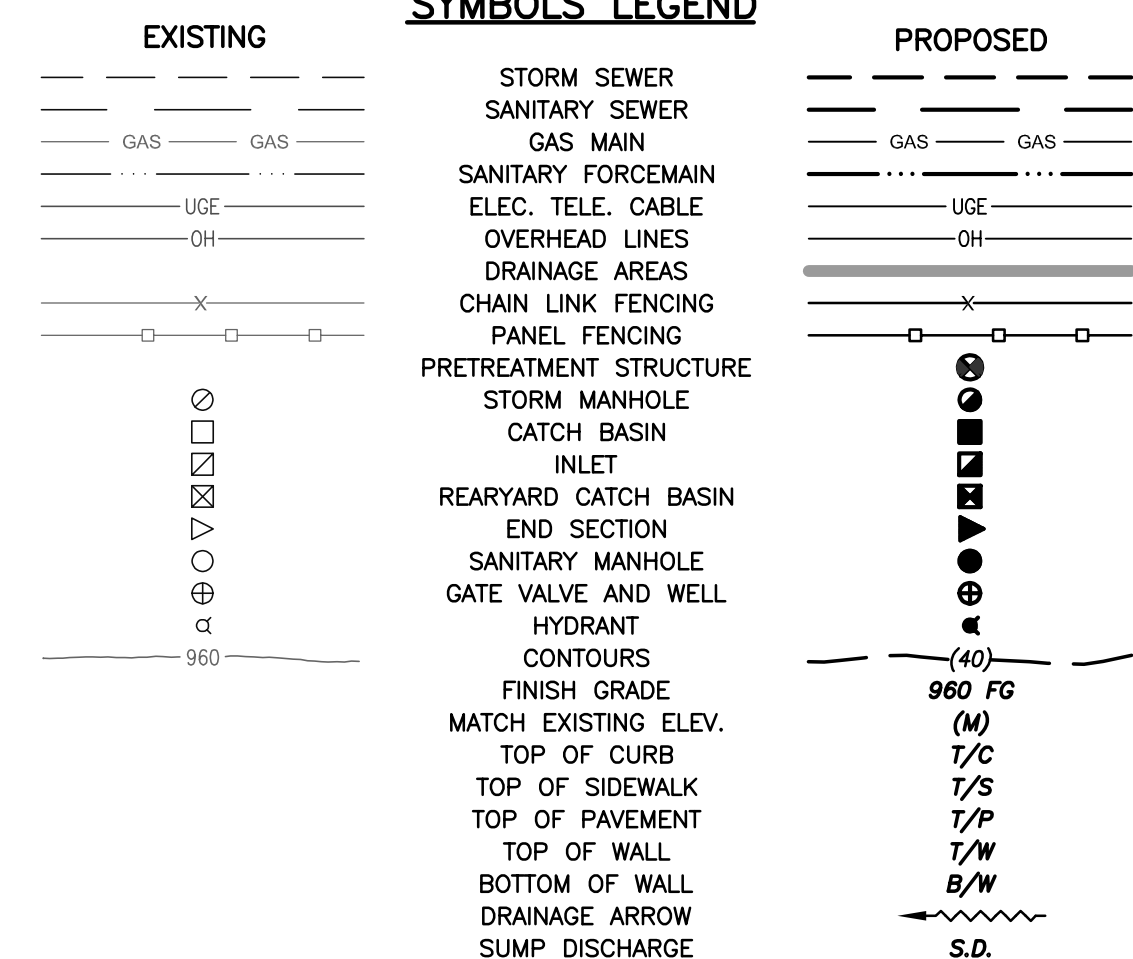
- 1. A PERIMETER DEFENSE WILL BE INSTALLED PRIOR TO CONSTRUCTION TO CONTAIN RUNOFF FROM ALL PROPOSED DISTURBED AREAS. SEDIMENT CONTROL WILL BE INITIATED WHICH WILL CONSIST OF MAINTAINING ALL EXISTING VEGETATION & DIRECTING ALL RUNOFF ON SITE.
2. DURING CONSTRUCTION THE ENDS OF ALL OPEN PIPES WILL BE PROTECTED BY FILTER FABRIC, STONE FILTERS OR OTHER APPROVED MEANS.
3. ANY REMAINING DENUDED AREA SHALL BE SEEDED & MULCHED DAILY, UPON COMPLETION OF FINAL GRADING.
4. AT THE COMPLETION OF THE CONSTRUCTION, TEMPORARY CONTROL MEASURES WILL BE REMOVED & CONVERTED TO PERMANENT CONTROLS. FINAL GRADING WILL BE COMPLETED & THE GROUND WILL BE PERMANENTLY STABILIZED. FILTER FABRIC FENCES SHALL BE REMOVED & ANY BARE SPOTS WILL BE SEEDED. CATCH BASINS & DRAIN INLETS WILL BE CAREFULLY UNCOVERED & ANY SEDIMENT OR DEBRIS WILL BE REMOVED.
5. CONTRACTOR IS TO SEED CRITICAL AREAS IDENTIFIED BY OWNER OR OWNER'S REPRESENTATIVE DAILY, WHEN THOSE AREAS ARE SUBJECT TO EARTH CHANGES. CONTRACTOR IS ALSO RESPONSIBLE FOR REGULAR MAINTENANCE OF PLANT COVER IN THESE AREAS. COVER SHALL BE MAINTAINED SO AS TO CONTROL SOIL EROSION.
6. AT THE CONCLUSION OF CONSTRUCTION, THE OWNER WILL ASSUME THE RESPONSIBILITY FOR PERMANENT MAINTENANCE OF THE EROSION & SEDIMENTATION CONTROL MEASURES.
7. PROVIDE DUST CONTROL WITH AN ON-SITE WATER WAGON. WATER SHALL BE IMPLEMENTED AS NEEDED & AT THE DIRECTION OF THE CITY AGENT.

GUARDRAIL (OSHA)

- 1. GUARDRAILS SHALL BE 1 1/2" SCHEDULE 40 STEEL PIPE ASTM A53 GRADE B (FY = 35 KSI).
2. INTERMEDIATE RAILINGS SHALL BE PROVIDED SUCH THAT A 21-INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING.
3. POSTS SHALL NOT INTERRUPT THE CONTINUATION OF THE TOP RAIL AT ANY POINT ALONG THE RAILING, INCLUDING CORNERS & END TERMINATIONS. THE TOP SURFACE OF THE TOP RAILING SHALL BE SMOOTH & SHALL NOT BE INTERRUPTED BY PROJECTED FITTINGS.
4. ALL WELDS ARE TO BE GROUND SMOOTH.
5. ALL RETURNS & TRANSITIONS SHALL BE CONTINUOUSLY SMOOTH & FLOWING.
6. ALL GUARDRAIL SHALL BE PAINTED "SAFETY YELLOW".

HAZARDOUS MATERIAL CARE

- 1. [SECTION TO BE COMPLETED FOR ENGINEERING PLANS AND PERMITS]

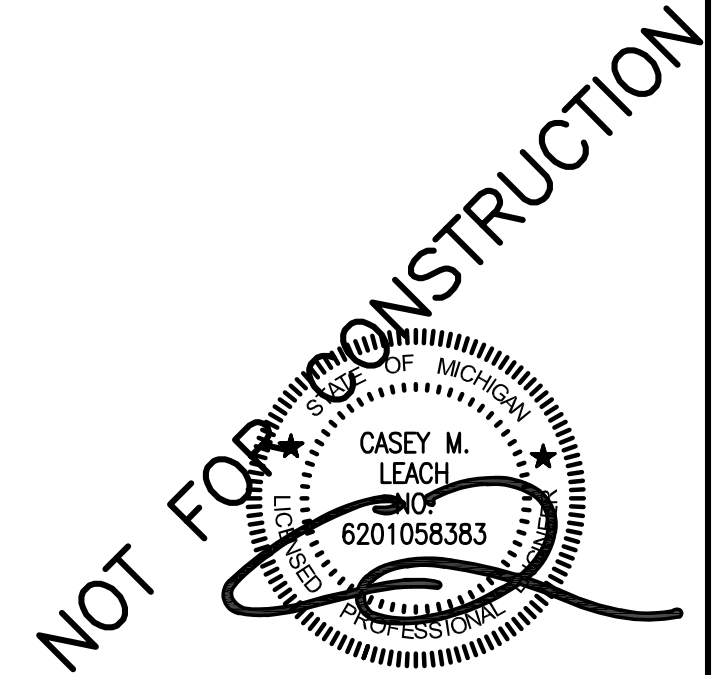
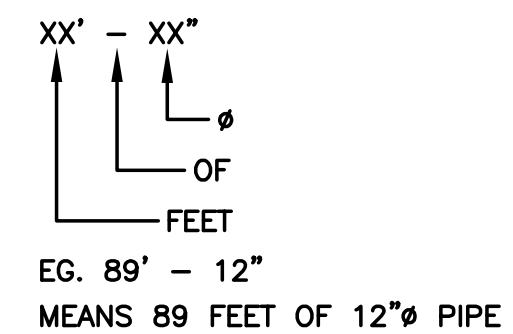


SYMBOLS LEGEND

LEGEND OF ABBREVIATIONS

Table with 2 columns: Abbreviation, Meaning. Includes symbols for AT, ASPH, B/B, B/R, B/W, B.O.C, B.O.P, CB, CL, CMP, C.O, CONC, C.P, CPPP, DEMO, DS, E, ELE, EQ, ES, E.W, EX, EXIST, F, FF, FG, F.O.C, G, GV&W, H.P, HY, IN, I.E, LOC, L.P, (M) and their corresponding meanings like APPROXIMATELY, BACK TO BACK, BOTTOM OF RAMP, etc.

PIPE SIZE DESIGNATION



NOT FOR CONSTRUCTION

Table with 2 columns: DATE, ISSUE. Includes dates 03/07/23 and 04/28/23 with corresponding issue descriptions like ADMINISTRATIVE SITE PLAN and ADMINISTRATIVE SITE PLAN REV. 1.

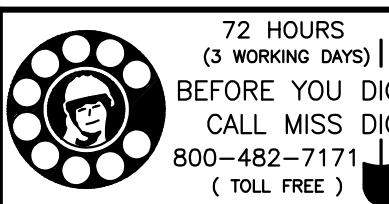
PROPRIETOR: CARTER'S PLUMBING, 10431 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48386, (248) 830-0362

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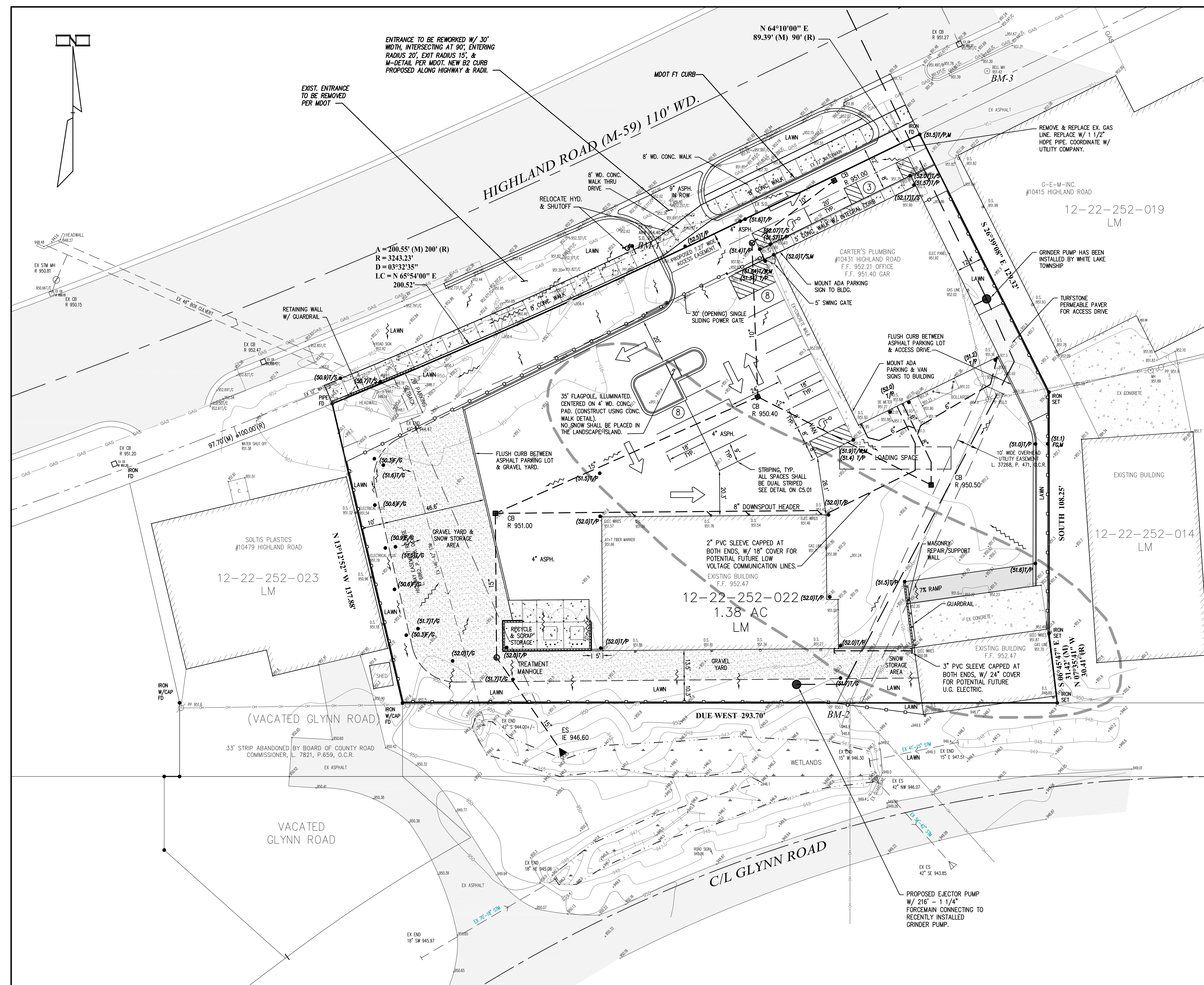
Table with 3 columns: DRAWN, DESIGN, SECTION; 3 columns: CKD, BY, DATE. Includes values like CL, CL, 01/23/23, T-3 -N- R- 8 -E.



GENERAL NOTES & LEGENDS, CARTER'S PLUMBING, PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

Table with 2 columns: SCALE, SHEET NO. Includes values NONE, CO.01 and KE 2022.226.





**SITE & BUILDING INFORMATION:**  
 LOT GROSS AREA: 1.38 ACRES  
 PRIMARY BUILDING GROSS FLOOR AREA: 11,970 SF (INCLUDES BOTH FLOORS)  
 ACCESSORY BUILDING GROSS FLOOR AREA: 6,154 SF  
 ACCESSORY BUILDING GROSS FLOOR AREA: 1,824 SF  
 TOTAL GROSS FLOOR AREA OF ALL BUILDINGS ON SITE: 19,948 SF

**ZONING INFORMATION:**  
 ZONING DISTRICT: LM LIGHT MANUFACTURING  
 PROPOSED USE: PLUMBING CONTRACTOR'S OFFICE/YARD/STORAGE  
 MINIMUM LOT SIZE: 1 ACRE, CONFORMS  
 MINIMUM LOT WIDTH: 175 FT, CONFORMS  
 MAXIMUM BUILDING HEIGHT: 40 FT OR 2 STORIES, CONFORMS

**SETBACKS:**

FRONT	REAR	SIDES	PARKING
70 FT	50 FT	50 FT	20 FT*

\*OFF-STREET PARKING LOCATED WITHIN ANY SETBACK SHALL CONFORM TO SCREENING & LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE

**PARKING SPACE SIZE:** 90° 9 FT X 18 FT W/ 24 FT LANE  
 45° 9 FT X 18 FT W/ 15 FT LANE

**REQUIRED PARKING SPACES:** 1 SPACE/800 SF USABLE FLOOR AREA + 1 SPACE/2 EMPLOYEES  
 PRIMARY BUILDING USABLE FLOOR AREA = 11,970 SF (80%) = 9,576 SF  
 ON SITE EMPLOYEES = 13 EMPLOYEES  
 9,576 SF / (1 SPACE/800 SF) + 13 EMPLOYEES (1 SPACE/2 EMPLOYEES) = 18.47 SPACES REQUIRED  
 19 TOTAL PARKING SPACES PROVIDED, OF WHICH (2) ARE ACCESSIBLE

**REQUIRED LOADING ZONE:** 1 SPACE REQUIRED FOR 2,000 - 20,000 SF OF GROSS FLOOR AREA  
 19,948 SF REQUIRES (1) 10 FT X 50 FT LOADING SPACE, 1 SPACE PROVIDED

**BENCHMARK:**  
 BM-1 - ARROW OF EXISTING HYDRANT ON S. SIDE OF M-59 @ 50' NW OF NW BUILDING CORNER #10431. ELEVATION 954.40 NAVD '88  
 BM-2 - MAG NAIL IN EAST FACE OF POWER POLE LOCATED ALONG THE SOUTH LINE OF PROPERTY. ELEVATION 950.11 NAVD '88  
 BM-3 - CHISELED "X" ON E. RIM OF BELL MANHOLE ON S. SIDE OF M-59 @ 28'+/- NORTH AND 28'+/- EAST OF NW CORNER BUILDING #10415. ELEVATION 951.42 NAVD '88

**GENERAL UTILITY NOTE:**  
 ALL EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.

**ENTRANCE NOTE:**  
 THE PROPOSED MAIN ENTRANCE HAS BEEN DESIGNED BASED ON MDOT REVIEW AND COMMENT OF A CONCEPTUAL PLAN SUBMITTED FOR PERMIT REVIEW ON JANUARY 19, 2023.

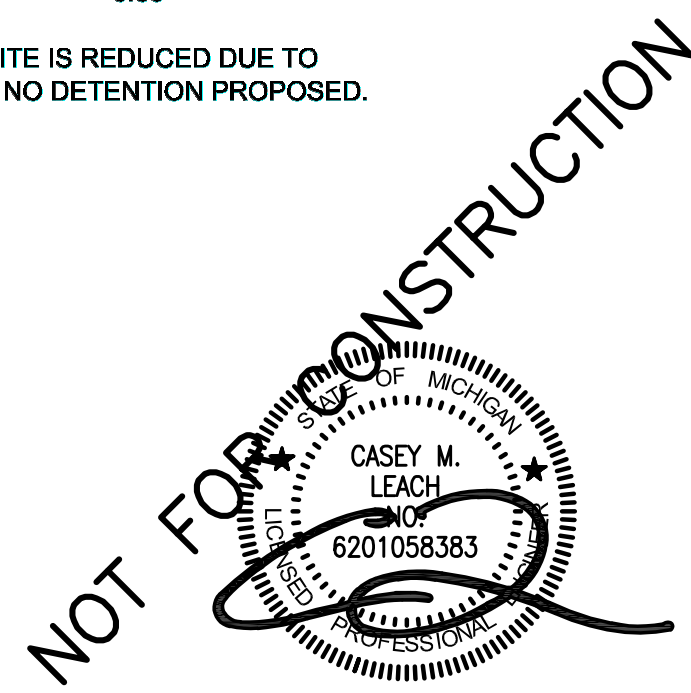
**STORMWATER QUANTITY BASIS OF DESIGN:**  
 PRELIMINARY STORMWATER CALCULATION BELOW INDICATE THAT THE TOTAL AMOUNT OF STORMWATER RUNOFF FROM THE SITE WILL BE REDUCED DUE TO A REDUCTION IN IMPERVIOUS SURFACE. PROPOSED SITE DRAINAGE MATCHES EXISTING SITE DRAINAGE WITH THE EXCEPTION OF THE PARKING AREA BETWEEN THE PRIMARY BUILDING AND THE ROW. CURRENTLY THIS AREA DRAINS DIRECTLY TO THE M-59 ROW, THEN EAST ALONG THE SOUTH HIGHWAY GUTTER, AND DIRECTLY DISCHARGES INTO OXBOW LAKE. THE PROPOSED DRAINAGE MODIFICATIONS WOULD REROUTE THIS AREA INTO THE PROPOSED SITE STORM SEWER, THEN BACK THROUGH THE SITE, THEN THROUGH TREATMENT, THEN THROUGH OPEN WATER WETLANDS, THEN THROUGH CULVERTS AND DITCHES, AND EVENTUALLY TO OXBOW LAKE. THE MINOR NET EFFECT THIS ROUTE WILL INCREASE THE FLOW PATH AND TIME OF CONCENTRATION, AND REDUCE INTENSITY (DUE TO INCREASED PEAK TIME) TO OXBOW LAKE FOR A NET BENEFIT REGARDING STORMWATER QUANTITY.

**SITE LIGHTING NOTE:**  
 SEE GBA PROJECT #22-78823 V2, SHEET 1 OF 1 FOR THE PHOTOMETRIC PLAN. FIXTURES AND MOUNTING HEIGHTS MAY NOT BE SUBSTITUTED OR MODIFIED AFTER APPROVAL BY WHITE LAKE TOWNSHIP WITHOUT RESUBMISSION AND APPROVAL OF A REVISED PHOTOMETRIC PLAN.

**RUNOFF COEFFICIENT CALCULATIONS**

AREA OF SURFACE MODIFICATIONS (INCLUDES OFFSITE AREA)	A	=	1.63 AC
<b>EXISTING RUNOFF AREAS</b>			
PAVEMENT @	0.8	9,371 SF	= 0.22 AC
BUILDINGS @	0.9	13,963 SF	= 0.32 AC
LAWN @	0.2	4,428 SF	= 0.10 AC
GRAVEL @	0.7	43,241 SF	= 0.99 AC
<b>TOTAL</b>		<b>71,003 SF</b>	<b>= 1.63 AC</b>
<b>EXISTING WEIGHTED C</b>	= 0.72		
<b>PROPOSED RUNOFF AREAS</b>			
PAVEMENT @	0.8	33,412 SF	= 0.77 AC
BUILDINGS @	0.9	13,963 SF	= 0.32 AC
LAWN @	0.2	15,526 SF	= 0.36 AC
GRAVEL & PAVERS @	0.7	8,102 SF	= 0.19 AC
<b>TOTAL</b>		<b>71,003 SF</b>	<b>= 1.63 AC</b>
<b>PROPOSED WEIGHTED C</b>	= 0.68		

OVERALL RUNOFF FROM THE SITE IS REDUCED DUE TO A REDUCTION IN THE C FACTOR. NO DETENTION PROPOSED.



NOT FOR CONSTRUCTION

DATE	OWNER	ISSUE
12/08/22	OWNER	CONCEPT APPROVAL
12/15/22	OWNER	APPROVAL
12/16/22	PRG	APPLICATION MEETING
03/03/23	ADMINISTRATIVE	SITE PLAN
04/28/23	ADMINISTRATIVE	SITE PLAN REV. 1

**PROPRIETOR:**  
 CARTER'S PLUMBING  
 10431 HIGHLAND ROAD  
 WHITE LAKE, MICHIGAN 48386  
 (248) 830-0362

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DATE:	12/08/22	CKD. BY:	DATE:
DRAWN:	CL	CL	
DESIGN:	CL		
SECTION:	22	T-3-N-R-8-E	

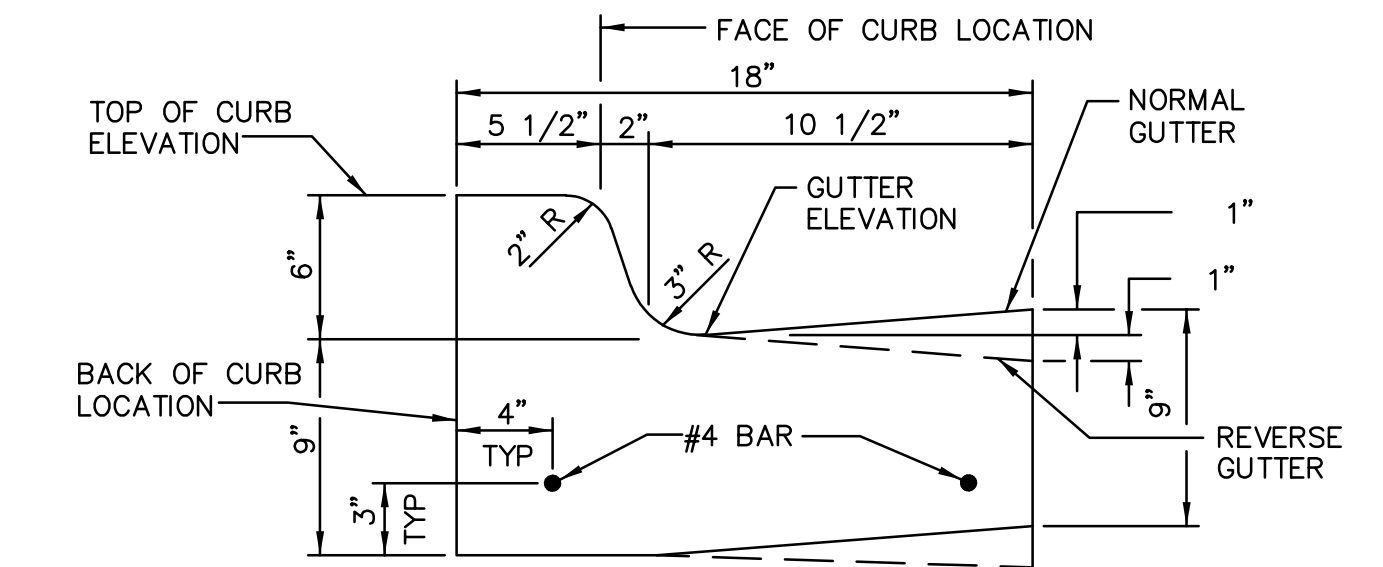


**SITE PLAN**  
**CARTER'S PLUMBING**  
 PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T3N, R8E  
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 20'  
 SHEET NO: C1.01  
 KE 2022.226

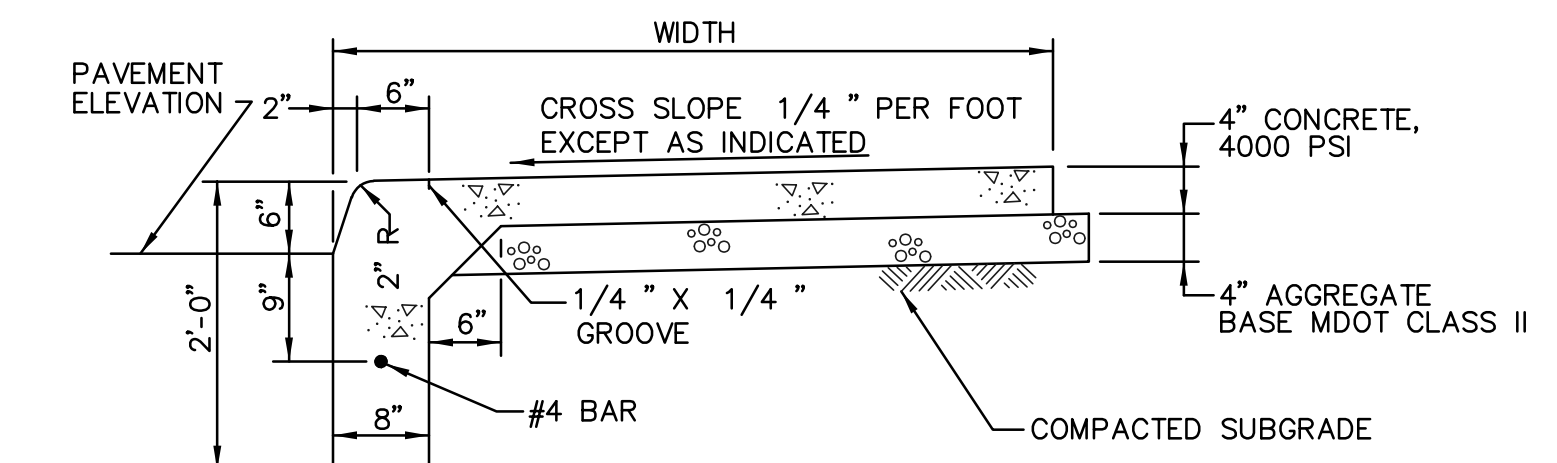


- NOTES:**
1. USE NORMAL OR REVERSE GUTTER TO EXTEND THE SLOPE OF THE ADJACENT PAVEMENT EXCEPT AS INDICATED.
  2. CONCRETE: 4000 PSI
  3. PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. & AT ALL RADIUS RETURNS.
  4. PROVIDE EXPANSIVE JOINTS EVERY 30'.



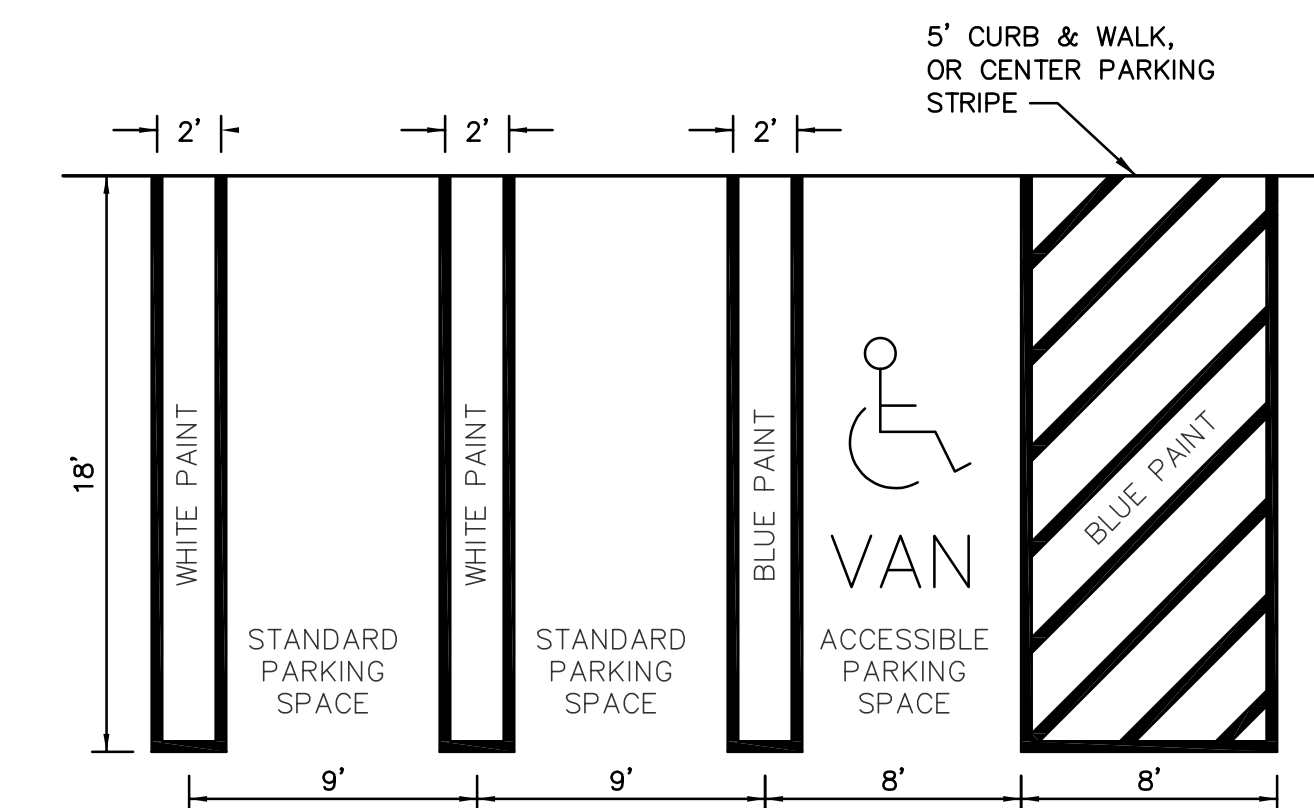
**18"X6" STANDARD DUTY CURB & GUTTER**  
N.T.S.

- NOTES:**
1. EXPANSION JOINTS: 1/2" WIDE BITUMINOUS JOINT FILLER, FULL DEPTH:
    - AT 50 FOOT INTERVALS TRANSVERSELY.
    - AROUND EMBEDDED ITEMS SUCH AS LIGHT BASES.
    - AT ABUTTING STRUCTURES SUCH AS BUILDINGS OR CURBS.
  2. CONTRACTION JOINTS: FORMED 1/4" WIDE, 1" DEEP GROOVE W/ TOOL. ARRANGE TO FORM SQUARE PANELS, 6' MAXIMUM IN ANY DIRECTION. PLACE 1" DEEP JOINTS AT 15' INTERVALS OR AT SPACING THAT MATCHES CURB.
  3. TACTILE WARNING TEXTURE: PROVIDE ON RAMPS AND NEAR TOP OF STAIRS.
  4. FINISH CONCRETE BY MEANS OF A FLOAT, STEEL TROWEL, & BROOM FINISH W/ FINE BRUSH IN A TRANSVERSE DIRECTION.

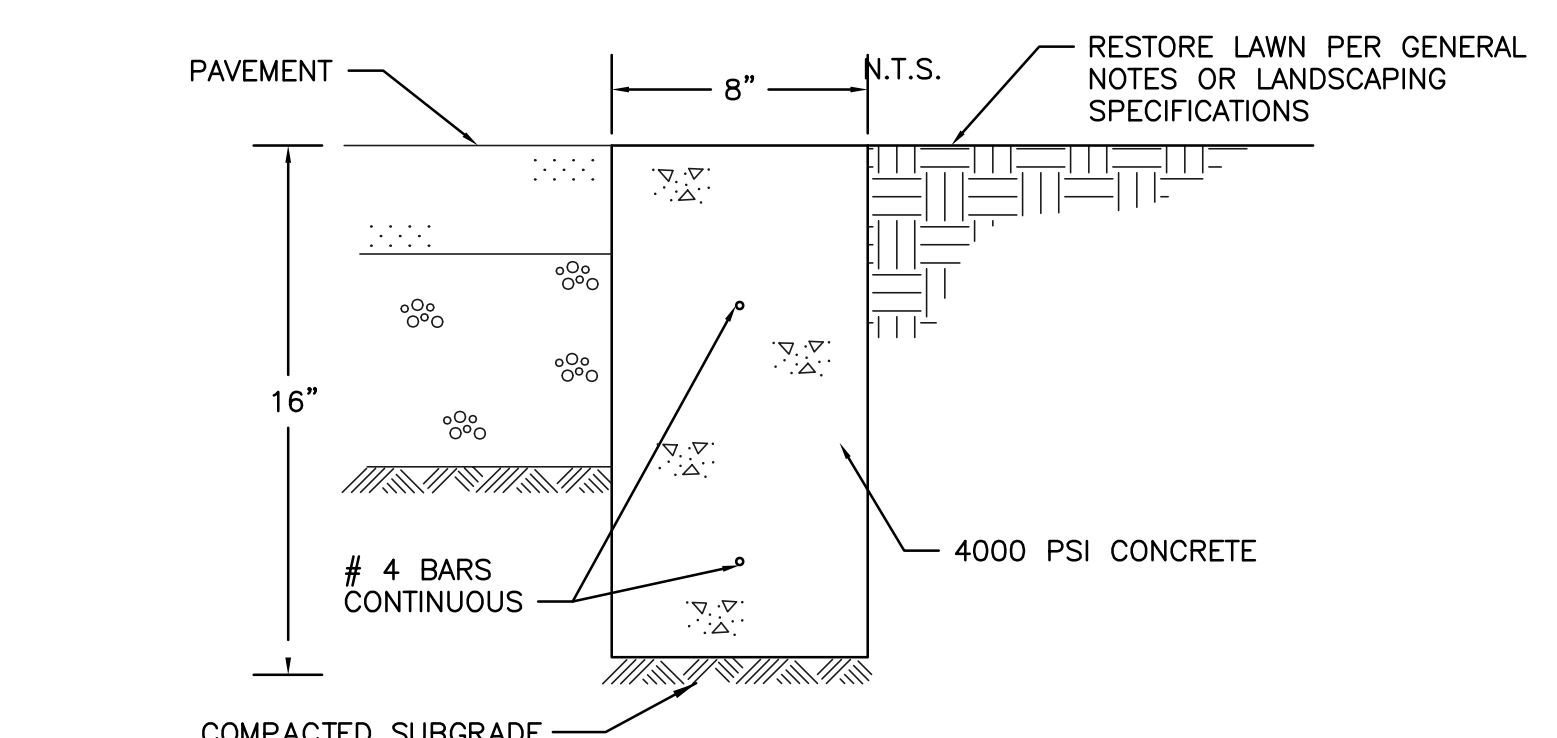


**INTEGRAL CURB & WALK**  
N.T.S.

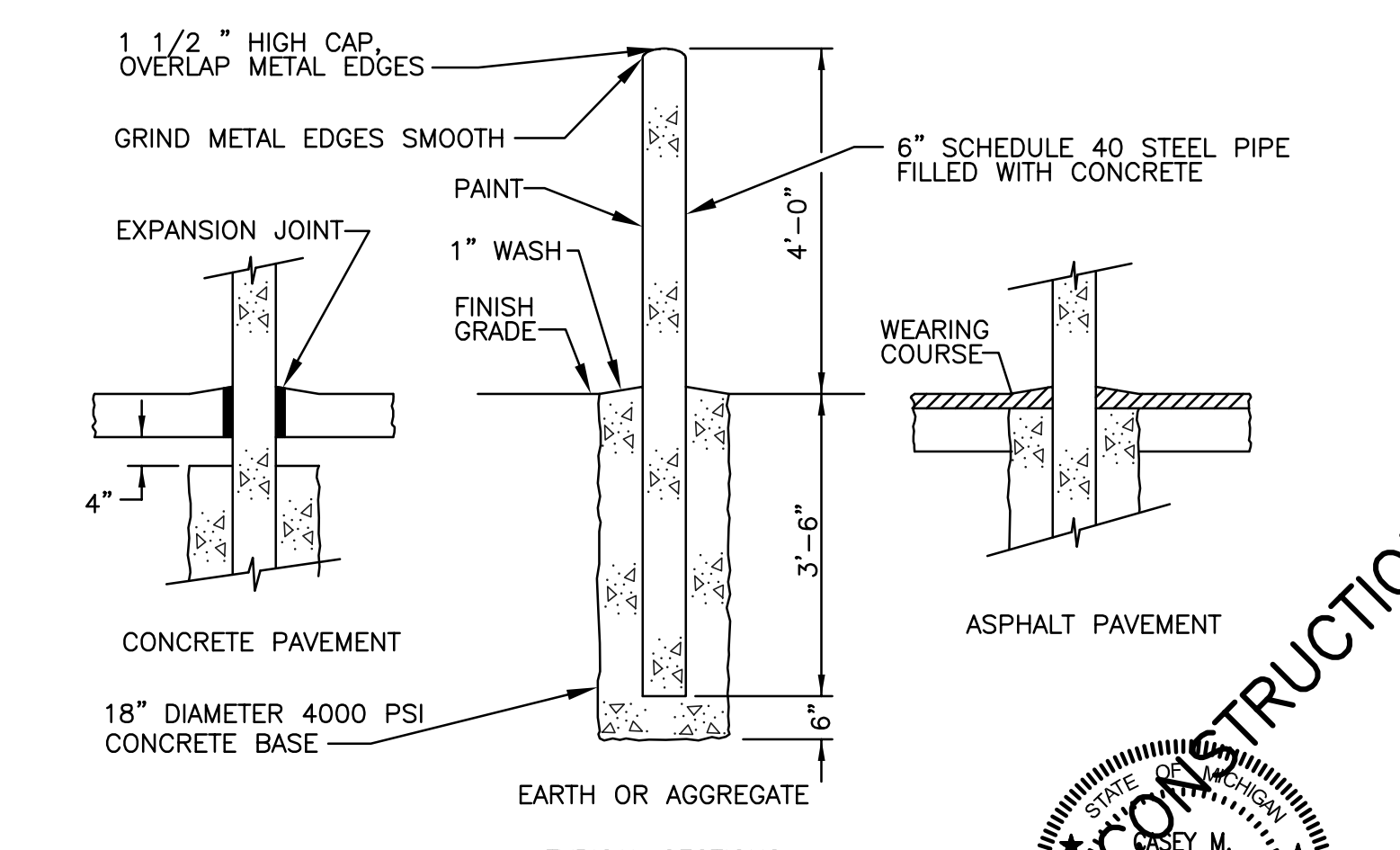
- NOTES:**
1. PARKING STRIPING FOR STANDARD PARKING SPACES SHALL BE DELINEATED BY FOUR INCH WIDE DUEL STRIPES, TWO FEET APART, CENTERED ON THE DIVIDING LINES, & PAINTED WHITE.
  2. ACCESSIBLE SPACES SHALL BE DELINEATED WITH FOUR INCH WIDE LINES, PAINTED HANDICAP BLUE.



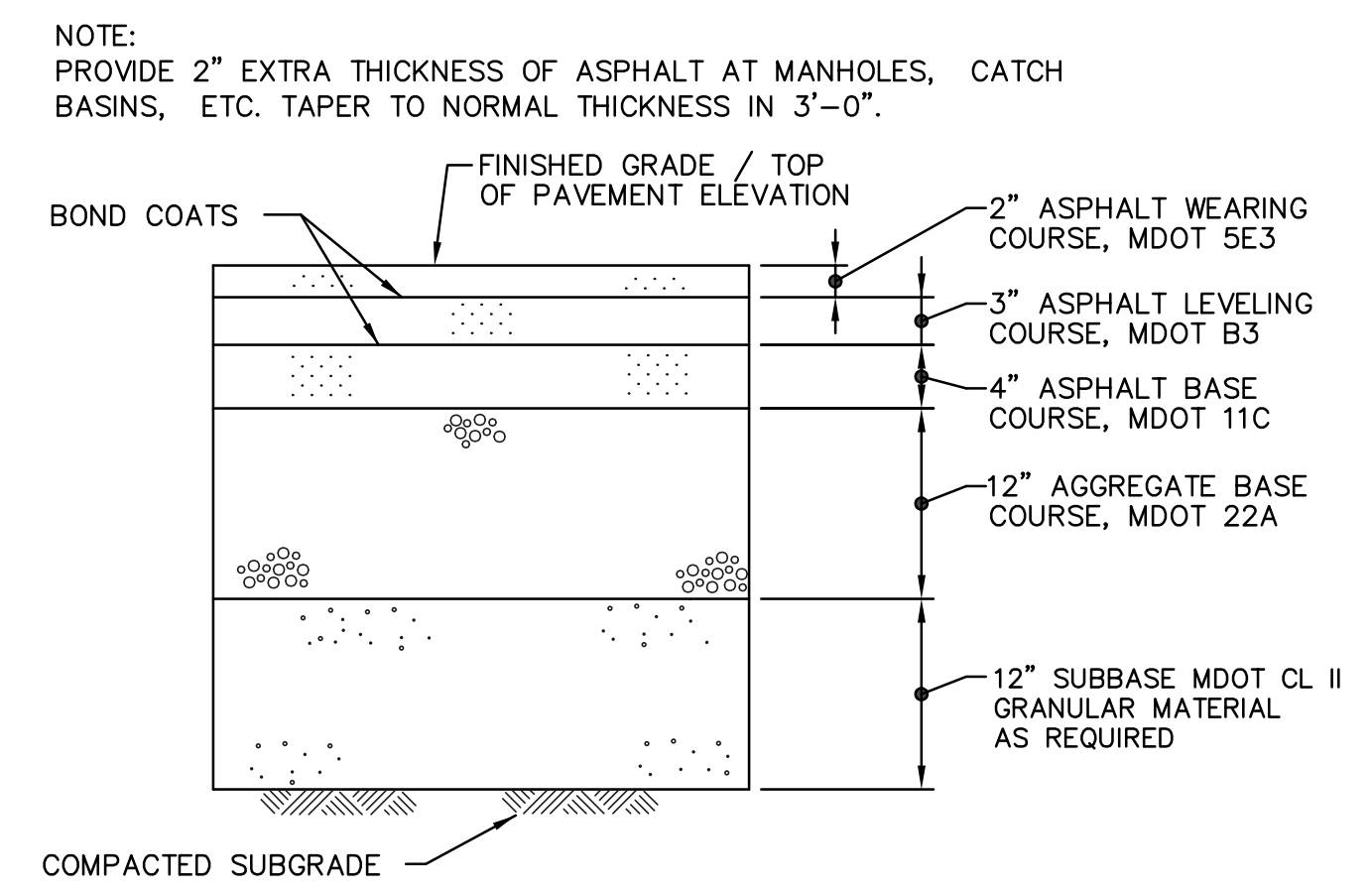
**WHITE LAKE TWP. PARKING STRIPING**  
(ALONG CENTER STRIPE OR 5' WALK) SCALE: 1"=6'



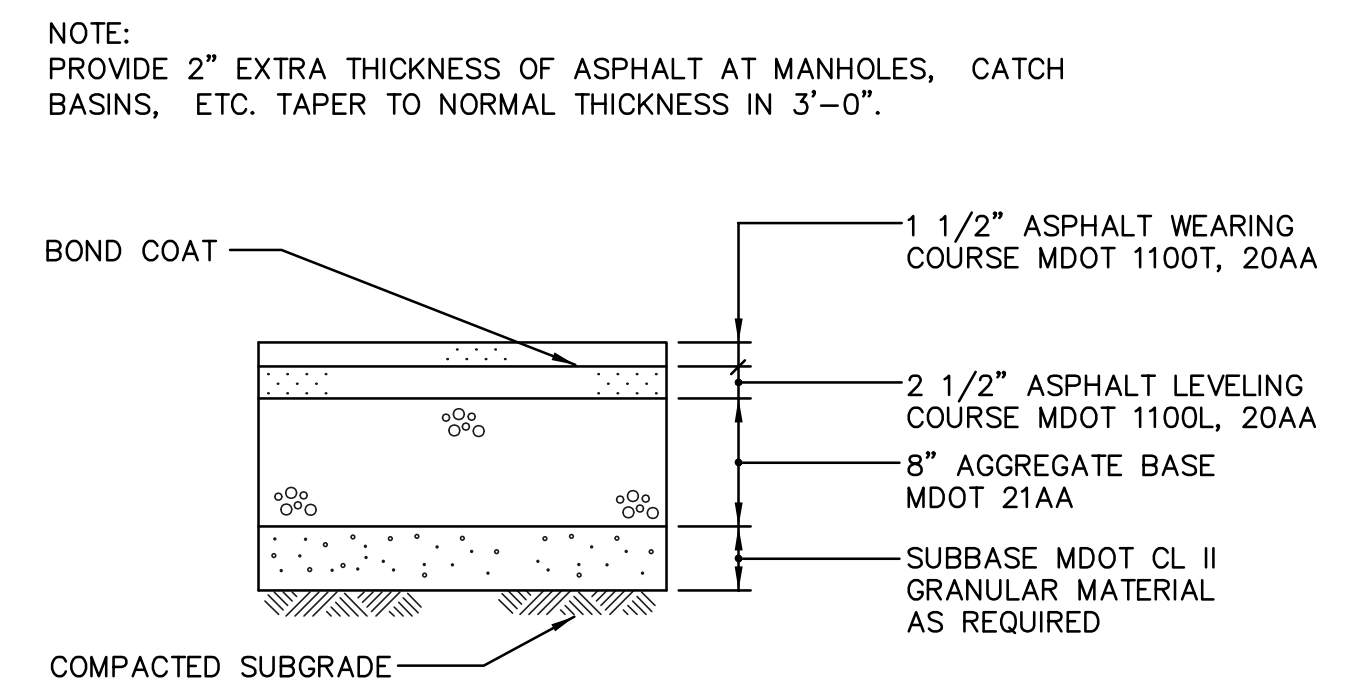
**FLUSH CURB**  
N.T.S.



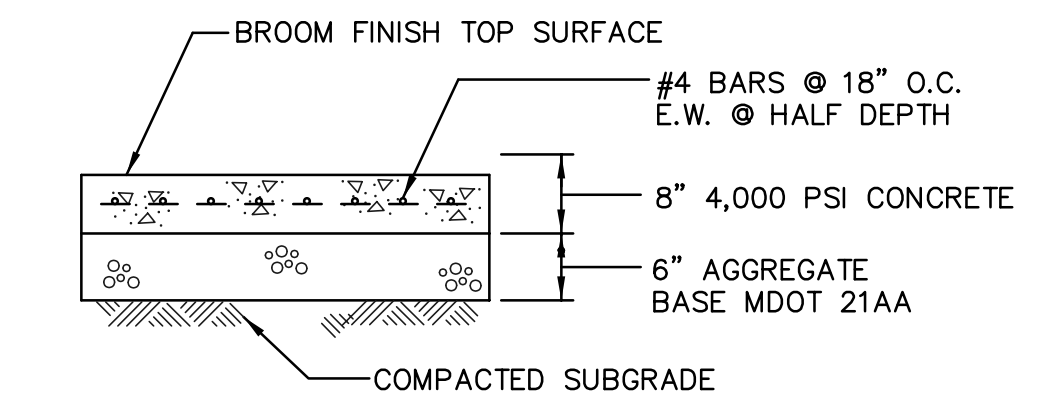
**PROTECTION BOLLARD**  
N.T.S.



**EXTRA HEAVY DUTY ASPHALT PAVEMENT - ROW ONLY**  
N.T.S.



**STANDARD DUTY ASPHALT PAVEMENT**  
N.T.S.



**PAVING DETAIL @ DUMPSTER**  
N.T.S.

- SIGNAGE NOTES:**
1. ALL SIGNS SHALL CONFORM TO THE CURRENT EDITION OF THE MUTCD.
  2. MOUNT SIGNS TO BUILDING USING STAINLESS STEEL HARDWARE. MIN. HGT. 72" ABOVE FINISHED GRADE.



12"x18" HANDICAP PARKING SIGN, R7-8



VAN ACCESSIBLE PARKING SIGN, R7-8P

**HANDICAPPED PARKING SIGNS**  
N.T.S.

**PROPRIETOR:**  
CARTER'S PLUMBING  
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(248) 830-0362

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DATE: 12/08/22	CKD. BY: CL	DATE:
DRAWN: CL	CL	
DESIGN: CL		
SECTION: 22	T- 3 -N, R- 8 -E	



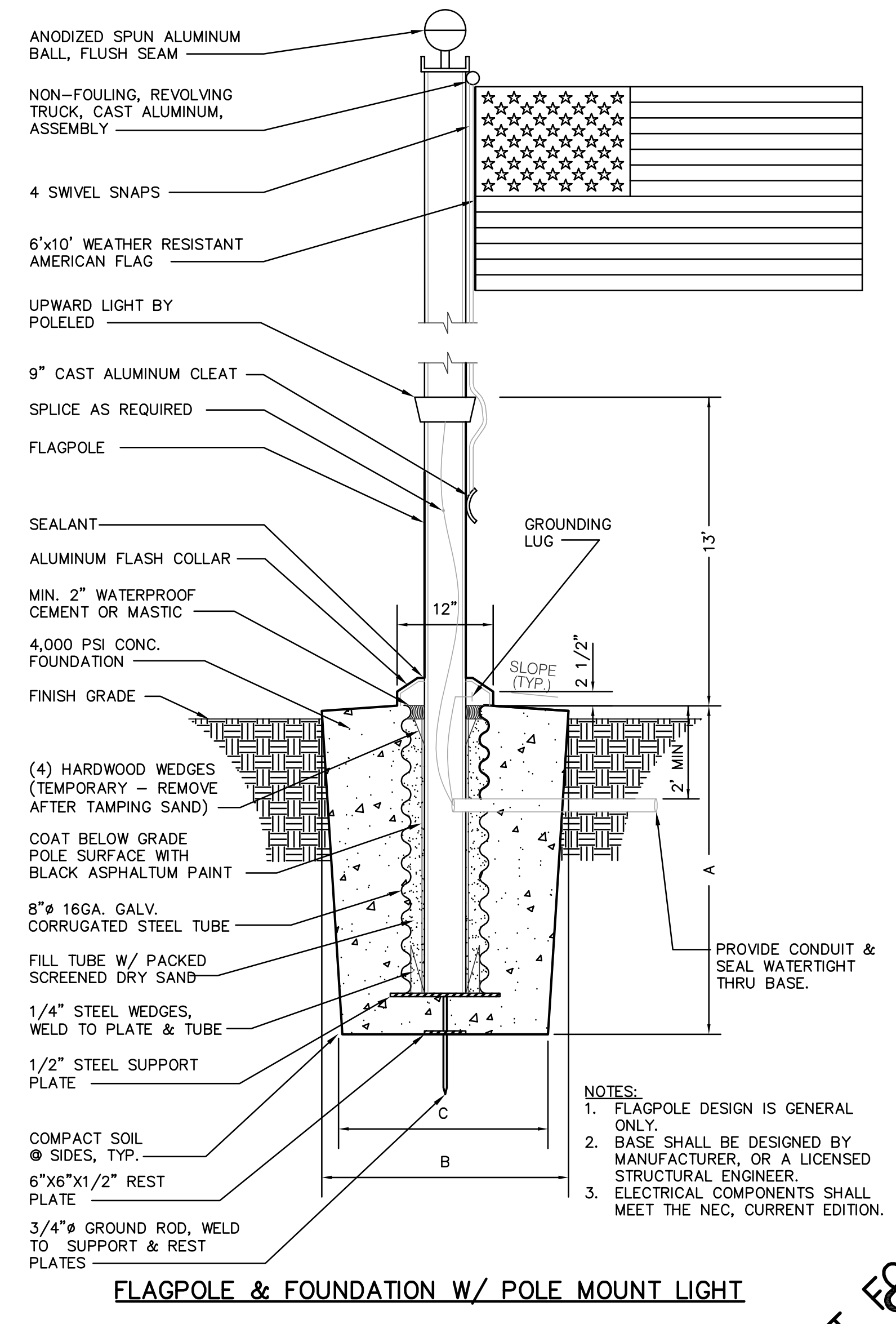
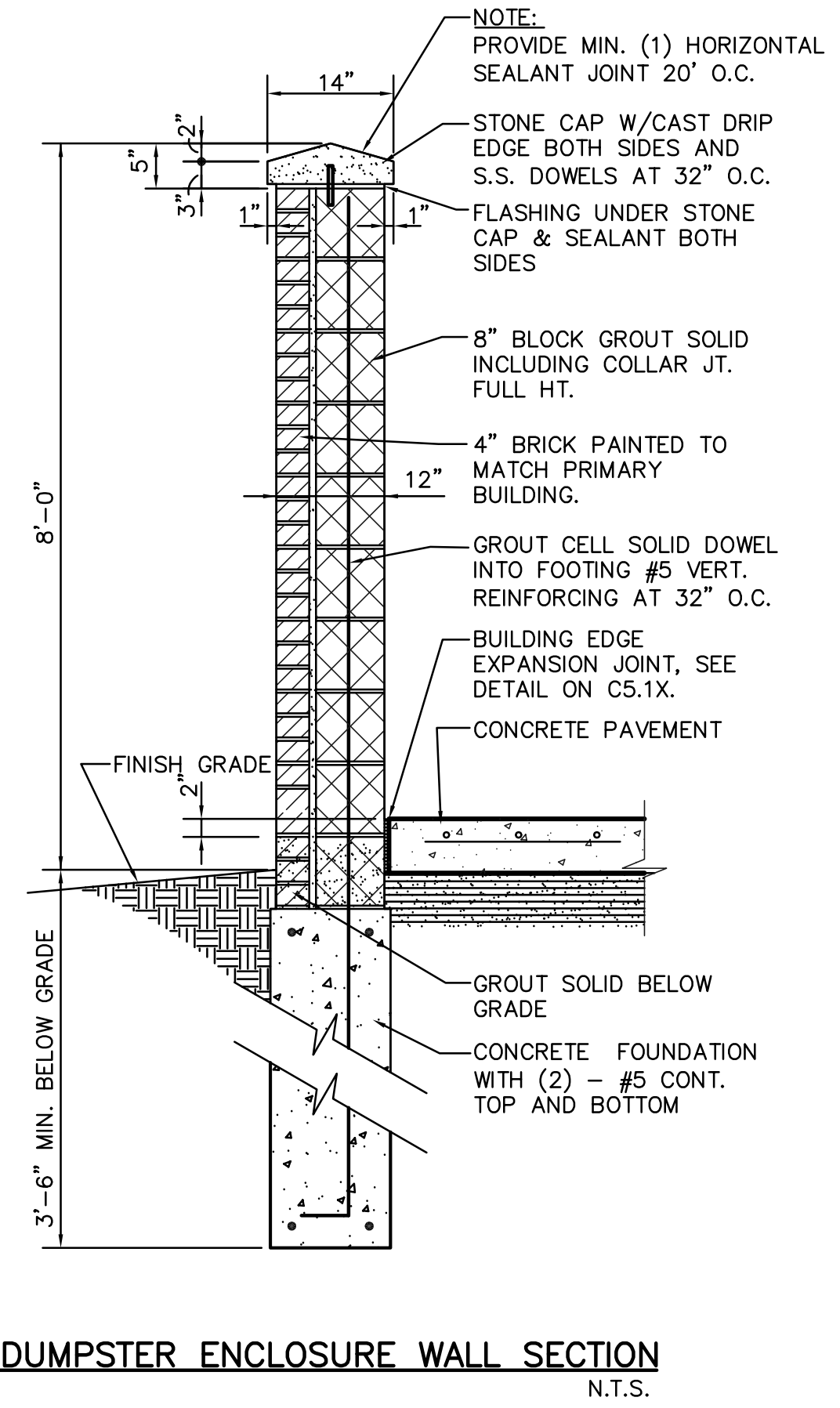
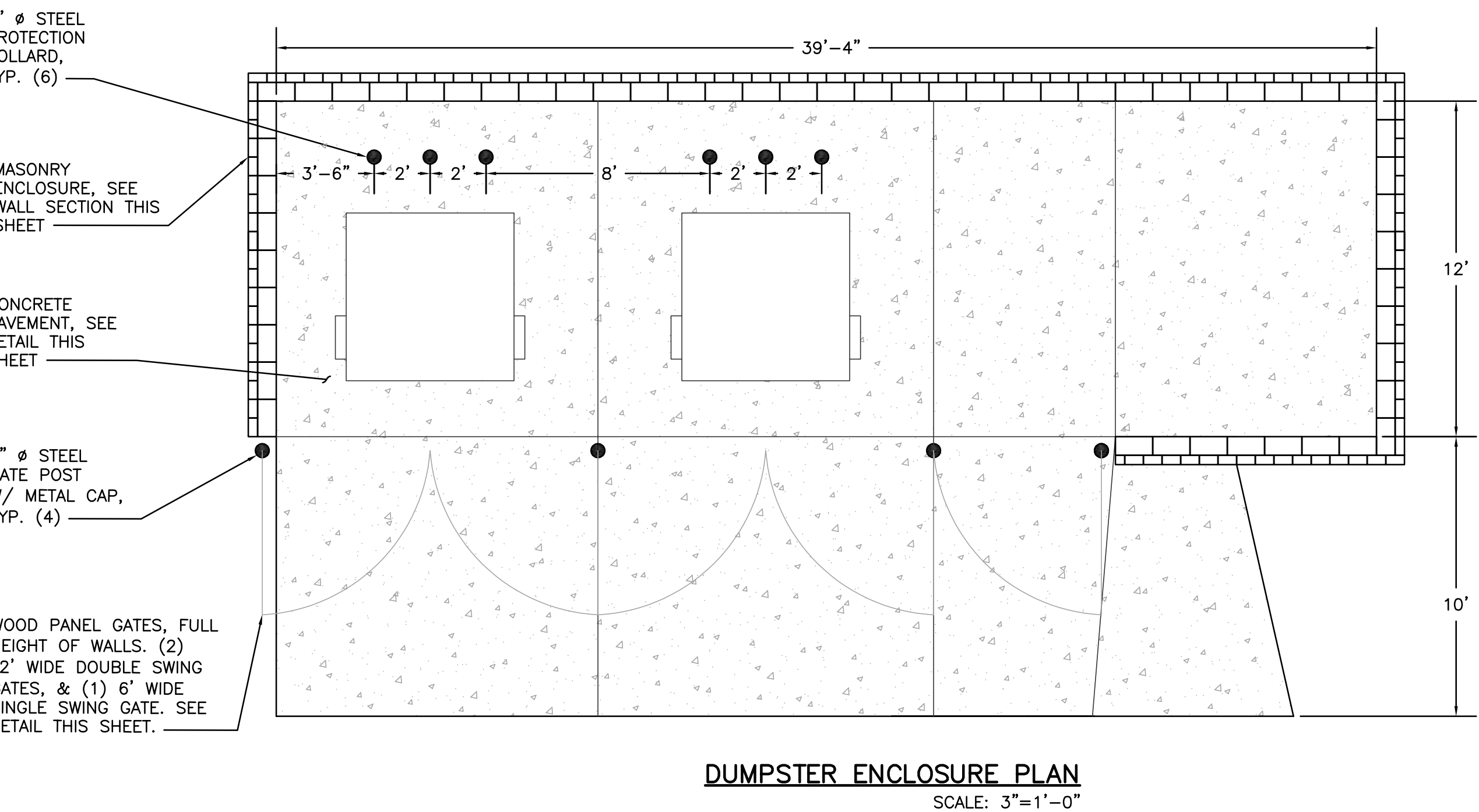
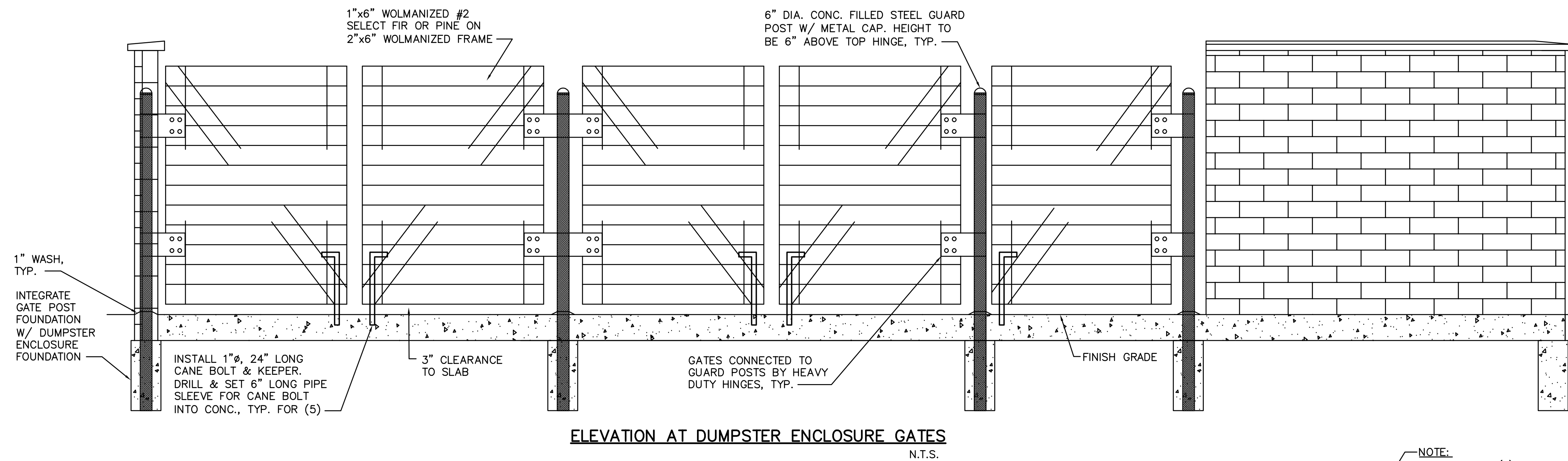
**DETAILS - SITE**  
CARTER'S PLUMBING  
PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T3N, R8E  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE: AS SHOWN
SHEET NO: C5.01
KE 2022.226

NOT FOR CONSTRUCTION



GROUND SLEEVE SPECIFICATIONS					
SHAFT FOUNDATION DIMENSIONS					
HEIGHT	BUTT DIA.	SLEEVE DIA.	DEPTH	DEPTH B	DEPTH C
20'	4"	6"	3'6"	30"	24"
20'	5"	8"	3'6"	30"	24"
25'	5"	8"	3'6"	30"	24"
25'	5.5"-6"	10"	3'6"	30"	24"
30'	5"	8"	3'6"	30"	24"
30'	6"	10"	3'6"	30"	24"
35'	5"	8"	4'0"	36"	30"
35'	6"-7"	10"	4'0"	36"	30"
40'	7"	10"	4'6"	42"	36"
40'	8"	12"	4'6"	42"	36"
45'	8"	12"	5'0"	48"	42"
50'	8"	12"	5'6"	48"	42"
50'	10"	15"	5'6"	48"	42"
60'	10"-12"	15"	6'10"	60"	42"
70'	10"-12"	15"	8'10"	60"	48"
80'	12"	15"	9'0"	60"	48"



DATE	ISSUE
03/03/23	ADMINISTRATIVE SITE PLAN
04/28/23	ADMINISTRATIVE SITE PLAN REV. 1

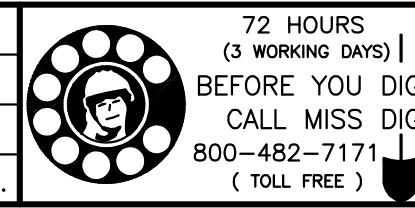
**PROPRIETOR:**  
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DATE	CKD. BY	DATE
03/01/23	CL	
DESIGN: CL		
SECTION: 22	T- 3 -N, R- 8 -E	



**DETAILS - FLAGPOLE & DUMPSTER ENCLOSURE**  
CARTER'S PLUMBING  
PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T3N, R8E  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE: AS SHOWN
SHEET NO: C5.02
KE 2022.226



**SITE INFORMATION:**  
 LOT GROSS AREA: 1.38 ACRES  
 PRIMARY BUILDING GROSS FLOOR AREA: 11,970 SF  
 ACCESSORY BUILDING GROSS FLOOR AREA: 6,154 SF  
 ACCESSORY BUILDING GROSS FLOOR AREA: 1,824 SF

**ZONING INFORMATION:**  
 ZONING DISTRICT: LM LIGHT MANUFACTURING

- GENERAL NOTES:**
- REVIEW ENTIRE SITE ENGINEERING DRAWING SET PRIOR TO INSTALLING LANDSCAPING.
  - SEE SHEET C0.01 FOR GENERAL NOTES.
  - SEE SHEET C1.01 FOR SITE PLAN.
  - SEE SHEET L1.02 FOR IRRIGATION PLAN. INSTALL IRRIGATED LAWN SEED MIXTURE IN AREAS RECEIVING IRRIGATION, & DROUGHT RESISTANT SEED MIXTURE IN AREAS NOT RECEIVING IRRIGATION PER THE IRRIGATION PLAN.
  - SEE SHEET L5.01 FOR LANDSCAPE DETAILS, SPECIFICATION, ADDITIONAL NOTES, AND PLANTING SCHEDULE.
  - NO TREES SHALL BE PLANTED WITHIN 4 FEET OF A PROPERTY LINE.
  - ALL FENCES SHALL BE CONSTRUCTED WITH THE FINISHED SIDE FACING OUT.

- REQUIRED SCREENING PER TABLE 5.19D:**
- SUBJECT PARCEL ZONED LM ALL ADJACENT PARCELS ZONED LM: NONE REQUIRED BETWEEN SIMILAR USES.
  - SUBJECT PARCEL ZONED LM AND ROW: A-1 EXTENSIVE LAND FORM BUFFER REQUIRED.
    - EXISTING NON-CONFORMING PRIMARY BUILDING IS LOCATED WITHIN THE FRONT SETBACK THAT DOES NOT ALLOW FOR AN A-1 BUFFER.
      - A SCREENING HEDGE IS PROPOSED IN THE ROW TO PROVIDE SCREENING OF FRONT PARKING AND THE BUILDING.
      - 110 FT OF ROW WEST OF THE MAIN DRIVE DOES NOT ALLOW FOR A-1 BUFFER DUE TO AN EXISTING DRAINAGE COURSE (HOLE) AND EXISTING IMPROVEMENTS.
        - A 20 FOOT BUFFER STRIP INCLUDING 6 TREES, 6 SHRUBS, AND AN 8 FT TALL PRIVACY FENCE IS PROPOSED TO PROVIDE SCREENING.
        - A VARIANCE IN REQUIRED LANDSCAPE SCREENING IS REQUESTED FROM THE ZONING BOARD OF APPEALS DUE TO EXISTING CONDITIONS.

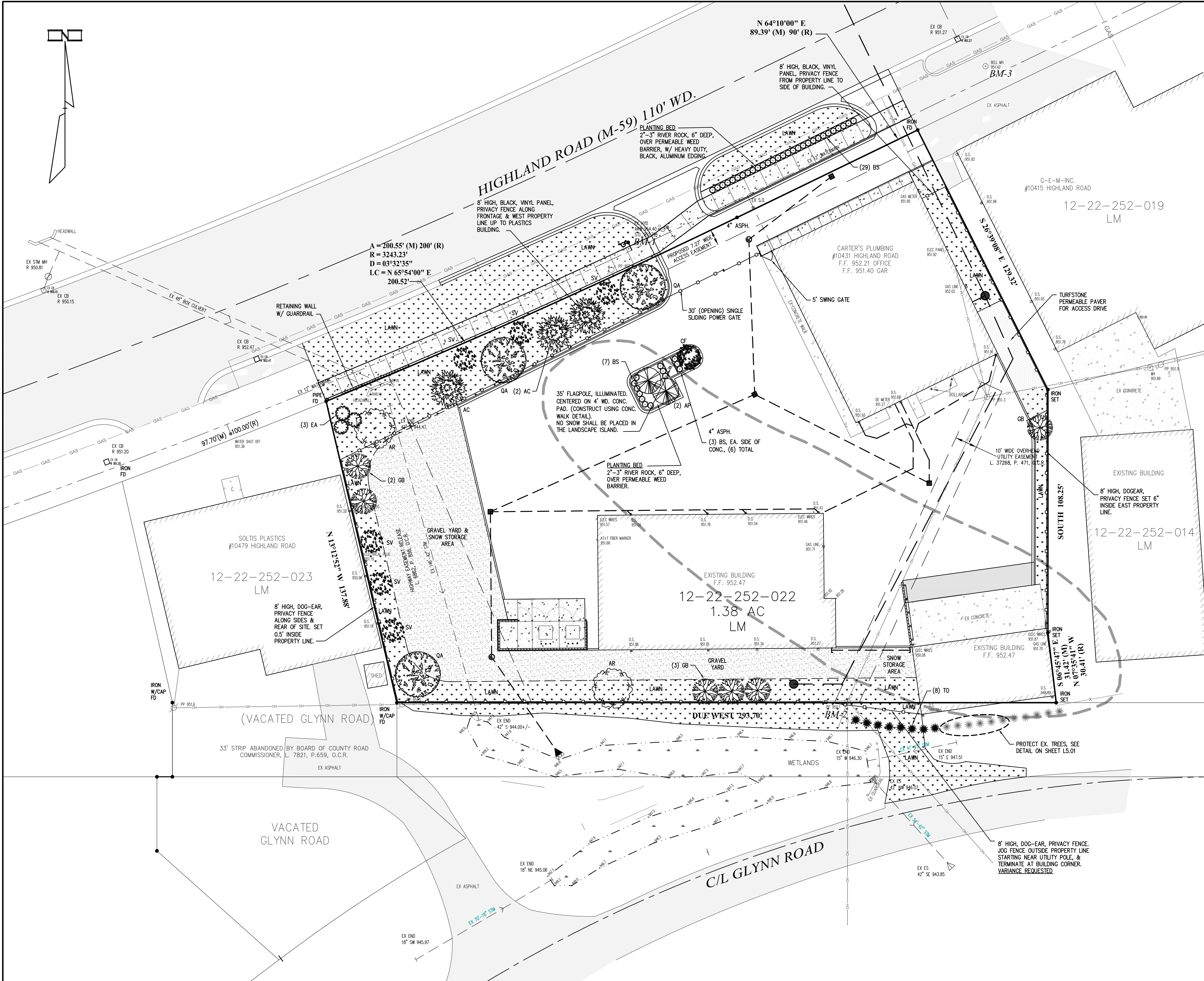
**REQUIRED INTERIOR LANDSCAPING PER ZO SECTION 5.19E:**  
 REQUIREMENT: 15% OF TOTAL LOT AREA SHALL BE INTERNALLY LANDSCAPED (1.38 ACRES)(43,560 SF/ACRE)(15%) = 9,017 SF INTERIOR LANDSCAPING REQUIRED  
 LANDSCAPING ALONG WEST (WEST & SOUTH PROPERTY LINE) AND ROW = 7,453 SF  
 LANDSCAPING ALONG EAST FENCE = 848 SF + 609 SF = 2,265 SF  
 7,453 SF + 2,265 SF = 9,718 SF PROVIDED > 9,017 SF REQUIRED

**REQUIRED PARKING LOT LANDSCAPING PER ZO SECTION 5.19G:**  
 REQUIREMENT: COMMERCIAL/OFFICE 20 SF/ PARKING SPACE  
 REQUIREMENT: 1 TREE & 3 SHRUBS PER 100 SF OF REQUIRED PARKING LOT LANDSCAPING (20 SPACES)(20 SF/SPACE) = 400 SF PARKING LOT LANDSCAPING REQUIRED  
 4 TREES & 12 SHRUBS REQUIRED  
 (1) 406 SF ISLAND PROVIDED W/ 3 TREES, 13 SHRUBS, & 1 ILLUMINATED FLAGPOLE.  
 A VARIANCE IS REQUESTED FROM THE ZONING BOARD OF APPEALS FOR A REDUCTION OF (1) REQUIRED PARKING LOT LANDSCAPING TREE IN ORDER TO FIT THE FLAGPOLE IN THE LANDSCAPE ISLAND.

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**LANDSCAPE LEGEND**

AMERICAN BOXWOOD HEDGE	BS
ARBORVITAE	TO
BURNING BUSH	EA
LILAC, COMMON PURPLE	SV
WHITE FLOWERING DOGWOOD	CF
JAPANESE MAPLE	AP
GINKGO	GB
RED MAPLE	AR
WHITE OAK	QA
WHITE FIR	AC
NEW LAWN	
TREE PROTECTION	



DATE	OWNER	ISSUE
12/08/22	CARTER'S PLUMBING	OWNER CONCEPT APPROVAL
12/15/22	CARTER'S PLUMBING	OWNER APPROVAL
12/16/22	CARTER'S PLUMBING	PRG - APPLICATION MEETING
03/03/23	CARTER'S PLUMBING	ADMINISTRATIVE SITE PLAN
04/28/23	CARTER'S PLUMBING	ADMINISTRATIVE SITE PLAN REV. 1

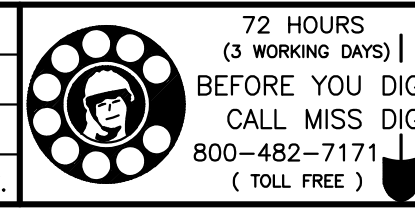
**PROPRIETOR:**  
 CARTER'S PLUMBING  
 10431 HIGHLAND ROAD  
 WHITE LAKE, MICHIGAN 48386  
 (248) 830-0362

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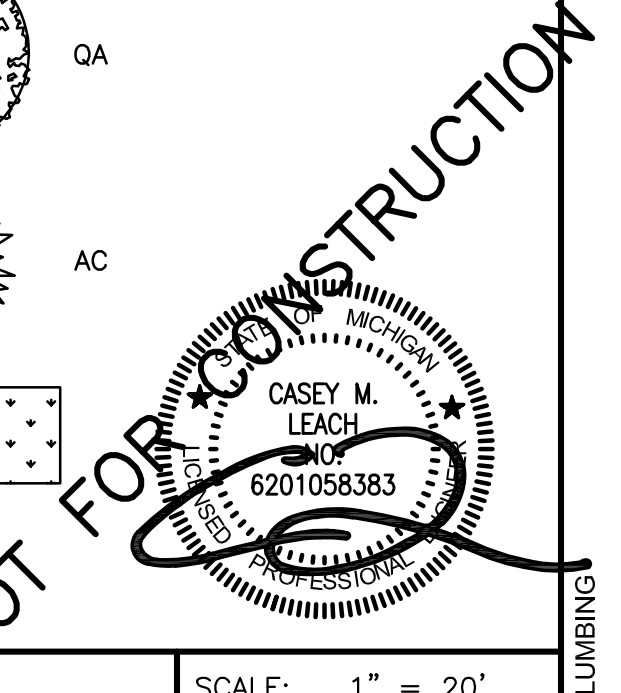
**KIEFT ENGINEERING, INC.**  
 PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
 5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE:	12/08/22	CKD. BY:	DATE:
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SECTION:	22	T- 3 -N- R- 8 -E-	

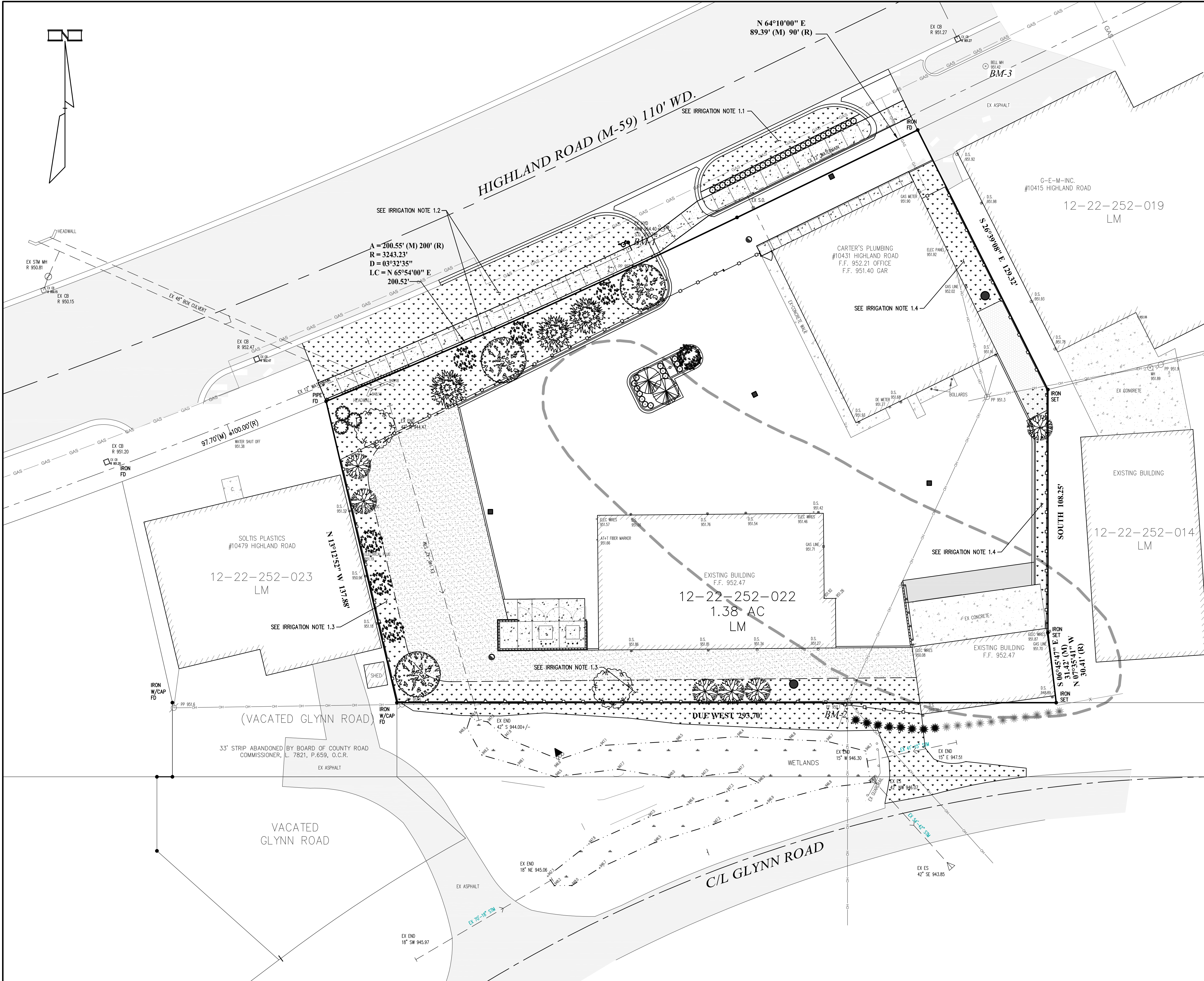


**LANDSCAPE PLAN**  
 CARTER'S PLUMBING  
 PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T3N, R8E  
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 20'
SHEET NO.:	L1.01
DATE:	KE 2022.226







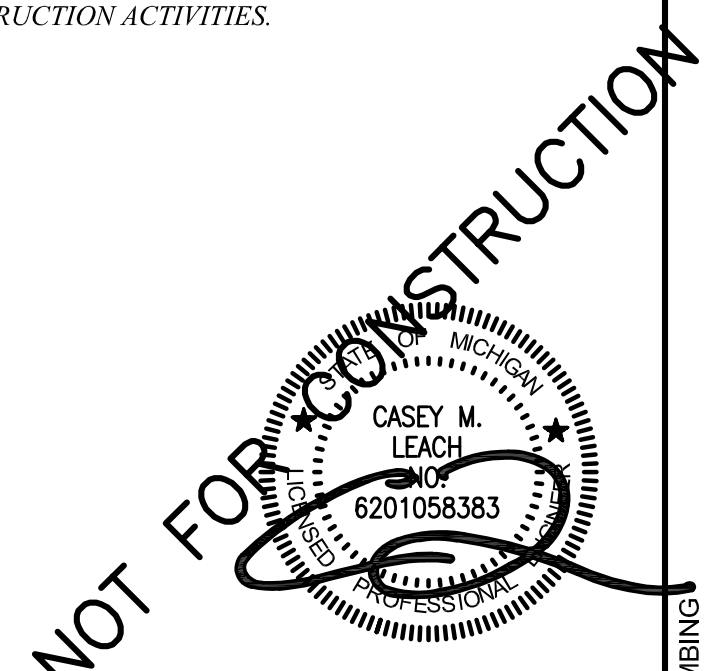
**SITE INFORMATION:**  
 LOT GROSS AREA: 1.38 ACRES  
 PRIMARY BUILDING GROSS FLOOR AREA: 11,970 SF  
 ACCESSORY BUILDING GROSS FLOOR AREA: 6,154 SF  
 ACCESSORY BUILDING GROSS FLOOR AREA: 1,824 SF

**ZONING INFORMATION:**  
 ZONING DISTRICT: LM LIGHT MANUFACTURING

- GENERAL NOTES:**
1. REVIEW ENTIRE SITE ENGINEERING DRAWING SET PRIOR TO INSTALLING LANDSCAPING.
  2. SEE SHEET C0.01 FOR GENERAL NOTES.
  3. SEE SHEET C1.01 FOR SITE PLAN.
  4. SEE SHEET L1.01 FOR LANDSCAPE PLAN & A LEGEND OF LANDSCAPING SYMBOLS.
  5. SEE SHEET L5.01 FOR LANDSCAPE DETAILS, SPECIFICATION, ADDITIONAL NOTES, AND PLANTING SCHEDULE.
  6. NO TREES SHALL BE PLANTED WITHIN 4 FEET OF A PROPERTY LINE.
  7. ALL FENCES SHALL BE CONSTRUCTED WITH THE FINISHED SIDE FACING OUT.

- IRRIGATION NOTES:**
1. PROVIDE IRRIGATION TO LANDSCAPE AREAS AS FOLLOWS:
    - 1.1. ROW LANDSCAPING IN FRONT OF BUILDING SHALL HAVE MISTING HEADS AS REQUIRED TO PROVIDE IRRIGATION TO HEDGE ROW IN BED & LAWN BEYOND.
    - 1.2. FRONT LANDSCAPING, IN FRONT OF FENCE, WEST OF MAIN DRIVE SHALL HAVE SPRAY HEADS AND/OR MISTING HEADS AS REQUIRED TO PROVIDE IRRIGATION TO TREES AND LAWN ONSITE AND IN ROW. IRRIGATION COMPONENTS SHALL BE LOCATED OUTSIDE THE ROW.
    - 1.3. IRRIGATION ALONG THE WEST AND REAR PROPERTY LINES SHALL BE PROVIDED, AND COMPONENTS SHALL BE LOCATED ENTIRELY WITHIN THE PROPERTY LINES.
    - 1.4. NO IRRIGATION SHALL BE INSTALLED ALONG THE EAST PROPERTY LINE. A VARIANCE IS REQUESTED FROM SECTION 5.19B.iii.e. THAT REQUIRES IRRIGATION TO ALL LANDSCAPED AREAS OVER 200 SF. DROUGHT RESISTANT LAWN IS PROPOSED IN THIS AREA.
  2. IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR OR SIMILAR MEASURE TO ENSURE THAT IRRIGATION DOES NOT OCCUR DURING OR SHORTLY AFTER PRECIPITATION EVENTS.

**GENERAL UTILITY NOTE:**  
 ALL EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.



DATE	ISSUE
04/28/23	ADMINISTRATIVE SITE PLAN REV. 1

**PROPRIETOR:**  
 CARTER'S PLUMBING  
 10431 HIGHLAND ROAD  
 WHITE LAKE, MICHIGAN 48386  
 (248) 830-0362

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DATE:	CKD. BY:	DATE:
12/08/22	CL	
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SECTION: 22	T- 3 -N- R- 8 -E-	



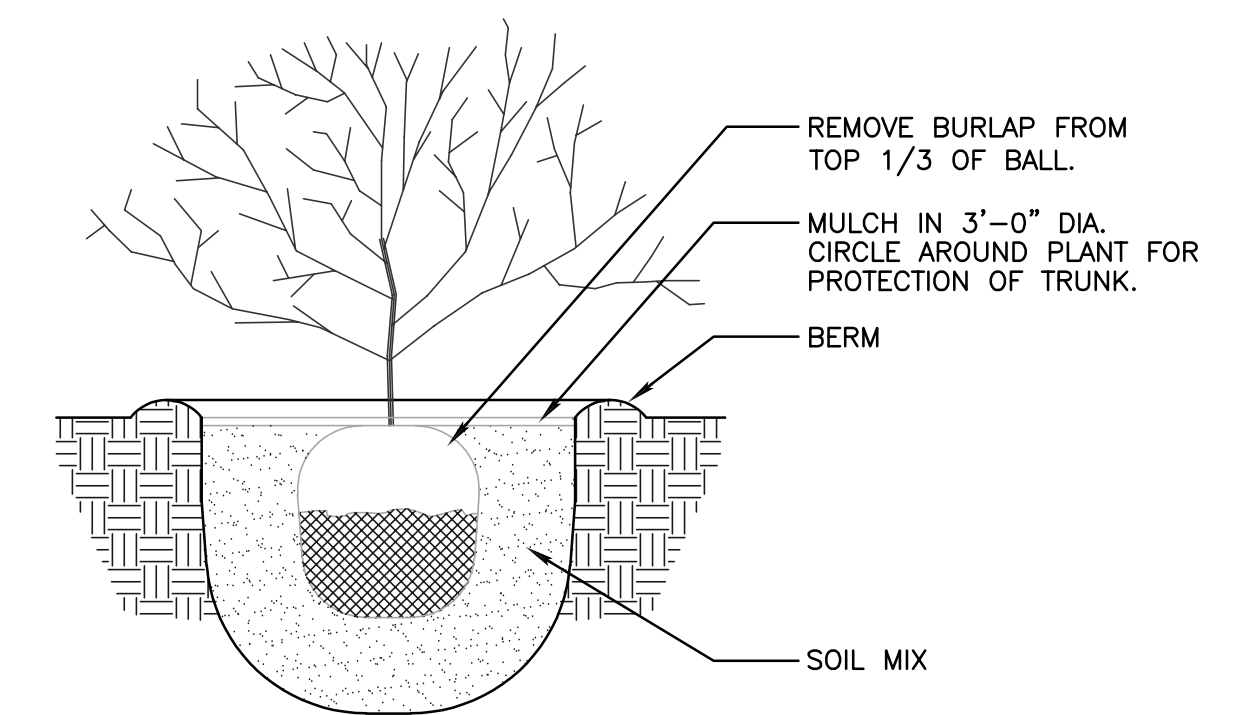
**IRRIGATION PLAN**  
 CARTER'S PLUMBING  
 PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T3N, R8E  
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 20'
SHEET NO: L1.02
KE 2022.226

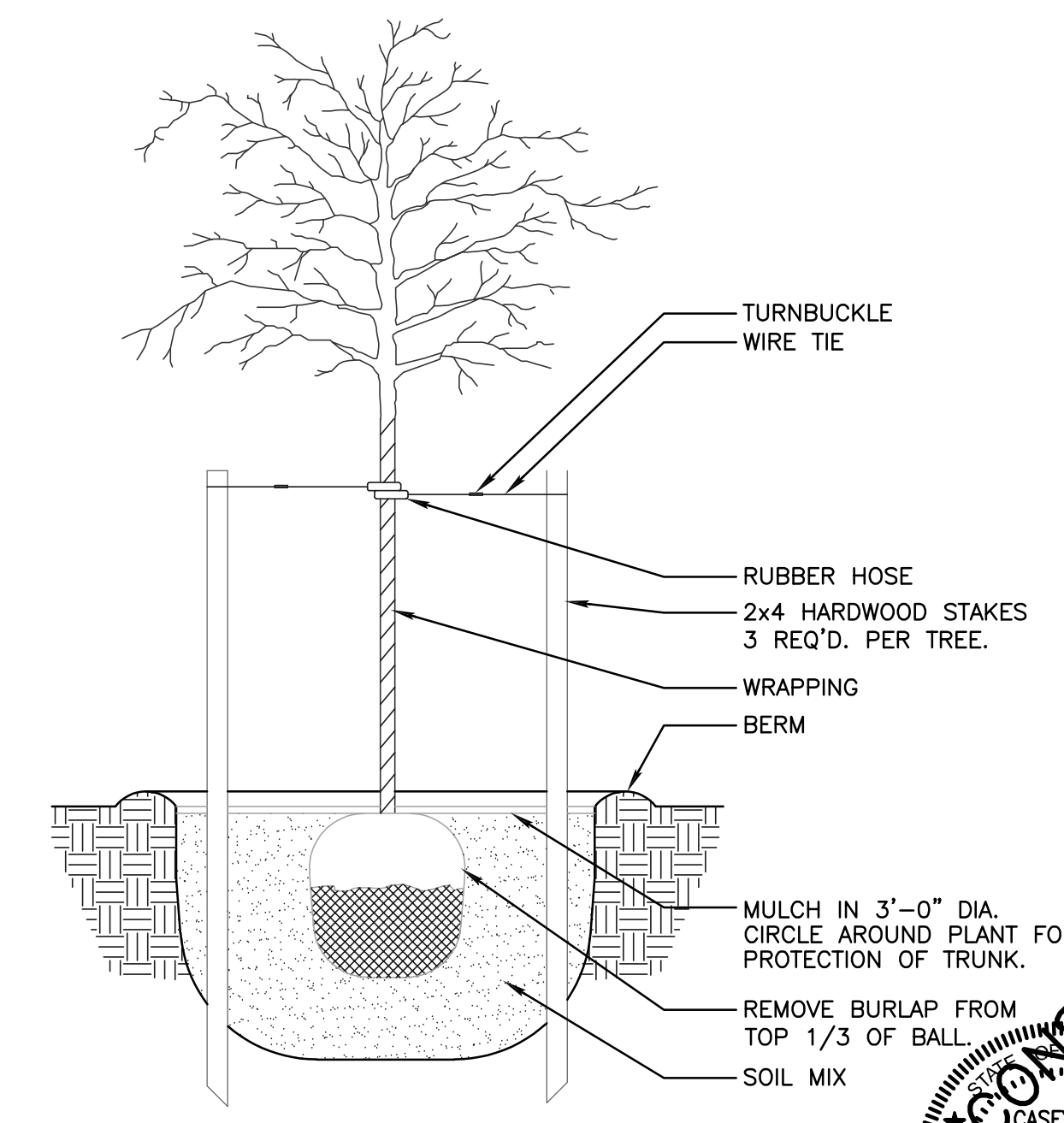


CALL	QUANTITY	COMMON NAME	SPECIES	INSTALL SIZE	SYMBOL
BS	42 EA	AMERICAN BOXWOOD HEDGE	BUXUS SEMPERVIRENS	24" HT. #3 CONT.	⊙
TO	8 EA	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	3' HT. B&B	⊙
EA	3 EA	BURNING BUSH	EUONYMUS ALATUS	30" HT. B&B	⊙
SV	6 EA	LILAC, COMMON PURPLE	SYRINGA VULGARIS	1.5" CAL. @ 6' B&B	⊙
CF	1 EA	WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	1.5" CAL. @ 6' B&B	⊙
AP	2 EA	JAPANESE MAPLE 'EMPEROR ONE'	ACER PALMATUM 'EMPEROR ONE'	1.5" CAL. @ 6' B&B	⊙
GB	6 EA	GINKGO 'UPRIGHT MAIDENHAIR'	GINKGO BILOBA 'FASTIGIATA'	2.5" CAL. DBH B&B	⊙
AR	2 EA	RED MAPLE	ACER RUBRUM	2.5" CAL. DBH B&B	⊙
QA	3 EA	WHITE OAK	QUERCUS ALBA	2.5" CAL. DBH B&B	⊙
AC	3 EA	WHITE FIR	ABIES CONCOLOR	7' HT. B&B	⊙

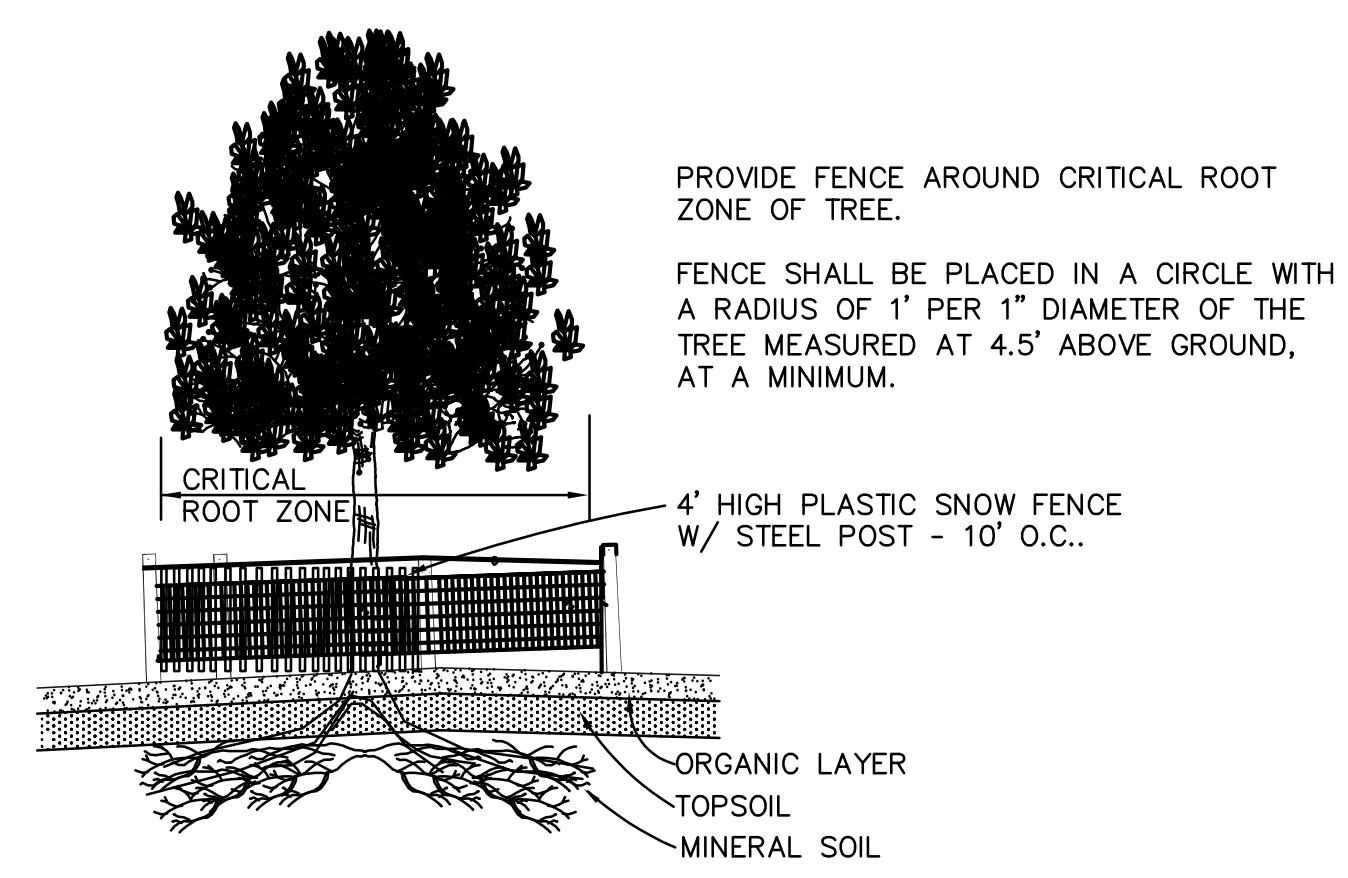
**LANDSCAPE SCHEDULE**



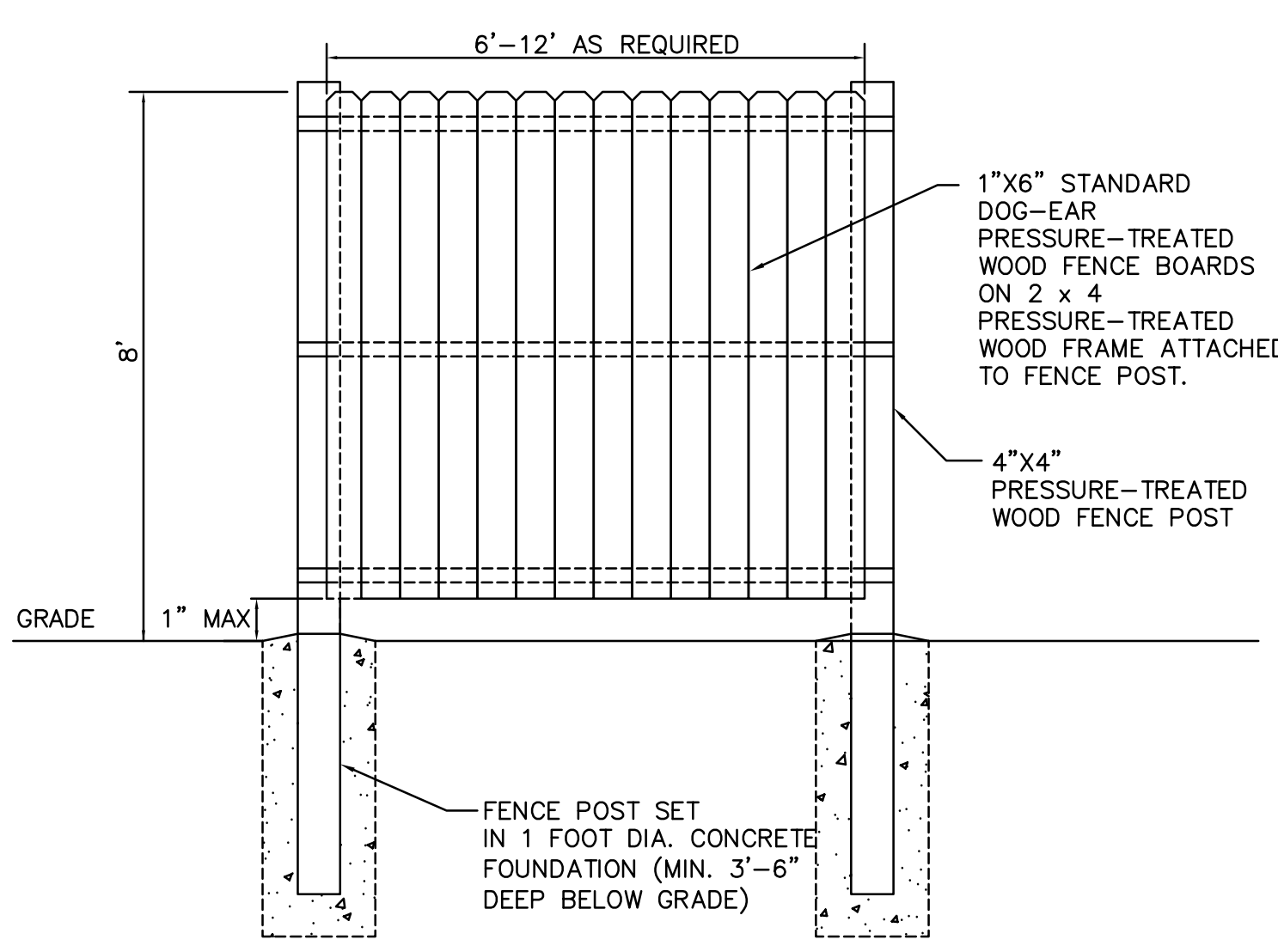
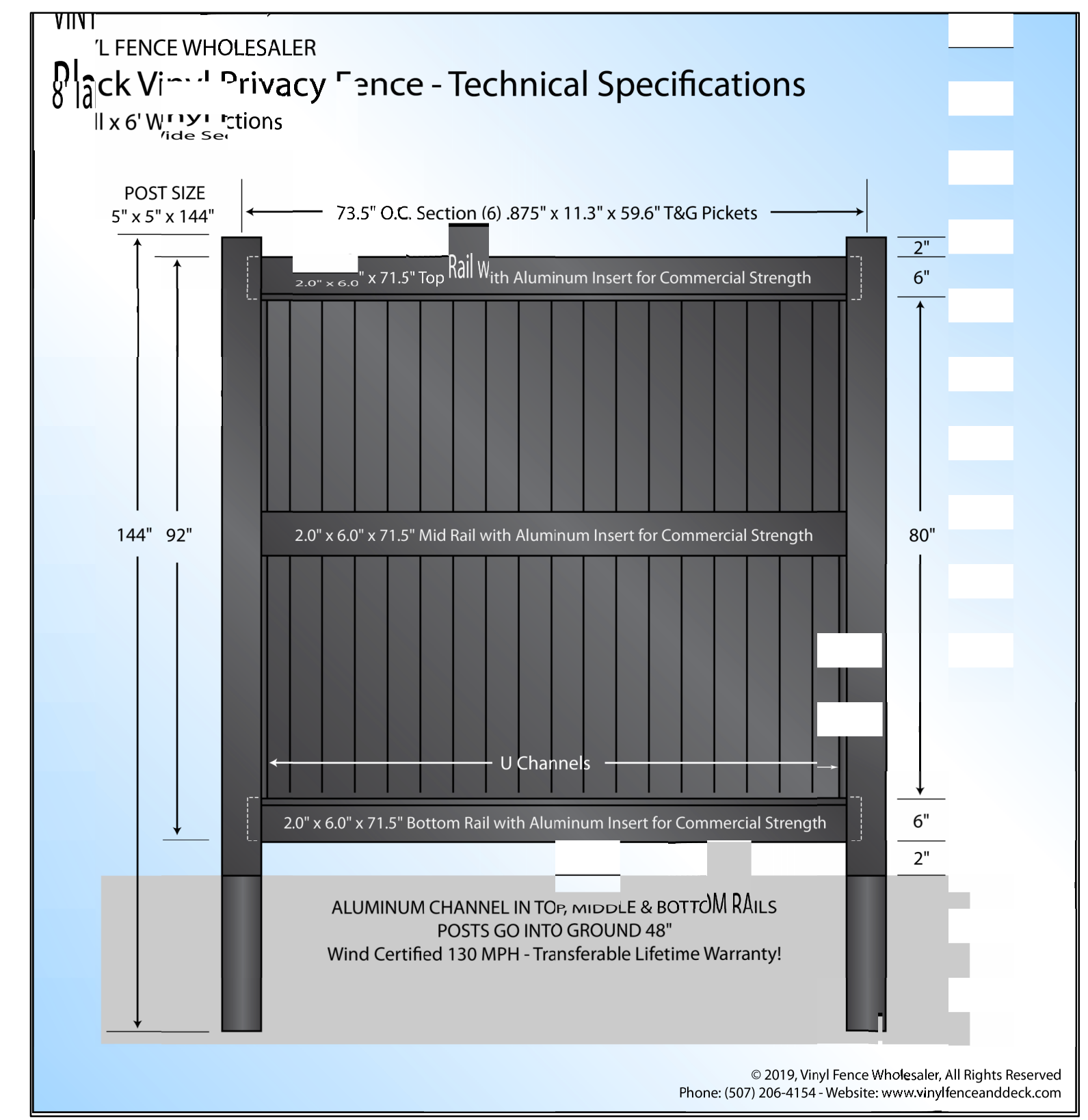
**SINGLE SHRUB PLANTING**  
N.T.S.



**TREE PLANTING**  
N.T.S.



**TREE PROTECTION**  
N.T.S.



**DOG-EAR FENCE**  
N.T.S.

**LANDSCAPE NOTES & SPECIFICATIONS:**

- IMPLEMENT THESE NOTES IN CONJUNCTION WITH THE GENERAL NOTES, & LEGENDS IN THE SITE ENGINEERING PLANS - SEE SHEET C.O.01.
  - THE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS & REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN & PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE ENGINEER W/ ANY CONCERNS.
  - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, & SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
  - PLANTS SHALL BE FULL, WELL-BRANCHED, & IN HEALTHY VIGOROUS GROWING CONDITION.
  - PLANTS SHALL BE WATERED BEFORE & AFTER PLANTING IS COMPLETE.
  - ALL TREES MUST BE STAKED, FERTILIZED & MULCHED & SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
  - ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
  - CONTRACTOR WILL SUPPLY FINISHED GRADE & EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS & A DEPTH OF 4" IN ALL LAWN AREAS.
  - PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED & FREE OF DEBRIS, FOREIGN MATERIAL, & STONE.
  - SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
  - PROVIDE 4 INCHES OF PREPARED TOPSOIL (REUSE EXISTING WHEN POSSIBLE), SEED, FERTILIZE, & STRAW MULCH W/ NETTING AT DISTURBED LAWN AREAS, EXCEPT AS NOTED OTHERWISE. SECURE MULCH NETTING BY USING AN APPROPRIATE PINNING PATTERN PER MANUFACTURERS SPECIFICATIONS. PROVIDE IRRIGATION & MAINTENANCE (MOWING, TRIMMING, ETC.) UNTIL 80% OF LAWN IS ESTABLISHED AS DETERMINED BY THE ENGINEER OR OWNER. SEE LANDSCAPING PLANS & SPECIFICATIONS IF AVAILABLE.
  - PREPARED TOPSOIL SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, & 1/3 "DAIRY DOO" COMPOST, MIXED WELL & SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
  - LAWN IN THE HIGHLAND ROAD FRONT YARD SHALL BE SOD. ALL OTHER LAWN SHALL BE HYDROSEED.
  - LAWN SEED MIXTURE SHALL BE COMPRISED OF THE FOLLOWING VARIETIES, MIXED TO THE SPECIFIED PROPORTIONS BY WEIGHT AND TESTED TO MINIMUM PERCENTAGES OF PURITY AND GERMINATION.
- | IRRIGATED SEED MIXTURE | SEED TYPE          | PROPORTION | PURITY | GERMINATION |
|------------------------|--------------------|------------|--------|-------------|
|                        | KENTUCKY BLUEGRASS | 50%        | 90%    | 75%         |
|                        | PENN LAWN FESCUE   | 30%        | 95%    | 80%         |
|                        | ANNUAL RYEGRASS    | 20%        | 95%    | 80%         |
- | DROUGHT RESISTANT SEED MIXTURE | SEED TYPE                     | PROPORTION | PURITY | GERMINATION |
|--------------------------------|-------------------------------|------------|--------|-------------|
|                                | PENN LAWN FESCUE              | 60%        | 90%    | 85%         |
|                                | KENTUCKY 2ND COMMON BLUEGRASS | 20%        | 90%    | 90%         |
|                                | PENNFINE PERENNIAL RTE        | 20%        | 90%    | 90%         |
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES & SHRUBS, & 2" ON ANNUALS, PERENNIALS, & GROUNDCOVER PLANTINGS. MULCH SHALL BE DOUBLE SHREDDED QUALITY, FREE FROM DEBRIS & FOREIGN MATERIAL, & PIECES OF INCONSISTENT SIZE.
  - NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE ENGINEER OR OWNER'S REPRESENTATIVE.
  - THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS & FIELD CONDITIONS PRIOR TO INSTALLATION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
  - TREES: TREES NOT INDICATED TO BE REMOVED OR TRANSPLANTED SHALL BE FENCED OFF WITH 4' HIGH ORANGE CONSTRUCTION FENCE 10' FROM THE DRIP LINE OF THE TREE. TREES INDICATED TO BE REMOVED SHALL BE TRANSPLANTED WHERE SHOWN ON THE PLANS & AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
  - GREAT CARE SHALL BE TAKEN BY CONTRACTORS TO AVOID DAMAGE TO VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION & TO KEEP THE CONSTRUCTION AREAS TO A MINIMUM. DRIVING SHALL NOT BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
  - AS A CONDITION OF SITE PLAN APPROVAL THE PROPRIETOR AGREES TO REMOVE & REPLACE ALL DISEASED, DAMAGED, OR DEAD MATERIALS FOR A PERIOD OF TWO (2) YEARS IN ACCORDANCE WITH THE WHITE LAKE TOWNSHIP ZONING ORDINANCE.
  - TREE STAKES, GUY WIRES, & TREE WRAP SHALL BE REMOVED AFTER 1 YEAR.

**TREE PROTECTION NOTES:**

TREE PROTECTION SHALL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN DRIP LINES.

GRADE CHANGES MUST BE MINIMAL WITHIN THE DRIP LINE OF PROTECTED TREES.

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING, WHERE POSSIBLE.

REGULATED TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.

DATE	ISSUE
03/03/23	ADMINISTRATIVE SITE PLAN
04/28/23	ADMINISTRATIVE SITE PLAN REV. 1

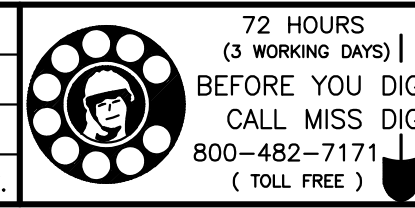
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DATE:	CKD. BY	DATE
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SECTION:	22	T-3 -N- R- 8 -E-



**DETAILS - LANDSCAPE**  
CARTER'S PLUMBING  
PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T3N, R8E  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE:	AS SHOWN
SHEET NO:	L5.01
KE 2022.226	

NOT FOR CONSTRUCTION





**WDGE3 LED**  
Architectural Wall Sconce



Catalog Number	
Notes	
Type	

**Introduction**

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

**Specifications**

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight:	19.5 lbs
(without options)	

**WDGE LED Family Overview**

Luminaire	Standard EM, 0°C	Cold EM, -30°C	Sensor	P1	P2	Lumens (4000K)			
				P3	P4	P5	P6		
WDGE1 LED	4W	---	---	1,200	2,000	---	---	---	---
WDGE2 LED	10W	18W	Standalone / r/light	1,200	2,000	3,000	4,500	6,000	---
WDGE3 LED	15W	18W	Standalone / r/light	7,500	8,500	10,000	12,000	---	---
WDGE4 LED	---	---	Standalone / r/light	12,000	16,000	18,000	20,000	22,000	25,000

**Ordering Information**

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DBXK

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDGE3 LED	P1	30K 3000K	70CRI	R2 Type 2	MVOLT	SM	Surface mounting bracket	AWK 3/8" Architectural wall spacer
	P2	40K 4000K	80CRI	R3 Type 3	347	ICW	Surface canopy/ceiling	AWK Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P3	50K 5000K	80CRI	R4 Type 4	480		Surface canopy/ceiling	
	P4			RFT Forward Throw			Washer bracket (ship) (ship location only)	

Options	Finish
E5WH Emergency battery backup. Certified in CA Title 20 MADOES (10K, 20°C min)	DOBK Dark bronze
E5WC Emergency battery backup. Certified in CA Title 20 MADOES (10K, 20°C min)	DBLK Black
PE Photocell. Button Type	DNALD Natural aluminum
DM3 1/2" diameter wires pulled outside fixture (for use with an external control, ordered separately)	DNWHD White
BCE Bottom conduit entry for back box (PBWB). Total of 4 entry points.	DSDBD Sandstone
SPO10K 10kV surge pack	DOBTD Tinted dark bronze
BAA Buy American Act Compliant	DOBBD Tinted black
	DNALD Tinted natural aluminum
	DNWGD Tinted white
	DSDBD Tinted sandstone

Accessories	NOTES
WDGAWC080 WDGE 3/8" Architectural Wall Spacer (specify finish)	1 24V and 480V not available with E5WH and E5WC.
WDGEPB080 WDGE 1/2" Surface-mounted back box (specify finish)	2 PE not available in 480V and with sensors/controls.
	3 DM3G option not available with sensors/controls.
	4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com  
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Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Site	+	1.7 fc	21.7 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Residential Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

- General Note**
- SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
  - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"
  - LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

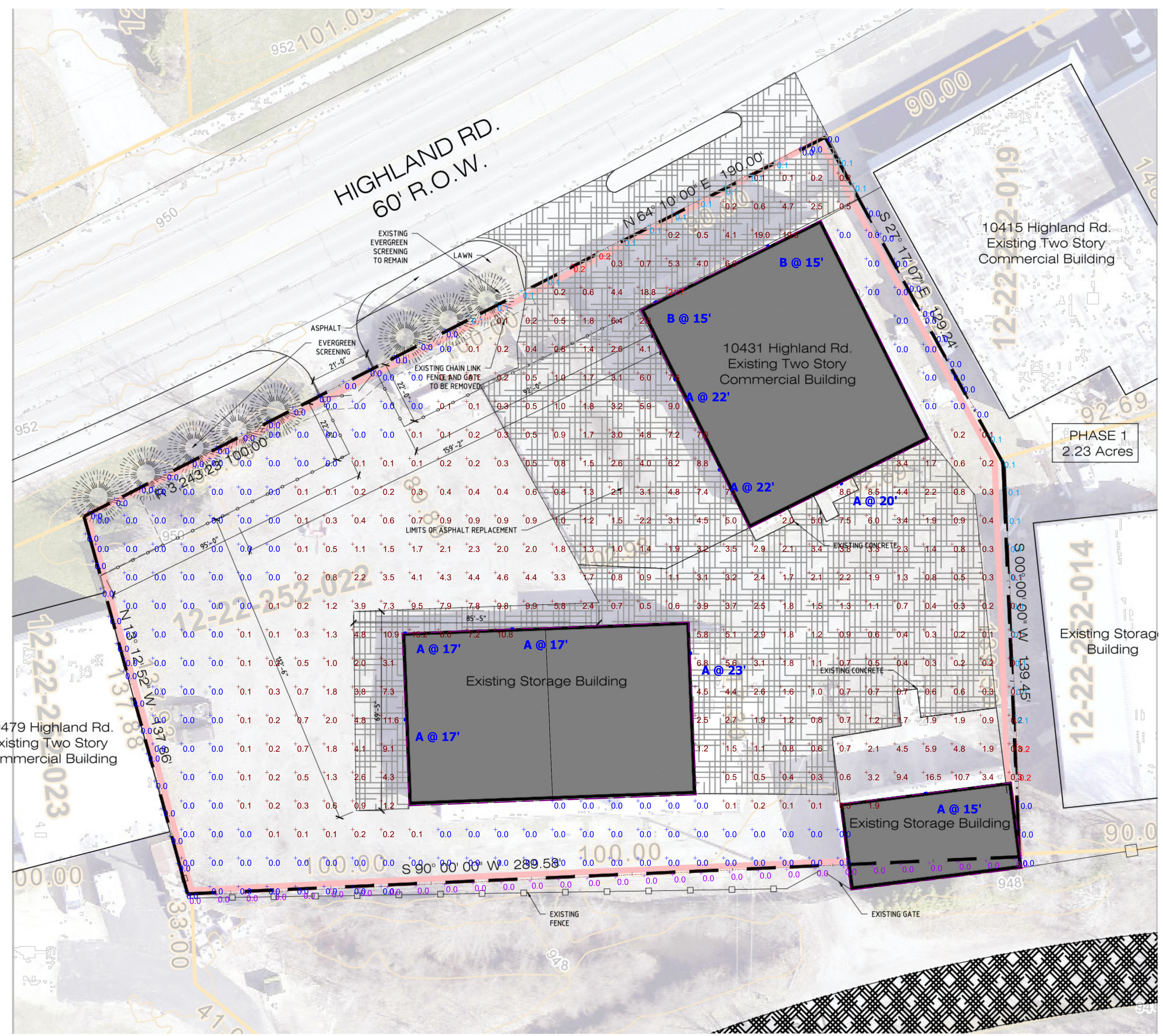
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



**Plan View**  
Scale - 1" = 20ft

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	8	Lithonia Lighting	WDGE3 LED P4 70CRI RFT 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	LED	12277	0.9	87.8914
□	B	2	Lithonia Lighting	WDGE3 LED P2 70CRI R2 40K	WDGE3 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 2 OPTIC	LED	8661	0.9	59.2761

WHITE LAKE LANDSCAPING  
PHOTOMETRIC PLAN  
GASSER BUSH ASSOCIATES  
WWW.GASSERBUSH.COM



# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** May 25, 2023

---

**Agenda item:** 8g

**Appeal Date:** May 25, 2023

**Applicant:** Black Rock White Lake, LLC

**Address:** 30553 S. Wixom Road, Suite 300  
Wixom, MI 48393

**Zoning:** GB General Business

**Location:** 9531 Highland Road  
White Lake, MI 48386



## **Property Description**

The approximately 2.78-acre parcel identified as 9531 Highland Road is located on the southeast corner of Whitebanks Boulevard and Highland Road, and zoned GB (General Business).

## **Applicant's Proposal**

Black Rock White Lake LLC, the Applicant, is proposing to construct a restaurant.

## **Planner's Report**

The variances are being processed concurrently with the site plan application. At its October 18, 2022 meeting the Township Board approved the preliminary site plan, with conditions, including the Applicant receiving approval from the Zoning Board of Appeals (ZBA). In February 2023 the Zoning Board of Appeals (ZBA) denied variance requests from the Applicant to construct a driveway on Highland Road. The ZBA determined the proposed driveway was unsafe and the three variance requests associated with the driveway did not meet the Zoning Ordinance standards for granting variances. A variance was granted, with conditions, to relocate required landscaping associated with a masonry screen wall. The Applicant is no longer proposing to construct the aforementioned screen wall (see landscape and screening section of this report). In February two other variances were granted, with conditions, to: (1) allow zero percent of the upper portion of the proposed electronic message board portion of the monument sign to contain a nonelectronic component, and (2) regulate wall signage on the building. Regarding the denied variances not being requested for reconsideration: the Applicant will be required to comply with the applicable provisions of the Zoning Ordinance.

### *Access Management*

As proposed, the site would be accessed from one driveway on Highland Road and one driveway on Whitebanks Boulevard. Along the property Highland Road is a five-lane road (two lanes each direction and a center turn lane). Whitebanks Boulevard is a divided two-lane public road with curb and gutter designated a local street by the National Functional Classification System (NFCS) utilized by the Road Commission for Oakland County (RCOC). As a preface to the following comments regarding access management, the ZBA should note the Zoning Ordinance states direct access drives should generally be minimized in number and maximized in separation. Reasonable access is not necessarily the same as direct access. The number of driveways permitted for a site shall be the minimum number necessary to provide safe and efficient access for regular traffic and emergency vehicles.

The following three variances associated with the Highland Road driveway are the same in dimension as previously requested. The only proposed change is the driveway reconfiguration to restrict left-turn exiting vehicle movements.



Variance #1: Driveways must have a minimum of 455 feet of spacing provided from other driveways along the same side of the street, measured centerline to centerline. The centerline of the proposed Highland Road driveway is located 123 feet from the existing driveway to the east (property formerly occupied by Brendel’s Septic). Therefore, a 332-foot variance is requested.

Variance #2: The proposed Highland Road driveway must be aligned with the existing driveway on the opposite side of the street and offset existing driveways of which not directly aligned by 350 feet, measured centerline to centerline; said driveway is offset 78 feet from the existing westerly Famous Market driveway. Therefore, a 272-foot variance is requested.

Variance #3: The minimum distance between a proposed driveway and the nearest intersection shall not be less than the minimum required driveway-to-driveway spacing (455 feet). Also, a proposed driveway on the approach to an intersection shall not be opposite a dedicated left-turn lane for the intersection, or within 100 feet upstream of that lane. As proposed, the Highland Road driveway is located 284 feet to the intersection with Whitebanks Boulevard. Therefore, a 171-foot variance is requested.

*Landscape and Screening Requirements*

Variance #4: A six-foot-tall screen wall is required by the Zoning Ordinance to provide a buffer between the commercial use of the site and the adjacent residentially-zoned properties. A five-foot-wide greenbelt planted with one large deciduous or evergreen tree and eight shrubs for every 30 linear feet is also required on the exterior side of the wall facing the adjacent residentially-zoned properties.

The requirement to construct a masonry screen wall north of the utility easement along the south property line would create an area between the wall and the existing fencing along the property line that would be difficult to access and maintain. The Applicant is requesting a variance to construct an eight-foot-tall vinyl obscuring fence with landscaping within a utility easement along the southerly property lines, adjacent to the existing single-family residential property to the south, in place of the required masonry screen wall. The fence would be located along or near the property lines.



The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 6.4.C.i	Minimum driveway spacing	455 feet (same side of road)	332 feet (east)	123 feet (east)
2	Article 6.4.C.ii	Minimum driveway spacing	350 feet (opposite side of road)	272 feet (west)	78 feet (west)
3	Article 6.4.C.iii	Minimum driveway spacing	455 feet (relative to intersections)	171 feet	284 feet
4	Article 5.19.D.i	Required minimum screening and landscaping	Masonry screen wall and 5-foot greenbelt with 1 tree and 8 shrubs per 30 linear feet	8-foot-tall vinyl obscuring fence with landscaping within a utility easement	8-foot-tall vinyl obscuring fence with landscaping within a utility easement

#### Zoning Board of Appeals Options:

**Approval:** I move to approve the variances requested by Black Rock White Lake, LLC from Articles 6.4.C.i, 6.4.C.ii, 6.4.C.iii, and 5.19.D.i of the Zoning Ordinance for Parcel Number 12-23-129-018, identified as 9531 Highland Road, in order to allow construction of a driveway on Highland Road and deviations from the applicable landscape and screening requirements. This approval will have the following conditions:

- All conditions of previous approvals shall remain in effect.
- The landscape plan shall be revised to comply with the tree and shrub requirements conditioned by the previous landscape and screening variance approval.
- The landscape plan shall be revised to provide an additional four evergreen trees approximately every 70 feet north of the fence along the westerly segment of the rear property line. The tree species shall be subject to Planning Division approval.

**Denial:** I move to deny the variances requested by Black Rock White Lake, LLC for Parcel Number 12-23-129-018, identified as 9531 Highland Road, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Black Rock White Lake, LLC *to a date certain or other triggering mechanism* for Parcel Number 12-23-129-018, identified as 9531 Highland Road, to consider comments stated during this hearing.



**Attachments:**

1. Variance application dated April 25, 2023.
2. Applicant's written statement dated April 25, 2023.
3. Staff report dated February 23, 2023.
4. Zoning Board of Appeals meeting minutes of February 23, 2023.
5. Certified land survey dated January 7, 2022.
6. Revised engineered plans dated April 14, 2023.
7. Revised landscape plan dated January 2022 (revision date April 27, 2023).



### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.
- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
  - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.



CHARTER TOWNSHIP OF WHITE LAKE  
ZONING BOARD OF APPEALS APPLICATION  
Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

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APPLICANT'S NAME: Black Rock White Lake, LLC PHONE: 248-924-6604  
ADDRESS: 30553 S. Wixom Road, Suite 300, Wixom, Michigan 48393  
APPLICANT'S EMAIL ADDRESS: brad@blackrockcorporate.com  
APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 9531 Highland Road PARCEL # 12-23-129-018  
CURRENT ZONING: GB PARCEL SIZE: 2.78 Acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: (attached)  
VALUE OF IMPROVEMENT: \$ \_\_\_\_\_ SEV OF EXISITING STRUCTURE: \$ N/A

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$440.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICANT'S SIGNATURE: *Brad Owen* DATE: 4-25-23



April 25, 2023

Black Rock, Variance request

Black Rock in White Lake Township is proposed to be located on the Southeast corner of Highland Road and White banks Boulevard.

We are requesting the following variances to allow construction of the proposed Black Rock in accordance with plans as recommended for approval by the Planning Commission:

- Section 6.4.C.i – 332-foot variance reducing the minimum same side driveway spacing
- Section 6.4 C.ii - 272-foot variance reducing the minimum opposite side drive spacing
- Section 6.4.C.iii – 171-foot variance to the minimum adjacent road separation distance
- Section 5.19.D.i. – variance to provide an obscuring fence adjacent to residential lots

1. **Section 6.4.C.i** – Requesting a variance to the minimum driveway spacing on M-59 (Highland Road) for driveways on the same side of the road, from 455 feet to 123 feet to the existing driveway to the East (property formerly occupied by Brendel’s septic).

Zoning Ordinance, Access Management standards specify the minimum driveway spacing on M-59 (Highland Road) for driveways on the same side of the road is 455 feet. The proposed access to Highland Road is aligned with the existing driveway access to the Famous Market on the North side of Highland Road.

Three previously existing access locations are being removed and replaced by the single access location requested. The proposed entrance location has been reviewed by MDOT and is the only location on the property that is approvable for construction of an access to the proposed Black Rock.

The proposed site development plan is providing a site access drive to the East property line for future connection by the adjacent parcel. To conform with the driveway spacing requirement from the existing driveway access to the Famous Market on the North side of Highland Road, a driveway on the adjacent property to the East would need to be located 455 feet East of the proposed location, 332 feet East onto the adjacent parcel.

The proposed driveway will be the primary access for truck traffic in order to minimize the impact to the residential neighborhood on White Banks Boulevard. Limitation to vehicle access or ingress channelization will require truck traffic to use White Banks Boulevard as the primary point of access to the site. The proposed drive has been reconfigured to restrict left-turn exiting vehicle movements. Reference sheets SP and AD.



Black Rock variance request  
April 25, 2023  
Page 2 of 3

- 2. Section 6.4.C.ii** – Requesting a variance to the minimum driveway spacing on M-59 (Highland Road) for driveways on the opposite side of the road, from 350 feet to 78 feet to the existing Westerly driveway to the Famous Market.

Zoning Ordinance, Access Management standards specify the minimum driveway spacing on M-59 (Highland Road) for driveways on the opposite side of the road is 350 feet. The proposed access to Highland Road is aligned with the existing Easterly driveway access to the Famous Market on the North side of Highland Road.

The proposed entrance location has been reviewed by MDOT and is the only location on the property that is approvable for construction of an access to the proposed Black Rock.

The proposed driveway will be the primary access for truck traffic in order to minimize the impact to the residential neighborhood on White Banks Boulevard. Limitation to vehicle access or ingress channelization will require truck traffic to use White Banks Boulevard as the primary point of access to the site. The proposed drive has been reconfigured to restrict left-turn exiting vehicle movements. Reference sheets SP and AD.

- 3. Section 6.4.C.iii** – Requesting a variance to the minimum driveway separation on M-59 (Highland Road) from the nearest road intersection, from 455 feet to 284 feet to the existing White Banks Boulevard.

Zoning Ordinance, Access Management standards specify the minimum driveway separation on M-59 (Highland Road) from the nearest intersection is 455 feet. The proposed access to Highland Road is located 284 feet East of White Banks Boulevard.

The proposed entrance location has been reviewed by MDOT and is the only location on the property that is approvable for construction of an access to the proposed Black Rock.

The proposed site development plan is providing a site access drive to the East property line for future connection by the adjacent parcel. To conform with the road offset requirement, and conform to the driveway spacing requirement from the existing driveway access to the Famous Market on the North side of Highland Road, a driveway on the adjacent property to the East would need to be located 455 feet East of the proposed location, 332 feet East onto the adjacent parcel.

The proposed driveway will be the primary access for truck traffic in order to minimize the impact to the residential neighborhood on White Banks Boulevard. Limitation to vehicle access or ingress channelization will require truck traffic to use White Banks Boulevard as the primary point of access to the site. The proposed drive has been reconfigured to restrict left-turn exiting vehicle movements. Reference sheets SP and AD.



Black Rock variance request  
April 25, 2023  
Page 3 of 3

- 4. Section 5.19.D.i** – Requesting a variance to construct an 8-foot tall, architectural quality, tan colored, vinyl, obscuring fence with landscaping along the Southerly property lines, adjacent to the existing single family residential property to the South, in place of the required masonry screen wall. The fence will be located along or near the property lines, replacing the existing fence.

The variance is requested due to the inability to construct a masonry screen wall along the property line due to the platted utility easement, existing underground utilities, and existing surface water drainage area near the common property line. Surface water runoff from the adjacent residential parcels to the South currently drains onto the subject property, in the utility easement and drainage area, before draining North to Highland Road. An obscuring fence will not impede existing drainage and will screen the existing utility easement and drainage area from the adjacent residential properties.

The requirement to construct a masonry screen wall North of the utility easement and surface water drainage area will create a trapped area between the wall and the existing fence along the property line that will be difficult to access and maintain. Reference sheets SP, L-1, I-2 and DT1.



# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** February 23, 2023

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**Agenda item:** 8c

**Appeal Date:** February 23, 2023

**Applicant:** Black Rock White Lake, LLC

**Address:** 30553 S. Wixom Road, Suite 300  
Wixom, MI 48393

**Zoning:** GB General Business

**Location:** 9531 Highland Road  
White Lake, MI 48386



## **Property Description**

The approximately 2.78-acre parcel identified as 9531 Highland Road is located on the southeast corner of Whitebanks Boulevard and Highland Road, and zoned GB (General Business).

## **Applicant's Proposal**

Black Rock White Lake LLC, the Applicant, is proposing to construct a restaurant with alcoholic beverages, associated parking for the building, and install additional wall signage and outdoor lighting.

## **Planner's Report**

The variances are being processed concurrently with the site plan application. At its October 18, 2022 meeting the Township Board approved the preliminary site plan, with conditions, including the Applicant receiving approval from the Zoning Board of Appeals (ZBA).

### *Access Management*

The site would be accessed from driveways on Highland Road and Whitebanks Boulevard. Along the property Highland Road is a five-lane road (two lanes each direction and a center turn lane). Whitebanks Boulevard is a divided two-lane public road with curb and gutter designated a local street by the National Functional Classification System (NFCS) utilized by the Road Commission for Oakland County (RCOC). As a preface to the following comments regarding access management, the ZBA should note the zoning ordinance states direct access drives should generally be minimized in number and maximized in separation. Reasonable access is not necessarily the same as direct access. The number of driveways permitted for a site shall be the minimum number necessary to provide safe and efficient access for regular traffic and emergency vehicles.

Variance #1: Driveways must have a minimum of 455 feet of spacing provided from other driveways along the same side of the street, measured centerline to centerline. The centerline of the proposed Highland Road driveway is located 123 feet from the existing driveway to the east (property formerly occupied by Brendel's Septic). Therefore, a 332-foot variance is requested.

Variance #2: The proposed Highland Road driveway must be aligned with the existing driveway on the opposite side of the street and offset existing driveways of which not directly aligned by 350 feet, measured centerline to centerline; said driveway is offset 78 feet from the existing westerly Famous Market driveway. Therefore, a 272-foot variance is requested.



Variance #3: The minimum distance between a proposed driveway and the nearest intersection shall not be less than the minimum required driveway-to-driveway spacing (455 feet). Also, a proposed driveway on the approach to an intersection shall not be opposite a dedicated left-turn lane for the intersection, or within 100 feet upstream of that lane. As proposed, the Highland Road driveway is located 284 feet to the intersection with Whitebanks Boulevard. Therefore, a 171-foot variance is requested.

#### *Parking Setbacks*

Variance #4: Off-street parking for nonresidential uses may be permitted in a required side or rear yard setback, provided all greenbelt and/or screening requirements of the ordinance have been met. A 20-foot rear yard setback is required in the GB (General Business) zoning district, and the proposed parking lot is located 19.67 feet from the rear property line. Therefore, a 0.33-foot variance is requested.

Variance #5: No parking stall located adjacent to a parking lot entrance from a street (public or private) shall be located closer than 25 feet from the street right-of-way (ROW) line, street easement, or sidewalk, whichever is closer. Six parking spaces are proposed adjacent (zero-foot setback) to the sidewalk along the north property frontage. Therefore, a 25-foot variance is requested.

#### *Landscape and Screening Requirements*

Variance #6: As required by the zoning ordinance, a six-foot-tall screen wall is proposed to provide a buffer between the commercial use of the site and the adjacent residentially-zoned properties. A five-foot-wide greenbelt planted with one large deciduous or evergreen tree and eight shrubs for every 30 linear feet is also required on the exterior side of the wall facing the adjacent residentially-zoned properties. Based on the proposed length of the wall adjacent to the westerly segment of the south property line, eight trees and 64 shrubs are required. Zero trees and zero shrubs are proposed; therefore, an eight-tree variance and 64-shrub variance are requested. Based on the length of the proposed wall along the west side lot line, five trees and 41 shrubs are required. Zero shrubs are proposed; therefore, a 41-shrub variance is requested.

#### *Signs*

Variance #7: The zoning ordinance prohibits the upper 25% of electronic message board signs from including an electronic component. Zero percent of the upper portion of the proposed electronic message board portion of the monument sign contains a nonelectronic component. Therefore, a 25% variance is requested.



A maximum of one wall sign is permitted for each principal building. In instances where a parcel has frontage on two streets, an additional wall sign may be permitted on the building facing the secondary thoroughfare, which is no greater than 5% of the wall area on which the sign is placed. Where permitted, wall signs must be located flat against the building's front facade or parallel to the front facade on a canopy. A wall sign is shown on the west elevation of the building, which would be permitted since the building contains frontage on Whitebanks Boulevard.

The zoning ordinance defines the term "sign" to mean and include every device, frame, letter, figure, character, mark, plane, point, design, picture, stroke, stripe, trademark, or reading matter, which is used or intended to be used to attract attention or convey information to the general public. Therefore, the proposed linear LED cornice lighting is considered signage and requires variances.

Variance #8: A 63 square foot wall sign is shown on the east elevation, which is not permitted. Therefore, a variance is required to allow a wall sign on the east elevation of the building.

Variance #9: Linear LED cornice lighting is proposed on the east elevation, which is not permitted.

Variance #10: Linear LED cornice lighting is proposed on the north elevation, which is not permitted.

Variance #11: Wall signs cannot extend above the roofline of a building. On the north elevation of the building, a wall sign is proposed on a parapet above the roof.

Variance #12: Linear LED cornice lighting is proposed on the west elevation, which is not permitted.

Variance #13: Linear LED cornice lighting is proposed on the north elevation, which is not permitted.

*Provided for informational purposes only. Not requested or noticed for a public hearing. The Applicant will either need to meet the following ordinance standards or return to the ZBA and request these variances separately.*

Variance #14: The zoning ordinance requires freestanding signs be installed on a decorative masonry base utilizing materials such as brick, decorative (split face) masonry block, stone, or the like. This base must be a minimum of two feet in height from the finished grade. The proposed rock base is 20- $\frac{1}{4}$  inches in height; therefore, a 3- $\frac{3}{4}$  inch variance is required.

Variance #15: All buildings shall have windows at eye level covering cover at least 30% of the front facade. Insufficient window coverage is proposed on the west elevation (24.5%) and a variance is required.



The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 6.4.C.i	Minimum driveway spacing	455 feet (same side of road)	332 feet (east)	123 feet (east)
2	Article 6.4.C.ii	Minimum driveway spacing	350 feet (opposite site of road)	272 feet (west)	78 feet (west)
3	Article 6.4.C.iii	Minimum driveway spacing	455 feet (relative to intersections)	171 feet	284 feet
4	Article 5.11.A.iii	Parking setback	20 feet (rear yard)	0.33 foot	19.67 feet
5	Article 5.11.M.iii	Parking setback adjacent to parking lot entrance	25 feet (ROW and sidewalk)	25 feet (sidewalk)	0 feet (sidewalk)
6	Article 5.19.D.i	Required minimum screening and landscaping	5-foot screen wall greenbelt with 1 tree and 8 shrubs per 30 linear feet	8 trees (south) 64 shrubs (south) 41 shrubs (west)	0 trees (south) 0 shrubs (south) 0 shrubs (west)
7	Article 5.9.J.vii.g	Electronic message board signs	Upper 25% of sign shall not be electronic	25%	0%
8	Article 5.9.J.ii.b	Maximum number of signs	0 wall signs	1 wall sign (east facade)	wall sign #1
9	Article 5.9.J.ii.b	Maximum number of signs	0 wall signs	1 wall sign (east facade) (LED cornice lighting)	wall sign #2
10	Article 5.9.J.ii.b	Maximum number of signs	1 wall sign	1 wall sign (north facade) (LED cornice lighting)	2 wall signs
11	Article 5.9.F.iv	Prohibited signs	No sign shall extend above the roofline	1 wall sign (north facade)	1 wall sign
12	Article 5.9.J.ii.b	Maximum number of signs	1 wall sign	1 wall sign (west facade) (LED cornice lighting)	2 wall signs
13	Article 5.9.J.ii.b	Maximum number of signs	0 wall signs	1 wall sign (south facade) (LED cornice lighting)	1 wall sign

*Provided for informational purposes only. Not requested or noticed for a public hearing*

14	Article 5.9.J.i.a	Minimum sign base height	2 feet	3-¾ inches	20-¼ inches
15	Article 6.8.E.iv	Front facade window coverage	30%	5.5% (west)	24.5% (west)



## Zoning Board of Appeals Options:

**Approval:** I move to approve the variances requested by Black Rock White Lake, LLC from Articles 6.4.C.i, 6.4.C.ii, 6.4.C.iii, 5.11.A.iii, Article 5.11.M.iii, Article 5.19.D.i, Article 5.9.J.vii.g, 5.9.J.ii.b, and 5.9.F.iv of the Zoning Ordinance for Parcel Number 12-23-129-018, identified as 9531 Highland Road, in order to allow construction of a restaurant with alcoholic beverages, associated parking for the building, and install additional wall signage and outdoor lighting. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The Applicant shall receive final site plan approval from the Planning Commission.
- The proposed screen wall parallel to the westerly segment of the rear lot line shall be extended 17 feet to the west towards Whitebanks Boulevard.
- The proposed screen wall parallel to the west side lot line shall be reduced 17 feet in length by removing the southerly portion of the wall projecting beyond the front line of the house at 871 W. Oxhill Drive.
- Three parking spaces at the southeast corner of the property shall be removed.
- The six parking spaces adjacent to the sidewalk along the north property frontage shall be removed. This area shall be a greenbelt with landscaping.
- The “Black Rock” wall sign on the west elevation of the building shall not exceed 31.50 square feet in size.
- Any future modification to signage on the building or site, except for eliminating signage, shall require approval of the Zoning Board of Appeals.
- The proposed Camman Lighting architectural wall sconces shall be allowed on the brick columns of the building only if the 20-watt, 1,400 lumen lamp is utilized.
- Upon completion of the installation of all outdoor light fixtures and prior to the issuance of a Certificate of Occupancy, a registered engineer or architect shall verify in writing to the Community Development Department the outdoor lighting was installed in accordance with the approved lighting (photometric) plan and in accordance with the GB (General Business) outdoor lighting standards found in Section 5.18.G of the zoning ordinance.
- All nonessential outdoor lighting shall be turned off after business hours and/or when not in use. Essential outdoor lighting includes lighting associated with safety, security, and U.S. flag display. Parking lot luminaries are nonessential lighting.



- 13 evergreen trees and 9 shrubs shall be planted north of the easterly segment of the rear lot line. The tree and shrub species shall be subject to Community Development Department approval.
- Curb and gutter shall not be installed at the east end of the frontage road stub.
- The monument sign shall be reoriented to be perpendicular to Highland Road.

**Denial:** I move to deny the variances requested by Black Rock White Lake, LLC for Parcel Number 12-23-129-018, identified as 9531 Highland Road, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Black Rock White Lake, LLC *to a date certain or other triggering mechanism* for Parcel Number 12-23-129-018, identified as 9531 Highland Road, to consider comments stated during this hearing.

**Attachments:**

1. Variance application dated January 9, 2023.
2. Applicant's written statement dated January 6, 2023.
3. Certified land survey dated January 17, 2022.
4. Site plan dated February 3, 2023.
5. Adjacent driveway locations dated February 17, 2023.
6. Signage and pavement marking plan dated January 13, 2023.
7. Landscape plan dated January 2022.
8. Exterior elevations dated May 10, 2022.
9. Camman Lighting catalog details.



### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.



**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
FEBRUARY 23, 2023**

**CALL TO ORDER**

Chairperson Spencer called the meeting to order at 7:01 P.M. She then led the Pledge of Allegiance.

**ROLL CALL**

**Present:**

Clif Seiber  
Niklaus Schillack, Vice-Chairperson  
Jo Spencer, Chairperson  
Kathleen Aseltyne  
Anthony Madaffer

**Others:**

Justin Quagliata, Staff Planner  
Hannah Micallef, Recording Secretary

8 members of the public present

**APPROVAL OF AGENDA**

**MOTION by Member Aseltyne, support by Member Schillack to approve the agenda as presented. The motion CARRIED with a voice vote: (5 yes votes).**

**APPROVAL OF MINUTES**

a. Zoning Board of Appeals Regular Meeting of January 26, 2023.

**MOTION by Member Schillack, support by Member Seiber to approve the regular meeting minutes of January 26, 2023 as presented. The motion CARRIED with a voice vote: (5 yes votes).**

**CALL TO THE PUBLIC**

No public comment.



## NEW BUSINESS

- A. Applicant: Michael Epley  
6075 Carroll Lake Road  
Commerce, MI 48382  
Location: **9599 Portage Trail**  
White Lake, MI 48386 identified as 12-26-185-005  
Request: The applicant requests to enlarge and alter a nonconforming structure (house) to construct an addition, requiring variances from Article 7.23.A, Nonconforming Structures and Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Area. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is also required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record 38 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

Member Aseltyn asked staff what percentage of a house needed to remain to allow the house to be “grandfathered” in conformity. Staff Planner Quagliata said the Township ordinance did not recognize “grandfathering” and once a legal nonconforming house underwent a structural change, it lost legal nonconforming status.

Michael Epley, 6075 Carroll Lake Road, was present to speak on behalf of his case. He said there was a discrepancy between his plans and the survey regarding the front yard setback measurement. The front of the house was not built on foundation, and his intention was to remove the front to rebuild it over a foundation.

Member Schillack asked the applicant if the existing foundation would remain. Mr. Epley said it would.

Member Schillack asked the applicant if the septic tank was in good order. Mr. Epley confirmed and said he had a septic inspection done prior to purchasing the house.

Member Schillack asked the applicant what the practical difficulty was in regards to the lot. Mr. Epley said the existing house was a hardship, and the proposed plans would make the house more conforming than the previous house due to the increase of the front yard setback.

Chairperson Spencer opened the public hearing at 7:19 P.M. Seeing no public comment, she closed the public hearing at 7:19 P.M.

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



- A. Practical Difficulty
  - Chairperson Spencer said the lot was undersized and the existing buildings were nonconforming. Member Schillack agreed.
- B. Unique Situation
  - Chairperson Spencer said she saw a unique situation. Member Schillack and Member Madaffer agreed.
- C. Not Self-Created
  - The ZBA concurred there was not a self-created problem.
- D. Substantial Justice
  - Member Schillack said by granting the variance, neighbors would not be affected negatively. Chairperson Spencer agreed.
- E. Minimum Variance Necessary
  - Chairperson Spencer said she appreciated the applicant eliminating several nonconformities.

**Member Schillack MOVED to approve the variances requested by Michael Epley from Article 3.1.6.E, Article 7.23.A, and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-26-185-005, identified as 9599 Portage Trail, in order to construct an addition. A variance from Article 7.23.A is granted to allow the addition to encroach 11.10 feet into the required setback from the east (front) lot line. A variance from Article 7.28.A is granted to exceed the allowed value of improvements to a nonconforming structure by 401%. A 1,338 square foot variance from the required lot area is also granted from Article 3.1.6.E. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Department.**
- **An as-built survey shall be required to verify the approved setbacks.**
- **The plot plan prepared by the Applicant (builder) shall be revised to be consistent with the plan prepared by the surveyor.**
- **The building permit fee shall be based on a value of improvement of \$145,000.**
- **The plans shall be revised to provide 10 feet between the house and garage.**

**Member Aseltyne SUPPORTED, and the motion CARRIED with a roll call vote (5 yes votes): (Schillack/yes, Aseltyne/yes, Seiber/yes, Madaffer/yes, Spencer/yes)**

- B. Applicant: Andre LaRouche  
493 Hillwood Drive  
White Lake, MI 48383  
Location: **493 Hillwood Drive**  
White Lake, MI 48383 identified as 12-21-452-014  
Request: The applicant requests to enlarge and alter a nonconforming structure (house) to construct an addition, requiring variances from Article 7.23.A, Nonconforming Structures and Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Width.

Chairperson Spencer noted for the record 24 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 1 letter was returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

Kelly LaRouche, 493 Hillwood, was present to speak on behalf of the applicant. She said her husband was looking to build a small living room area over the deck.

Member Seiber said if the addition was flipped, variances would not be necessary. Mrs. LaRouche said flipping the addition would cut off access to the front door.

Chairperson Spencer opened the public hearing at 7:29 P.M. Seeing no public comment, she closed the public hearing at 7:29 P.M.

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

- A. Practical Difficulty
- Member Seiber said the narrowness of the lot presented a practical difficulty. Member Schillack said the location of the door did as well.
- B. Unique Situation
- Member Seiber said the narrowness of the lot was a unique situation.
- C. Not Self-Created
- The ZBA concurred there was not a self-created problem.
- D. Substantial Justice
- Member Schillack said the addition was very small in proportion to the house and would be similar to the surrounding houses.
- E. Minimum Variance Necessary
- Member Schillack said the applicant's plan was done to make the addition as small as possible.



**Member Aseltyné MOVED to approve the variances requested by Andre LaRouche from Article 3.1.6.E and Article 7.23.A of the Zoning Ordinance for Parcel Number 12-21- 452-014, identified as 493 Hillwood Drive, in order to construct a first-story addition. A variance from Article 7.23.A is granted to allow the addition to encroach 1.65 feet into the required setback from the east side lot line. A 40-foot variance from the required lot width is also granted from Article 3.1.6.E. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **The Applicant shall submit a new building permit application.**

**Member Seiber SUPPORTED, and the motion CARRIED with a roll call vote (5 yes votes): (Aseltyné/yes, Seiber/yes, Schillack/yes, Spencer/yes, Madaffer/yes).**

- C. Applicant: Black Rock White Lake, LLC  
30553 S. Wixom Road, Suite 300  
Wixom, MI 48393  
Location: 9531 Highland Road  
White Lake, MI 48386 identified as 12-23-129-018  
Request: The applicant requests to construct a restaurant with alcoholic beverages, requiring variances from Article 6.4.C.i, Minimum Driveway Spacing – Same Side of Road, Article 6.4.C.ii, Minimum Driveway Spacing – Opposite Side of Road, Article 6.4.C.iii, Minimum Driveway Spacing – Relative to Intersections, Article 5.11.A.iii, Off-Street Parking For Non-Residential Uses in a Required Rear Yard Setback, Article 5.11.A.iv, Off-Street Parking For Non-Residential Uses in a Required Front Yard Setback, Article 5.11.M.iii, Off-Street Parking Adjacent To A Parking Lot Entrance, Article 5.19.D.i, Required Minimum Screening and Landscaping, Article 5.9.J.vii.g, Electronic Message Board Signs, Article 5.9.J.ii.b, Maximum Number of Wall Signs, Article 5.9.F.iv, Prohibited Signs, Article 5.18.G, Outdoor Lighting.

Chairperson Spencer noted for the record 24 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 1 letter was returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

Member Schillack asked staff if the former Brendel’s Septic driveway entrance was useable. Staff Planner Quagliata said the future owners of the property would need to ensure the driveway was compliant or they would need to seek a variance for future use when the property was redeveloped.

Member Schillack asked staff if two of the four former Speedway driveways were removed. Staff Planner Quagliata confirmed.

Member Seiber asked staff what the parking setback was from the Whitebanks Boulevard right-of-way. Staff Planner Quagliata said a 20-foot landscaped greenbelt was required.

Member Schillack asked staff if the electronic sign had breakaway ability. Staff Planner Quagliata was uncertain, but said in the past, the ZBA had required similar signs to be of breakaway construction.

Member Seiber asked staff about the variance the applicant listed for the doorhandles. Staff Planner Quagliata said the doorhandles were allowed incidental signs since they were under two square feet, and were able to be approved administratively.

Wayne Perry and Bruce Calhoun, 2180 Plus Drive, were present to speak on behalf of the applicant. Mr. Perry said in regards to the access issues on Highland Road, the property previously had two curb cuts off of Highland Road, and one off of Whitebanks Boulevard. He was proposing to eliminate the previous Highland Road curb cuts to construct a driveway that would be aligned with the easterly Famous Market driveway. He said the proposed driveway was what the Michigan Department of Transportation (MDOT) would approve. In regards to landscaping, the landscape architect showed all of the shrubs on the landscape plan, but they were located on the plan on the wrong side of the screen wall. He said the trees would also be provided, but would need to be moved due to utility purposes.

Mr. Calhoun said in regard to signage, the ordinance would be met size wise, but would like a sign facing the parking lot. He said the lighting on the building would be changed, and would like vertical recessed lights within the stone of the building.

Member Seiber asked Mr. Perry if trash retrieval hours were off hours to eliminate traffic issues. Mr. Perry confirmed, all refuse pickup and deliveries would be done off hours.

Member Seiber asked Mr. Perry about the easterly landscape island, and what its purpose was. Mr. Perry said it was provided to meet parking lot landscape requirements.

Member Schillack asked Mr. Calhoun what the lumens were on the vertical lighting. Mr. Calhoun said he believed it would be around 20 lumens, and the lights would glow, and not produce a lot of bright light.

Member Schillack asked Mr. Perry if there was a landscape alternative instead of the trees on the south side of the screen wall. Mr. Perry said shrubs could be placed there in addition to the trees.

Mr. Perry said the project was making its way through the permitting process with MDOT. MDOT was waiting for Township final site plan approval before issuance of the MDOT permit.



Member Seiber asked Mr. Perry what the driving need was behind the driveway on Highland Road. Mr. Perry said the delivery trucks came off Highland Road, and it would be ideal for trucks to enter through Highland Road and exit through Whitebanks Boulevard. Member Seiber said he reviewed the spacing between the islands within Whitebanks Boulevard and turning radi and determined truck traffic could be accommodated by the Whitebanks Boulevard driveway.

Member Schillack asked Mr. Perry what about the property created a practical difficulty. Mr. Perry said in regards to the south wall, the location of the landscaping would be difficult due to the utility easement. The easement was platted. Mr. Perry added that an access off of Highland Road was needed because if not, all traffic would be funneled through Whitebanks Boulevard, which was a residential street and would impact the neighborhood. Mr. Calhoun said at night, the restaurant would disappear because there was not lighting on the corner, and the requested lighting would signify a restaurant. The parapets were high in order to screen the rooftops so the building would look unique. The signs were high to offset the windows as well. Extra ventilation would cover the roof to avoid customers having "meat smells" in their hair. The entire sign on the north side of the property would be above the roofline.

Chairperson Spencer opened the public hearing at 8:18 P.M.

John Hunt, 871 W. Oxhill Drive, spoke in opposition to the applicant's request.

Chairperson Spencer closed the public hearing at 8:22 P.M.

Member Seiber said there was an estimated eight feet of planting area around the south property line, but there was a six-foot fence along the property line and there did not seem to be a purpose for planting in that area. He added there needed to be planting around the southmost leg of the parking lot to soften the area. Staff Planner Quagliata suggested more shrubs in that area. Member Seiber said he had concern with the left-bound turns into/out of the proposed Highland Road driveway. Staff Planner Quagliata said a traffic study was done, and the Township's traffic engineer did not make a comment in regard to safety with one versus two driveways.

Member Madaffer stated many of the driveways on Highland Road were a mess.

Member Seiber stated the sign on the easterly side of the building made sense based on the configuration of the parking lot.

Member Schillack asked Mr. Perry if the electronic sign would have a breakaway feature. Mr. Perry said it was possible, the internal structure could be breakaway.

The ZBA discussed the standards from Article 7, Section 37 from the ClearZoning Ordinance in regards to the driveway variances (Variances 1, 2, and 3):

- A. Practical Difficulty
  - Member Seiber said alternatives were available. Chairperson Spencer agreed.
  - Member Schillack said he would vote for the Highland Road driveway if the driveway was channelized to prohibit entering and exiting left turns.
- B. Unique Situation
  - Member Schillack said the driveway on Whitebanks Boulevard made for a unique situation in that a Highland Road driveway may not be necessary.
- C. Not Self-Created
  - Chairperson Spencer said there was a self-created problem.
- D. Substantial Justice
  - Member Schillack said the Speedway on the corner had two entrances. There were other commercial properties on corner lots that had two entrances.
- E. Minimum Variance Necessary
  - Member Schillack said the minimum variance would be one entrance.

The ZBA discussed the standards from Article 7, Section 37 from the ClearZoning Ordinance in regards to the setback variances (Variances 4 and 5):

- A. Practical Difficulty
  - Chairperson Spencer did not see a practical difficulty.
- B. Unique Situation
  - Member Aseltynne did not see a unique situation.
- C. Not Self-Created
  - Chairperson Spencer said there was a self-created problem.
- D. Substantial Justice
  - Member Schillack was concerned about the safety of customers in regards to the northern parking spots on the other side of the service drive.
- E. Minimum Variance Necessary
  - Chairperson Spencer said the variances were not the minimum necessary.

**Member Seiber MOVED to deny the variances from Articles 6.4.C.i, 6.4.C.ii, 6.4.C.iii, 5.11.A.iii, Article 5.11.M.iii requested by Black Rock White Lake, LLC for Parcel Number 12-23-129-018, identified as 9531 Highland Road, due to the following reason(s):**

- **Failure to meet the standards from ClearZoning Ordinance Article 7, Section 37.**

**Member Aseltynne SUPPORTED, and the motion CARRIED with a roll call vote: (4 yes votes) (Seiber/yes, Aseltynne/yes, Madaffer/yes, Spencer/yes, Schillack/no).**

Member Schillack said he voted no because he felt the ZBA could have modified variances 1, 2, and 3 without a re-design and was more concerned about variances 4 and 5. It was hard for him to group both clusters together.



**The ZBA recessed at 9:03 P.M. The ZBA returned from recess at 9:07 P.M.**

The ZBA discussed the standards from Article 7, Section 37 from the ClearZoning Ordinance in regards to the landscape variance (Variance 6):

- A. Practical Difficulty
  - Member Seiber said the situation was unusual due to the existing six-foot fence and the proposed masonry wall. He said the required materials could be relocated and installed elsewhere on the site to comply with the ordinance.
  - Chairperson Spencer said the landscaping materials could be planted elsewhere on the site.
- B. Unique Situation
  - Member Seiber said the situation was unique.
- C. Not Self-Created
  - Member Seiber said there was not a self-created problem.
- D. Substantial Justice
- E. Minimum Variance Necessary

**Member Seiber MOVED to approve the variance requested by Black Rock White Lake, LLC from Article 5.19.D.i of the Zoning Ordinance for Parcel Number 12-23-129-018, identified as 9531 Highland Road. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **The Applicant shall receive final site plan approval from the Planning Commission.**
- **The proposed screen wall parallel to the westerly segment of the rear lot line shall be extended 17 feet to the west towards Whitebanks Boulevard.**
- **The proposed screen wall parallel to the west side lot line shall be reduced 17 feet in length by removing the southerly portion of the wall projecting beyond the front line of the house at 871 W. Oxhill Drive.**
- **Three parking spaces at the southeast corner of the property shall be removed.**
- **The six parking spaces adjacent to the sidewalk along the north property frontage shall be removed. This area shall be a greenbelt with landscaping.**
- **13 evergreen trees and 9 shrubs shall be planted north of the easterly segment of the rear lot line. The tree and shrub species shall be subject to Community Development Department approval.**
- **8 trees and 64 shrubs shall be relocated elsewhere on the site.**
- **Curb and gutter shall not be installed at the east end of the frontage road stub.**

- **The monument sign shall be reoriented to be perpendicular to Highland Road.**

**Member Madaffer SUPPORTED and the motion CARRIED with a roll call vote: (5 yes votes) (Seiber/yes Madaffer yes, Aseltyne/yes Spencer/yes Schillack/yes).**

The ZBA discussed the standards from Article 7, Section 37 from the ClearZoning Ordinance in regards to the sign variances (Variances 7 and 8):

- A. Practical Difficulty
  - Chairperson Spencer said she did not see a practical difficulty.
  - Member Seiber said the easterly sign was reasonable as it was adjacent to the parking lot.
- B. Unique Situation
- C. Not Self-Created
- D. Substantial Justice
  - Member Schillack said he understood the challenge the lighting presented to the neighborhood.
- E. Minimum Variance Necessary

**Member Seiber MOVED to approve the variances requested by Black Rock White Lake, LLC from Article 5.9.J.vii.g and Article 5.9.J.ii.b of the Zoning Ordinance for Parcel Number 12-23-129-018, identified as 9531 Highland Road. This approval will have the following conditions:**

- **The “Black Rock” wall sign on the west elevation of the building shall not exceed 31.50 square feet in size.**
- **Any future modification to signage on the building or site, except for eliminating signage, shall require approval of the Zoning Board of Appeals.**
- **The proposed Camman Lighting architectural wall sconces shall be allowed on the brick columns of the building only if the 20-watt, 1,400 lumen lamp is utilized.**
- **Upon completion of the installation of all outdoor light fixtures and prior to the issuance of a Certificate of Occupancy, a registered engineer or architect shall verify in writing to the Community Development Department the outdoor lighting was installed in accordance with the approved lighting (photometric) plan and in accordance with the GB (General Business) outdoor lighting standards found in Section 5.18.G of the zoning ordinance.**
- **All nonessential outdoor lighting shall be turned off after business hours and/or when not in use. Essential outdoor lighting includes lighting associated with safety, security, and U.S. flag display. Parking lot luminaries are nonessential lighting.**



- The electronic message board sign shall be collapsible upon impact and subject to review by the Community Development Department prior to issuance of a sign permit. The sign must comply with height and size requirements of the zoning ordinance.
- No wall signage shall be permitted on the north side of the building.

**Member Aseltyne SUPPORTED, and the motion CARRIED with a roll call vote: (5 yes votes)  
(Seiber/yes, Aseltyne/yes, Spencer/yes, Madaffer/yes, Schillack/yes)**

The ZBA discussed the standards from Article 7, Section 37 from the ClearZoning Ordinance in regards to the sign variances (Variances 9, 10, 11, 12 and 13):

- A. Practical Difficulty
  - Chairperson Spencer said she did not see a practical difficulty.
- B. Unique Situation
  - Member Schillack did not see a unique situation based on the land.
- C. Not Self-Created
  - Chairperson Spencer said there was a self-created problem.
- D. Substantial Justice
  - Member Aseltyne said other establishments were denied the similar lighting/signage.
- E. Minimum Variance Necessary

**Member Seiber MOVED to deny the variances from Articles 5.9.J.ii.b and Article 5.9.F.iv requested by Black Rock White Lake, LLC for Parcel Number 12-23-129-018, identified as 9531 Highland Road, due to the following reason(s):**

- Failure to meet the standards from ClearZoning Ordinance Article 7, Section 37.

**Member Aseltyne SUPPORTED, and the motion CARRIED with a roll call vote: (5 yes).  
(Seiber/yes, Aseltyne/yes, Madaffer/yes, Schillack/yes, Spencer/yes)**

#### **OTHER BUSINESS**

None.

#### **ADJOURNMENT**

**MOTION by Member Aseltyne, supported Member Madaffer by to adjourn at 9:36 P.M. The motion CARRIED with a voice vote: (5 yes votes)**

# CERTIFIED LAND SURVEY

Item G.

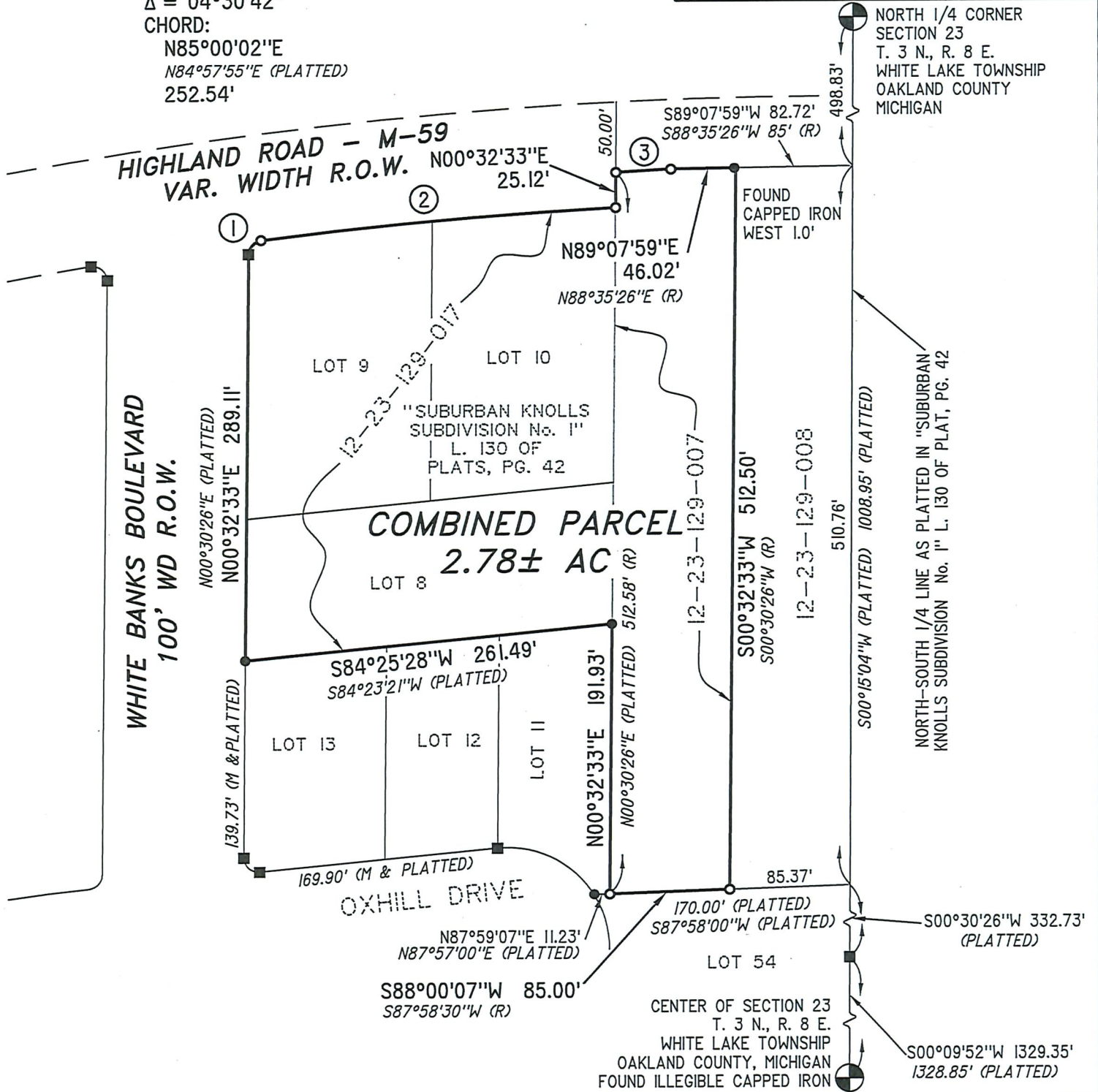
⊙ = CURVE IDENTIFIER

① ARC = 14.35'  
RADIUS = 10.00'  
Δ = 82°12'08"  
CHORD:  
N41°38'37"E  
N41°36'30"E (PLATTED)  
13.15'

③ ARC = 38.98'  
RADIUS = 3224.00'  
Δ = 00°4'35"  
CHORD:  
N86°47'04"E  
N87°53'52"E (R)  
38.98'

② ARC = 252.60'  
RADIUS = 3207.84'  
Δ = 04°30'42"  
CHORD:  
N85°00'02"E  
N84°57'55"E (PLATTED)  
252.54'

REGISTER OF DEEDS RECORDING INFORMATION  
AFTER RECORDING RETURN TO DESINE INC.



- = SET 1/2" x 18" IRON ROD WITH CAP STAMPED "TRP 62878"
- = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)

### LEGEND

- = FOUND MONUMENT
- x-x- = FENCE LINE

- L = LIBER PG = PAGE
- C = CALCULATED M = MEASURED
- R = MEASUREMENT OF RECORD
- ARC = ARC LENGTH RAD = RADIUS

SCALE: 1" = 100'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS  
LAND SURVEYORS



(810) 227-9533  
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2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114

PREPARED FOR  
**BLACK ROCK WHITE LAKE, INC.**  
A MICHIGAN CORPORATION

SECTION 23, TOWN 3 NORTH, RANGE 8 EAST  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

JOB No. 3-14-23-214182

DATE 01/07/22

DWG 214182-132

DRAWN TRP

SHEET 1 OF 3

TRAVIS R. PRATT  
PROFESSIONAL SURVEYOR No. 4001062878





**LEGAL DESCRIPTION OF RECORD**

**PARCEL No. 12-23-129-007**

**Reference: Commitment for Title Insurance Issued by Transnation Title Agency,  
Commitment No. 368440CLK REV #1,  
Commitment Date: October 20, 2021 at 8:00 A.M.**

*Situated in the Township of White Lake, County of Oakland and State of Michigan, and described as follows:*

*Part of the East half of the Northwest quarter of Section 23, White Lake Township, **BEGINNING** at a point on the Southerly line of M-59 Highway, distant South 88 degrees 35 minutes 26 seconds West 85 feet from the intersection with North and South Quarter line; thence South 00 degrees 30 minutes 26 seconds, 512.50 feet; thence South 87 degrees 58 minutes 30 seconds, West 85 feet; thence North 00 degrees 30 minutes 26 seconds East 512.58 feet; thence along curve to the right Radius 3224 feet, Chord bears North 87 degrees 53 minutes 52 seconds East 38.98 feet; distant of 38.98 feet; thence North 88 degrees 35 minutes 26 seconds East 46.02 feet to beginning. Section 23, Town 3 north, Range 8 East.*

*Also known as: 9501 Highland Road, White Lake, Michigan*

**PARCEL No. 12-23-129-017**

**Reference: Warranty Deed Liber 55210, Page 18, Oakland County Records**

*Land in the Township of White Lake, Oakland County, Michigan to wit:*

*Lots 8, 9 and 10 of SUBURBAN KNOLLS NO. 1, according to the plat thereof recorded in Liber 130 of Plats, pages 42, 43 and 44 of Oakland County Records.*

*Also known as: 9531 Highland Road, White Lake Township, Michigan 48386*

**NOTE:**

Bearings are based on North-South 1/4 line of Section 23 as depicted in "Suburban Knolls Subdivision No. 1," according the plat thereof, as recorded in Liber 130 of Plats, Pages 42 through 44, inclusive, Oakland County Records.

**WITNESSES FOR CORNERS OF SECTION 23**

Town 3 North, Range 8 East  
White Lake Township, Oakland County, Michigan

**North 1/4 Corner (J-7) – Found Remon Disk Stamped #33138**

Ref:	L.C.R.C. as recorded in Liber 17882, Page 416, Oakland County Record	
S20°E	69.59'	Nail and Remon Tag #33138 in SW face of utility pole
East	1.45'	Nail and Remon Tag #33138 in SW face of utility pole
North	9.98'	Nail and Remon Tag #33138 in E face of 4" Crabapple
N60°W	29.53'	Nail and Remon Tag #33138 in SW face 12" Silve Maple

CIVIL ENGINEERS  
LAND SURVEYORS



PREPARED FOR  
**BLACK ROCK WHITE LAKE, INC.**  
**A MICHIGAN CORPORATION**

SECTION 23, TOWN 3 NORTH, RANGE 8 EAST  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

JOB No. 3-14-23-214182	DATE 01/07/22
DWG 214182-132	DRAWN TRP
SHEET 2 OF 3	

TRAVIS R. PRATT  
PROFESSIONAL SURVEYOR No. 4001062878





**LEGAL DESCRIPTION SUBSEQUENT TO SURVEY****COMBINED PARCEL 2.78± Acres**

A parcel of land being a part of the Northwest 1/4 of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County Michigan and all of Lots 8 through 10, inclusive, of "Suburban Knolls Subdivision No. 1, according to the plat thereof, as recorded in Liber 130 of Plats, Pages 42 through 44, inclusive, Oakland County records, being more particularly described as: Commencing at the North 1/4 Corner of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan;

thence S00°15'04"W 498.83 feet along the North-South 1/4 line of said Section 23 as previously platted in said "Suburban Knolls Subdivision No. 1;"

thence S89°07'59"W 82.72 feet (*recorded as S88°35'26"W 85 feet*) along the Southerly line of Highland Road a.k.a. M-59 Highway to the **PLACE OF BEGINNING**;

thence S00°32'33"W (*recorded as S00°30'26"W*) 512.50 feet to the North line of Lot 54 of said "Suburban Knolls Subdivision No. 1";

thence S88°00'07"W (*recorded as S87°58'30"W & platted as S87°58'00"W*) 85.00 feet along the North line of said Lot 54;

thence N00°32'33"E (*recorded & platted N00°30'26"E*) 191.93 feet along the East line of Lot 11 of said "Suburban Knolls Subdivision No. 1" to the Southeast Corner of Lot 8 of said "Suburban Knolls Subdivision No. 1;"

thence S84°25'28"W (*platted S84°23'21"E*) 261.49 feet along the South line of said Lot 8 to the East line of White Banks Boulevard (100-foot wide Right-of-Way);

thence along the Easterly line of said White Banks Boulevard the following two courses:

- 1) N00°32'33"E (*platted N00°30'26"E*) 289.11 feet and
- 2) Northerly 14.35 feet along the arc of a 10.00 foot radius curve to the right, through a central angle of 82°12'08" and having a chord bearing N41°38'37"E (*platted N41°36'30"E*) to the Southerly line of said Highland road a.k.a. M-59 Highway;

thence along the Southerly line of Highland Road a.k.a. M-59 Highway (variable width Right-of-Way) the following four courses:

- 1) Easterly 252.60 feet along the arc of a 3207.84 foot radius curve to the right, through a central angle of 04°30'42" and having a chord bearing N85°00'02"E (*platted as N84°57'55"E*) 252.54 feet,
- 2) N00°32'33"E (*platted as N0030'26"E*) 25.12 feet,
- 3) Easterly 38.98 feet along the arc of a 3224.00 foot radius curve to the right, through a central angle of 00°41'35" and having a chord bearing N86°47'04"E (*recorded as N87°53'52"E*) 38.98 feet and
- 4) N89°07'59"E (*recorded as N88°35'26"E*) 46.02 feet to the Place of Beginning.

Being a part of the Northwest 1/4 of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan. Containing 2.78 acres of land, more or less. Subject to and together with all easements and restrictions affecting title to the above-described premises.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CIVIL ENGINEERS  
LAND SURVEYORS



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FAX (810) 227-9460  
EMAIL: [desine@desineinc.com](mailto:desine@desineinc.com)  
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BRIGHTON, MICHIGAN 48114

PREPARED FOR

**BLACK ROCK WHITE LAKE, INC.**  
**A MICHIGAN CORPORATION**

SECTION 23, TOWN 3 NORTH, RANGE 8 EAST  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

JOB No. 3-14-23-214182

DATE 01/07/22

DWG 214182-132

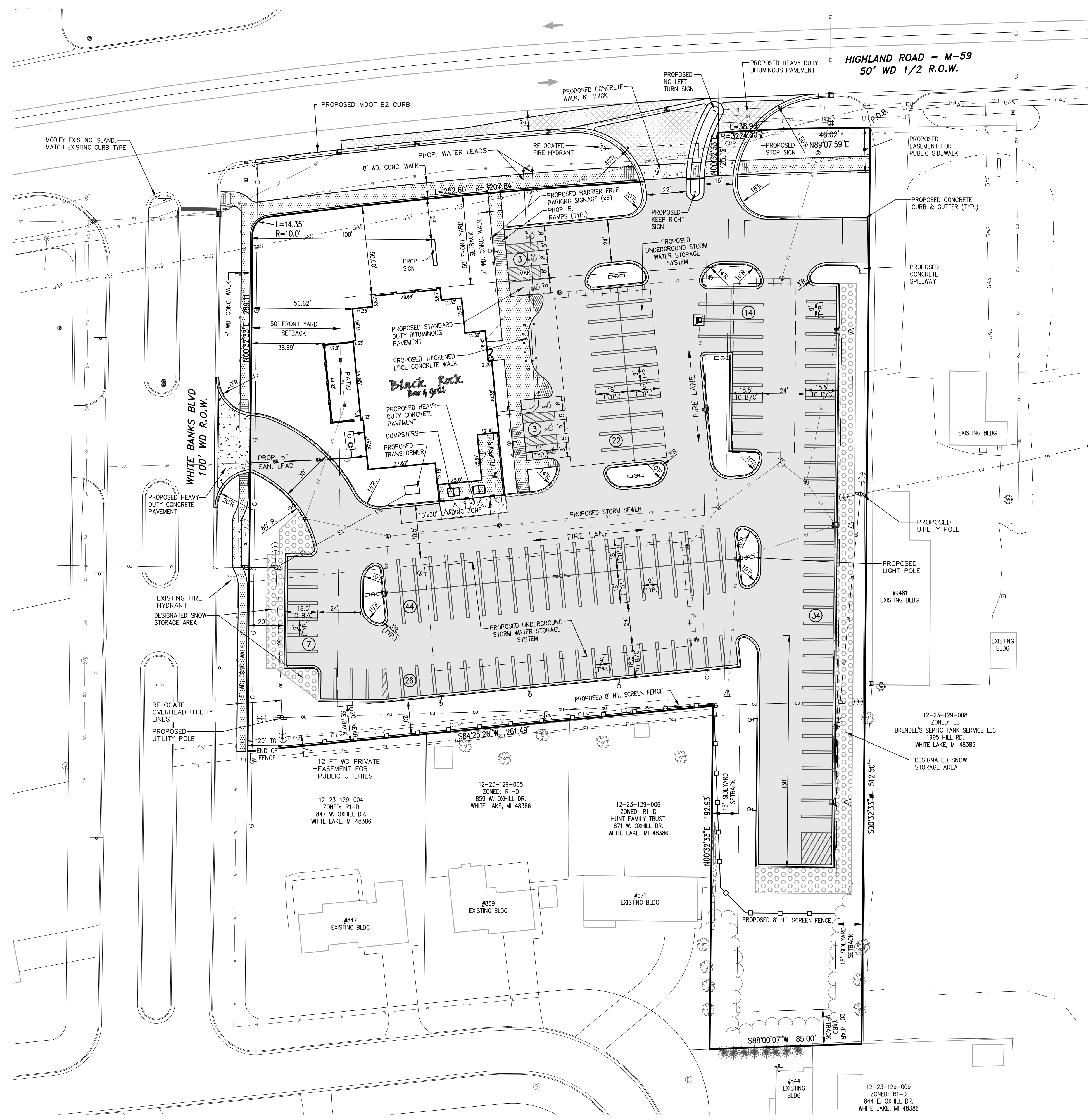
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SHEET 3 OF 3

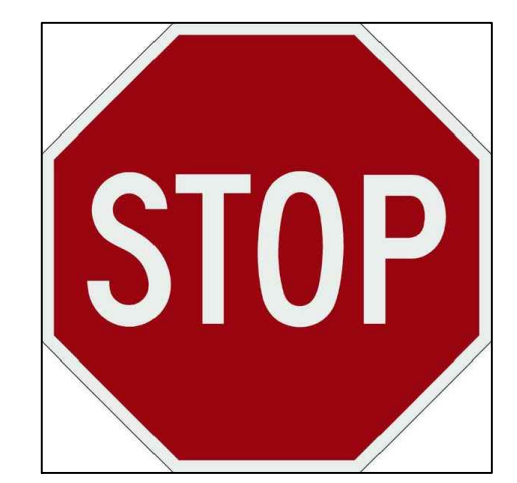
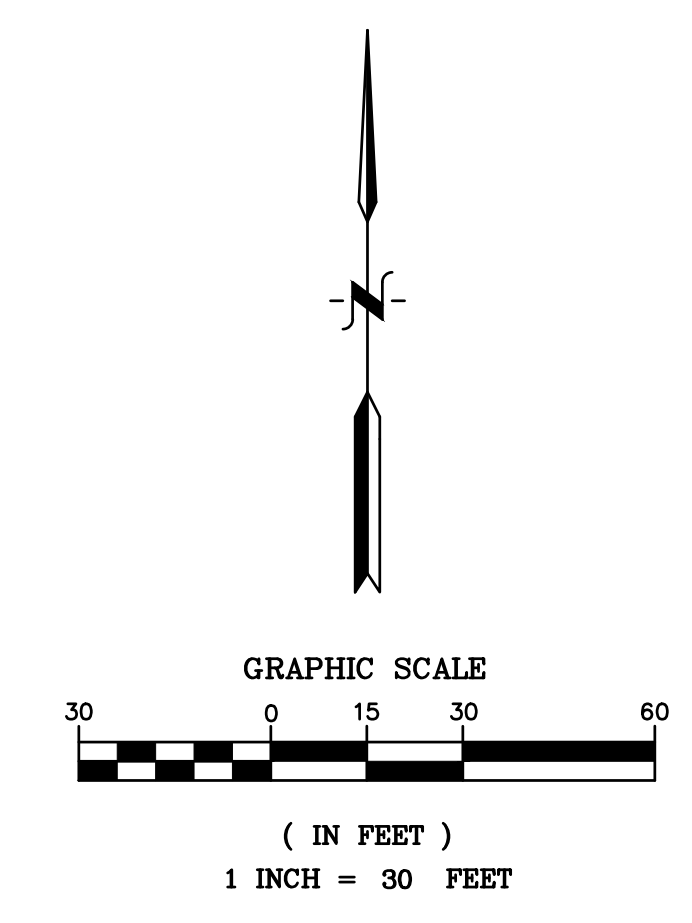
TRAVIS R. PRATT  
PROFESSIONAL SURVEYOR No. 4001062878







- LEGEND**
- PARCEL BOUNDARY
  - BUILDING SETBACK
  - UTILITY EASEMENT
  - EX. EDGE OF PAVEMENT
  - EX. EDGE OF GRAVEL
  - EX. BUILDING
  - EX. UTILITY METERS & BOXES
  - EX. 0/4" UTILITY LINE
  - EX. UTILITY POLE
  - EX. GUY ANCHOR
  - EX. U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC)
  - DEODOROUS TREE
  - EDGE OF WOODS / DRIP LINE
  - CONIFEROUS TREE
  - FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
  - EX. SANITARY SEWER
  - EX. SANITARY MANHOLE
  - EX. STORM SEWER
  - EX. STORM CATCH-BASIN
  - EX. STORM MANHOLE
  - EX. FLARED END SECTION
  - EX. WELL
  - EX. WATERMAIN
  - EX. HYDRANT
  - EX. WATER SHUTOFF
  - EX. GATE VALVE
  - EX. GAS LINE
  - EX. GAS VALVE
  - PROP. LIGHT POLES
  - PROP. SANITARY SEWER
  - PROP. SANITARY CLEANOUT
  - PROP. STORM SEWER
  - PROP. STORM CATCH-BASIN
  - PROP. STORM MANHOLE
  - PROP. WATER LEAD
  - PROP. CONCRETE WALK
  - PROP. HEAVY DUTY CONCRETE PAVEMENT
  - PROP. STANDARD DUTY BITUMINOUS PAVEMENT
  - PROP. HEAVY DUTY BITUMINOUS PAVEMENT
  - DESIGNATED SNOW STORAGE AREAS



SIGN PANELS

**NOTE:**  
ALL LOADING AND UNLOADING ACTIVITIES SHALL BE SCHEDULED TO OCCUR WHEN THE RESTAURANT IS NOT OPEN FOR PUBLIC USE TO NOT CONFLICT WITH CUSTOMER TRAFFIC FLOW.

**SITE DATA:**

PROJECT AREA: 2.78 ac.  
 CURRENT ZONING: GB GENERAL BUSINESS  
 PROPOSED USE: RESTAURANT  
 GROUND FLOOR AREA: 6,887 sq.ft.  
 BUILDING HEIGHT: SEE ARCH. PLANS  
 SETBACKS: M-59 50.0' 50 FT.  
 WHITE BANKS BLVD. 56.6' 50 FT.  
 SIDE 202.4' 15 FT.  
 REAR 128.6' 20 FT.  
 PERCENT OF LOT COVERAGE OF BUILDINGS: 5.7%  
 IMPERVIOUS AREA: 2.03 AC = 73%

**PARKING CALCULATIONS**  
 PARKING REQUIREMENTS:  
 1 SPACE/60 S.F. GROSS FLOOR AREA  
 PROPOSED GROSS FLOOR AREA: 6887 SF  
 PROPOSED PATIO AREA: 762.2 SF  
 CALCULATED PARKING:  
 BUILDING SPACES: 115  
 PATIO SPACES: 13  
 PARKING REQUIRED: 128 SPACES  
 PARKING PROVIDED: 147 STANDARD SPACES  
 6 ACCESSIBLE SPACES

**RESTAURANT CAPACITY:**  
 STAFF: 45  
 SEATING: 232  
 PATIO: 36

**BENCHMARK**  
 DATUM BASED ON RTK-GPS OBSERVATIONS,  
 DATE NOVEMBER 5, 2021 AT 1:28 PM

BENCHMARK #200  
 ARROW ON HYDRANT, LOCATED 11± FEET WESTERLY OF THE NWLY CORNER OF LOT 8.  
 ELEVATION = 972.75 (NAVD 88)  
 NOTE: ORIGINAL PROJECT #30106  
 ELEVATION = 973.21 (NGVD 29) DIFFERENCE OF 0.4586.

BENCHMARK #201  
 ARROW ON HYDRANT, LOCATED NEAR THE SOUTH SIDE OF HIGHLAND RD (M-59), 32± FEET NORTHERLY OF THE NELY CORNER OF LOT 10.  
 ELEVATION = 971.33 (NAVD 88)

BENCHMARK #202  
 NAIL IN CONCRETE, LOCATED NEAR THE WEST SIDE OF #950 BLDG, 123± SOUTHERLY OF THE NELY CORNER OF LOT 10 AND 14± EAST OF THE WEST PROPERTY LINE.  
 ELEVATION = 968.79 (NAVD 88)

DESIGN:WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: L.F.		08-18-22	REVISED PER REVIEW COMMENTS			
CHECK: WMP		10-26-22	REVISED PER REVIEW COMMENTS			
		12-02-22	REVISED PER MDOT REVIEW COMMENTS			
		02-03-23	ADDED DIMENSION - WEST PARKING TO R.O.W.			
		04-14-23	REVISED HIGHLAND ROAD ENTRANCE DRIVE			

**BLACK ROCK**  
**WHITE LAKE TOWNSHIP**

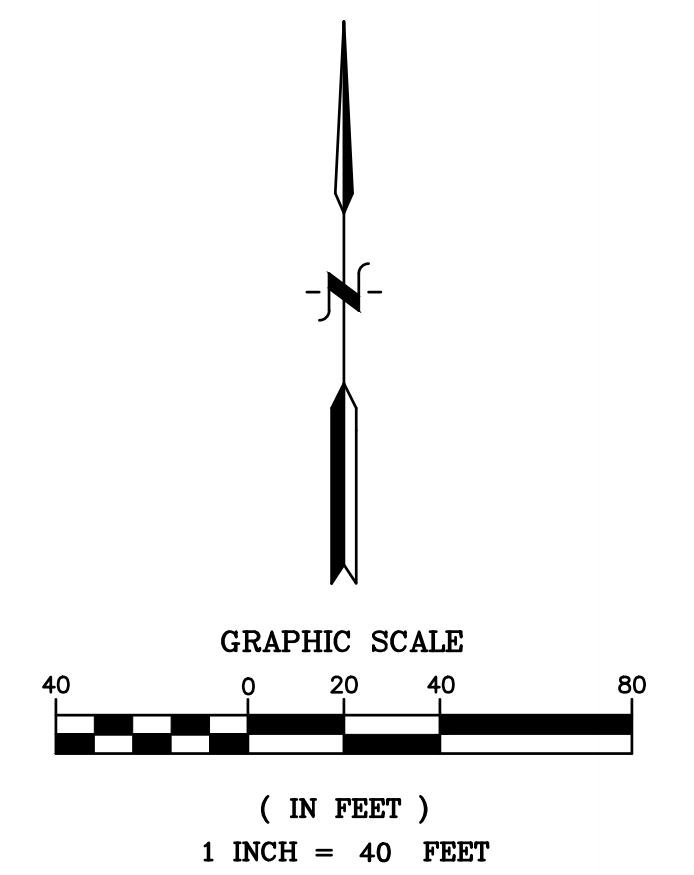
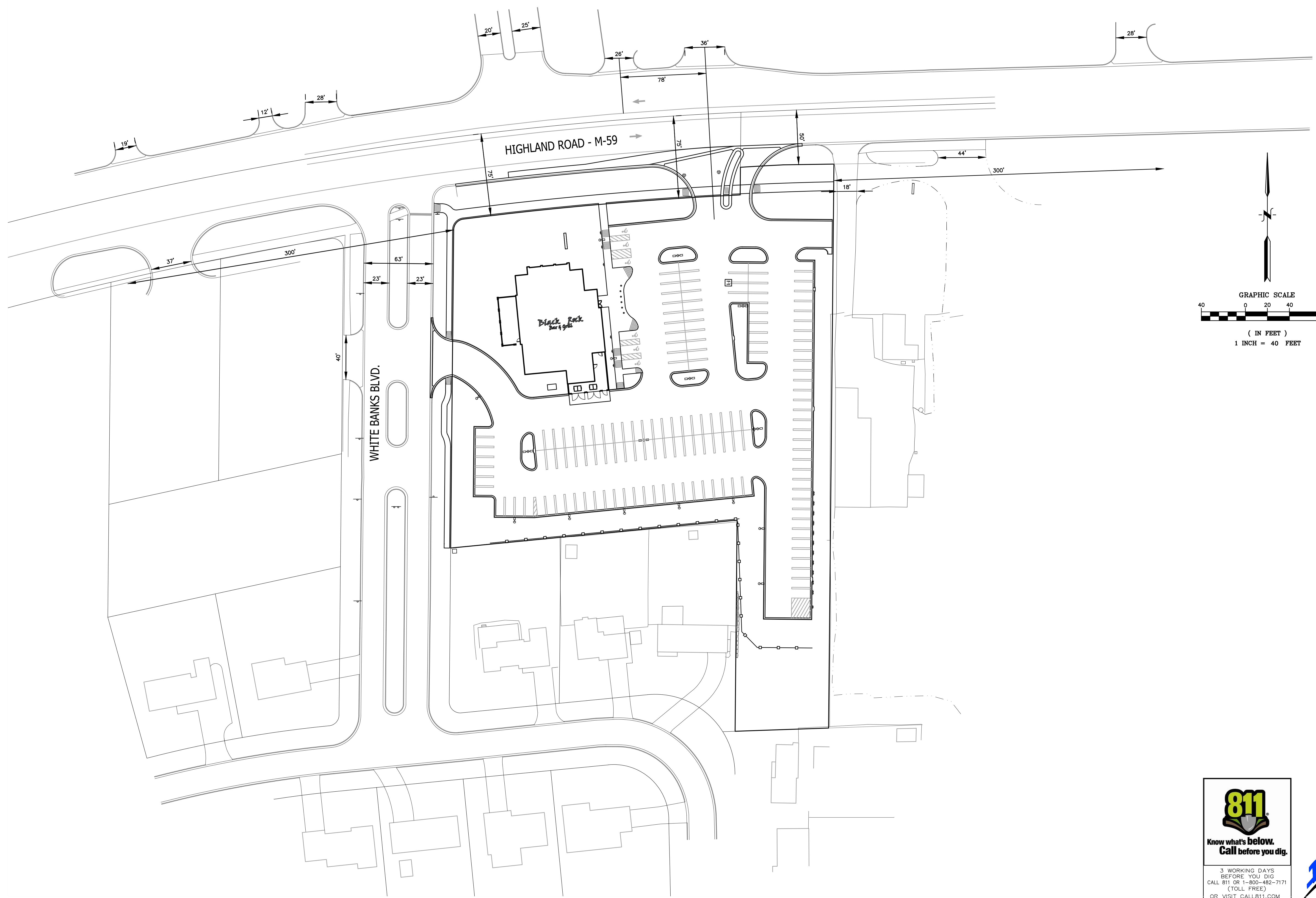
**SITE PLAN**

CLIENT:  
 BRANDENBROOKE INVESTMENTS  
 30553 WIXOM ROAD  
 WIXOM, MI, 48393

SCALE: 1" = 30'  
 PROJECT No.: 214182  
 DWG NAME: 4182 SP  
 ISSUED: APR. 14, 2023

**SP**





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 2183 PLESS DRIVE  
 BRIGHTON, MICHIGAN 48114

DESIGN: AJL	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: O.M.		02-17-23	ADDED DRIVE ALIGNMENT AND OFFSET DISTANCE TO EXISTING FAMOUS MARKET ENTRANCES
CHECK: WMP		04-14-23	REVISED HIGHLAND ROAD ENTRANCE DRIVE

REVISION #	DATE	REVISION-DESCRIPTION

**BLACK ROCK**  
**WHITE LAKE TOWNSHIP**

**ADJACENT**  
**DRIVEWAY**  
**LOCATIONS**

CLIENT:  
 BRANDENBROOKE INVESTMENTS  
 30553 WIXOM ROAD  
 WIXOM, MI, 48393

SCALE: 1" = 40'  
 PROJECT No.: 214182  
 DWG NAME: 4182-AREA  
 ISSUED: APR. 14, 2023

**AD**



Issued For:

02.02.2022	Prelim Site Plan Review
02.10.2022	Revision per Owner
04.20.2022	Revision
07.18.2022	Revision
08.17.2022	Revision
01.26.2023	Revision
04.27.2023	Revision

Project:

**Black Rock**  
**Bar & Grill**

Highland Drive  
White Lake Township, Michigan

Sheet Name:

**Landscape Plan**  
**North**

**NOT FOR**  
**CONSTRUCTION**

Seal:



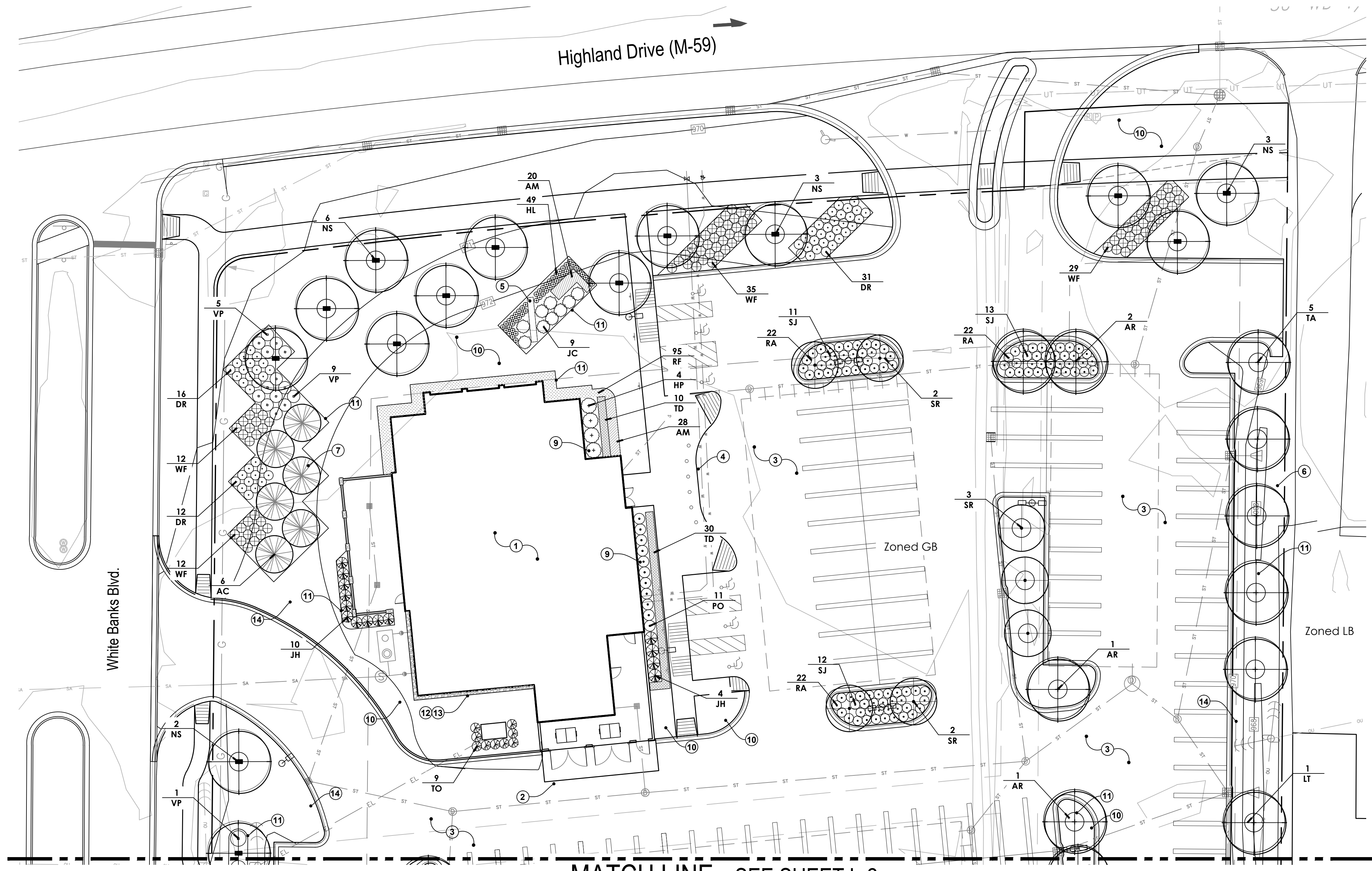
Drawn: JG  
Checked: JG  
Date: 01.2022  
Scale: 1" = 20'-0"

Project Number:

22.003

Sheet Number:

L-1



MATCH LINE - SEE SHEET L-2

**Notes**

- ALL LANDSCAPE MATERIALS, INSTALLATION, AND MAINTENANCE SHALL COMPLY W/ ZONING ORDINANCE.
- ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THIS NORTH MIDWEST AMERICAN REGION AND CONFORM TO THE CURRENT AAN STANDARDS. USE NO. 1 GRADE PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF WEEDS AND DEBRIS. THIS ESTABLISHMENT PERIOD SHALL BE TWO (2) YEARS FROM THE DATE OF APPROVAL OF PLANTINGS BY THE TOWNSHIP. FAILING PLANT MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS, OR THE NEXT GROWING SEASON.
- ALL LANDSCAPE AREAS GREATER THAN 200 SF SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR OR SIMILAR DEVICE INSTALLED TO PREVENT WATERING AFTER A PRECIPITATION EVENT.
- ALL TREE WRAP, STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE WINTER SEASON.
- NATURAL COLOR, DOUBLE SHREDDED HARDWOOD BARK MULCH - SEE PLANTING DETAILS FOR DEPTH.
- TREES SHALL NOT BE PLANTED CLOSER THAN 4' TO THE PROPERTY LINE
- ALL TREES SHALL MAINTAIN A MINIMUM 10' HORIZONTAL DISTANCE FROM ALL WATERMAIN, STORM SEWER, AND SANITARY SEWER LINES
- ALL PARKING LOT ISLANDS CONTAINING SHRUBS SHALL BE PROTECTED IN THE WINTER BY THE USE OF SALT TARPS TO PREVENT SALT BUILD-UP AND DESICCATION

**PLANT SCHEDULE**

TREES							
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
6	AC	<i>Abies concolor</i>	Concolor Fir	7 ht.	as shown	B&B	Unsheared, branched to ground
7	AR	<i>Acer r. 'Redpointe'</i>	Redpointe Red Maple	2.5" cal.	as shown	B&B	Single straight trunk
4	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5" cal.	as shown	B&B	Single straight trunk
16	NS	<i>Nyssa sylvatica</i>	Blackgum	2.5" cal.	as shown	B&B	Single straight trunk
11	PA	<i>Picea abies</i>	Norway Spruce	7 ht.	as shown	B&B	Unsheared, branched to ground
3	PS	<i>Pinus strobus</i>	Eastern White Pine	7 ht.	as shown	B&B	Unsheared, branched to ground
5	QR	<i>Quercus rubra</i>	Red Oak	2.5" cal.	as shown	B&B	Single straight trunk
7	SR	<i>Syringa r. 'Ivory Silk'</i>	Japanese Tree Lilac	2" cal.	as shown	B&B	Single straight trunk
5	TA	<i>Tilia americana 'Redmond'</i>	Redmond American Basswood	2.5" cal.	as shown	B&B	Single straight trunk
SHRUBS							
59	DR	<i>Diervilla rivularis 'Kodiak Orange'</i>	Kodiak Orange Bush Honeysuckle	30" ht.	as shown	cont.	Well rooted
22	FI	<i>Forsythia x i. 'Spring Glory'</i>	Spring Glory Forsythia	30" ht.	as shown	cont.	Well rooted
4	HP	<i>Hydrangea p. 'Little Lime'</i>	Little Lime Hydrangea	30" ht.	as shown	cont.	Well rooted
9	JC	<i>Juniperus c. 'Grey Owl'</i>	Grey Owl Juniper	24" spd.	as shown	cont.	Well rooted
14	JH	<i>Juniperus c. 'Hetz Columnar'</i>	Hetz Columnar Juniper	48" ht.	as shown	B&B	Well rooted
39	SJ	<i>Juniperus c. 'Sea Green'</i>	Sea Green Juniper	24" spd.	as shown	cont.	Well rooted
11	PO	<i>Physocarpus o. 'Summer Wine'</i>	Summer Wine Ninebark	30" ht.	as shown	cont.	Well rooted
66	RA	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	24" spd.	as shown	cont.	Well rooted
36	SJ	<i>Spiraea japonica 'Neon Flash'</i>	Neon Flash Spirea	24" ht.	as shown	cont.	Well rooted
15	SP	<i>Syringa p. 'Miss Kim'</i>	Miss Kim Dwarf Korean Lilac	30" ht.	as shown	cont.	Well rooted
40	TD	<i>Taxus x m. 'Densiformis'</i>	Dense Yew	24" ht.	24" o.c.	cont.	Trim to Hedge
9	TO	<i>Thuja o. 'Nigra'</i>	Dark Green American Arborvitae	5' ht.	as shown	B&B	Trim to Hedge
26	VP	<i>Viburnum p.t. 'Shasta'</i>	Shasta Doublefile Viburnum	30" ht.	as shown	cont.	Well rooted
19	VT	<i>Viburnum trilobum 'Bailey's Compact'</i>	Bailey's Compact Cranberry Bush	30" ht.	as shown	cont.	Well rooted
88	WF	<i>Weigela f. 'Wine &amp; Roses'</i>	Wine & Roses Weigela	24" ht.	as shown	cont.	Well rooted
22	WR	<i>Weigela f. 'Red Prince'</i>	Red Prince Weigela	30" ht.	as shown	cont.	Well rooted
PERENNIALS							
48	AM	<i>Allium 'Millenium'</i>	Millenium Ornamental Onion	#1	18" o.c.	cont.	Well rooted
49	HL	<i>Hemerocallis 'Little Grapette'</i>	Little Grapette Daylily	#1	as shown	cont.	Well rooted
95	RF	<i>Rudbeckia f. 'Goldstrum'</i>	Black-eyed Susan	#1	24" o.c.	cont.	Well rooted

**SITE LANDSCAPE CALCULATIONS**

**INTERIOR LANDSCAPING:**  
15% of the total lot area

Total lot area: 2.78 ac (121,143 sf)  
Total Area Required: 18,171 sf (121,143 x .15)  
Total Area Provided: **43,141 (35.6%)**

One (1) tree & (5) five shrubs per 300 sf of area required

Total Trees Required: 61 (18,171 / 300)  
Total Trees Provided: **64** (3 are existing to remain)

Total Shrubs Required: 303 (18,171 / 300)\*5  
Total Shrubs Provided: **405**

**INTERIOR PARKING LOT LANDSCAPE:**  
20 sf. of landscape area per space  
Number of Spaces: 153

Landscape Area Required: 3,060 sf (153 x 20)  
Landscape Area Provided: **3,105 sf**

Tree Planting:  
(1) Deciduous or Ornamental Tree and (3) Shrubs per 100 SF of landscape area required

Trees Required: 31 (3,060 / 100)  
Trees Provided: **31**

Shrubs Required: 92 (3,060 / 100)\*3  
shrubs provided: **92**

**SCREENING REQUIREMENTS:**  
North & West Property Line - Type 'E'  
(1) Tree and (8) Shrubs per 30 lf  
North Property Line: 252.6 lf  
West Property Line: 289 lf

Trees Required (North): 12  
Trees Provided (North): **12**

Shrubs Required (North): 90  
Shrubs Provided (North): **94**

Trees Required (West): 10  
Trees Provided (West): **10**

Shrubs Required (West): 77  
Shrubs Provided (West): **78**

South & Portion of West Property Line - Type 'E'  
A 6' height obscuring wall is provided, see sheet L-2 and civil engineering drawings. (1) Tree and (8) Shrubs per 30 lf. are also required.

South Property Line: 261.5 lf  
West Property Line: 152 lf

Trees Required (South): 9  
Trees Provided (South): **5\***

Shrubs Required (South): 70  
Shrubs Provided (South): **75**

Trees Required (West): 5  
Trees Provided (West): **6**

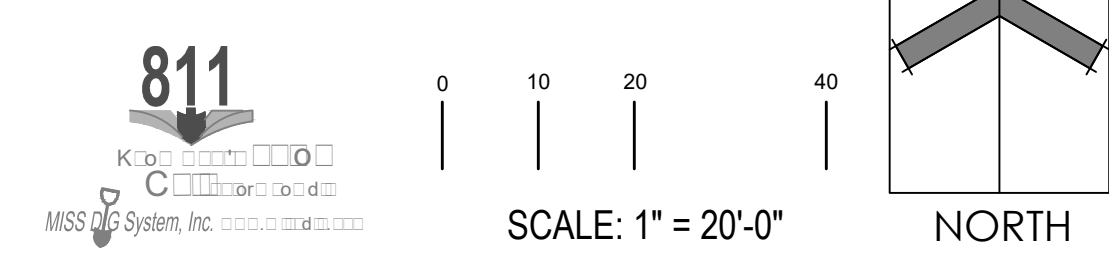
Shrubs Required (West): 41  
Shrubs Provided (West): **41**

**NOTE KEY:**

- ① PROPOSED BUILDING
- ② PROPOSED DUMPSTER ENCLOSURE AND SERVICE ENTRANCE
- ③ PROPOSED ASPHALT PARKING LOT, SEE CIVIL ENGINEERING DRAWINGS
- ④ PROPOSED CONCRETE SIDEWALK
- ⑤ PROPOSED MONUMENT SIGN
- ⑥ DECIDUOUS CANOPY TREE, SEE TYPICAL DETAIL SHEET L-2
- ⑦ EVERGREEN TREE, SEE TYPICAL DETAIL SHEET L-2
- ⑧ PROPOSED ORNAMENTAL TREE PLANTING, SEE TYPICAL DETAIL SHEET L-2
- ⑨ PROPOSED SHRUB PLANTING, SEE TYPICAL DETAIL SHEET L-2
- ⑩ SODDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE. CROWN ALL PARKING LOT ISLANDS 6" TO THE CENTER
- ⑪ SHOVEL CUT EDGE BETWEEN LAWN AND LANDSCAPE BED
- ⑫ METAL EDGING BETWEEN LAWN AND STONE MAINTENANCE STRIP
- ⑬ 12" WIDE 3" DEPTH CRUSHED STONE MAINTENANCE STRIP OVER FILTER FABRIC
- ⑭ SNOW STORAGE AREA

NOTE: Due to the overhead power lines, the required trees could not be planted along a portion of the south property line. See sheet L-2

East Property Line: N/A





02.02.2022	Prelim Site Plan Review
02.10.2022	Revision per Owner
04.20.2022	Revision
07.18.2022	Revision
01.26.2023	Revision
04.27.2023	Revision

**Black Rock Bar & Grill**

Highland Drive  
White Lake Township, Michigan

**Landscape Plan South**

**NOT FOR CONSTRUCTION**

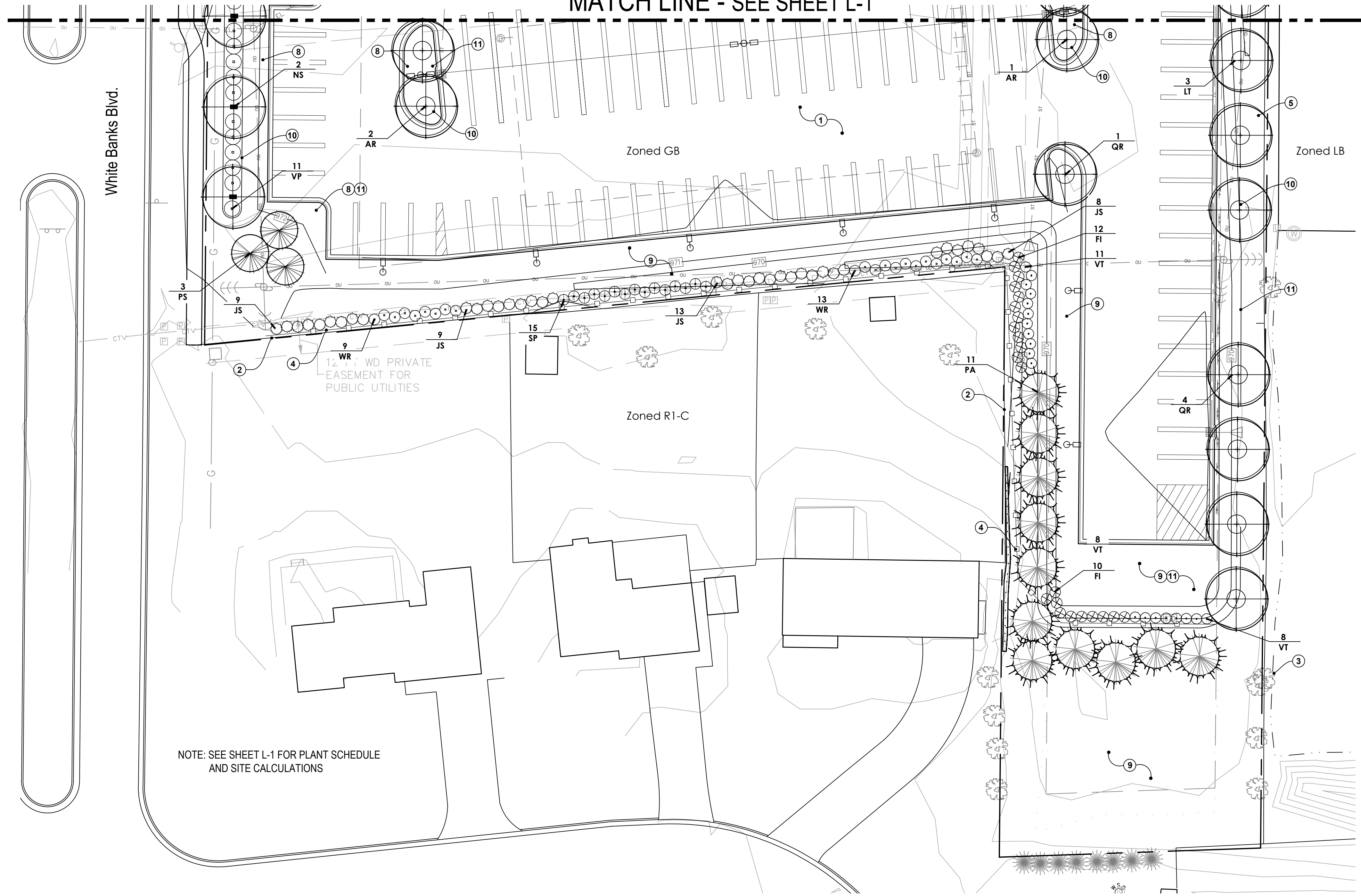


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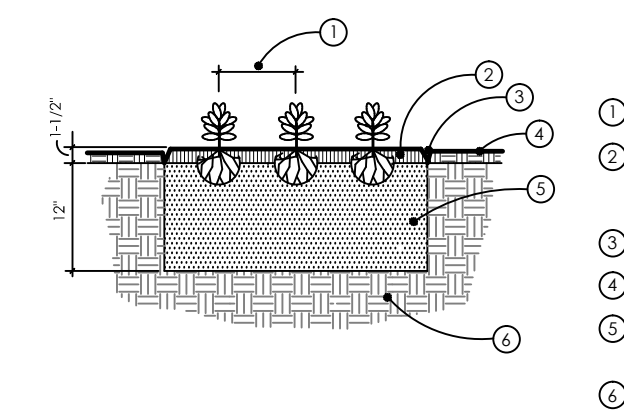
22.003

L-2

MATCH LINE - SEE SHEET L-1

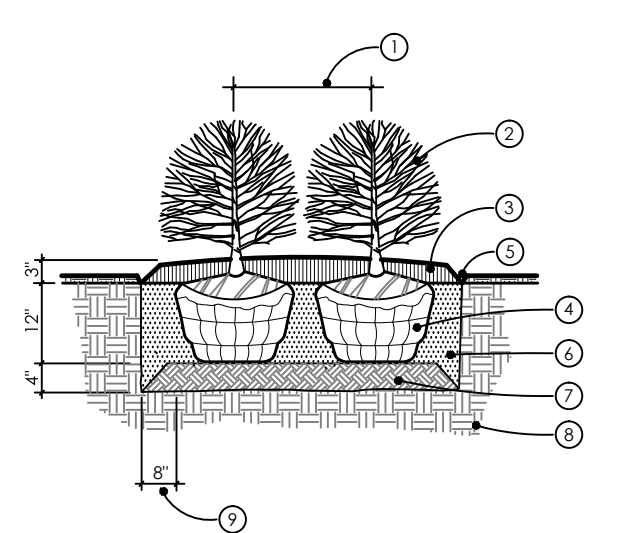


NOTE: SEE SHEET L-1 FOR PLANT SCHEDULE AND SITE CALCULATIONS



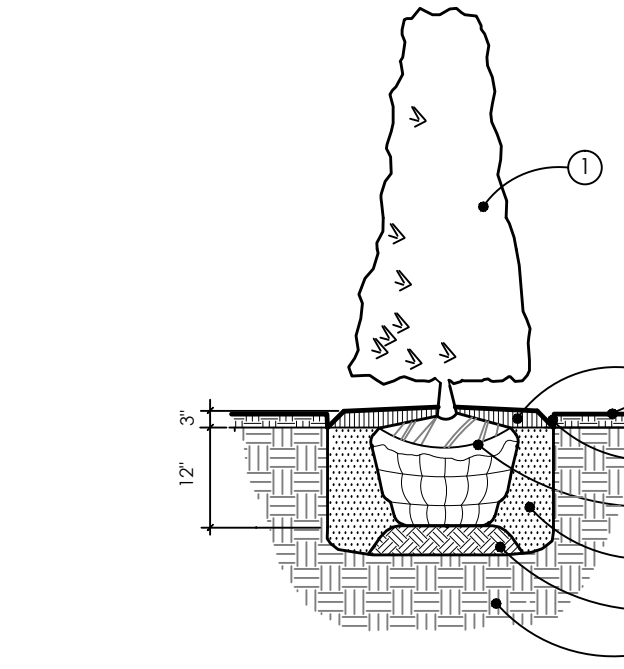
PERENNIAL / GROUNDCOVER PLANTING  
NOT TO SCALE

- NOTES:  
 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- SEE PLAN SCHEDULE FOR SPACING
  - 2" DEPTH CANADIAN PEAT TOP DRESSING OR 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH
  - SHOVEL CUT OR METAL EDGE, SEE PLAN
  - FINISH GRADE
  - EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX
  - UNDISTURBED SUBGRADE



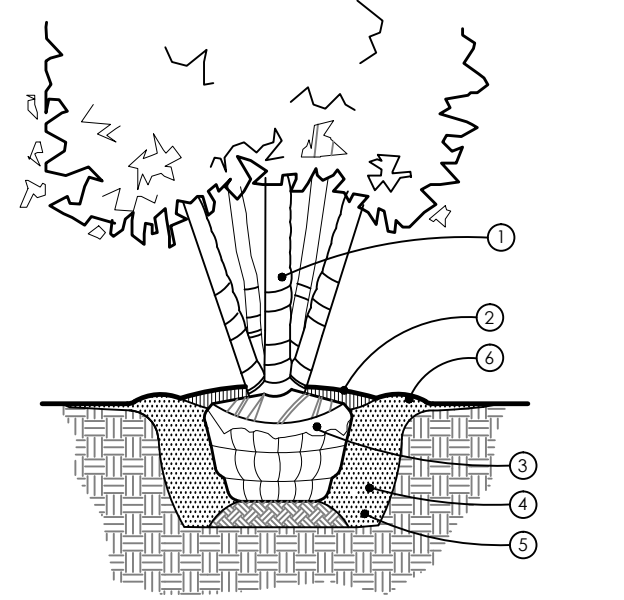
SHRUB PLANTING  
NOT TO SCALE

- NOTES:  
 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION  
 2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- SEE PLAN FOR SPACING
  - SHRUBS, SEE PLANT SCHEDULE
  - 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, TYPICAL
  - REMOVE ALL NON-BIODEGRADABLE TWINE FROM ENTIRE ROOTBALL, REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL
  - SHOVEL CUT OR METAL EDGE, SEE PLAN
  - EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX
  - SCARIFY TO 4" DEPTH AND RECOMPACT
  - UNDISTURBED SUBGRADE
  - MINIMUM 8" BETWEEN ROOTBALL AND EDGE OF PLANTING PIT



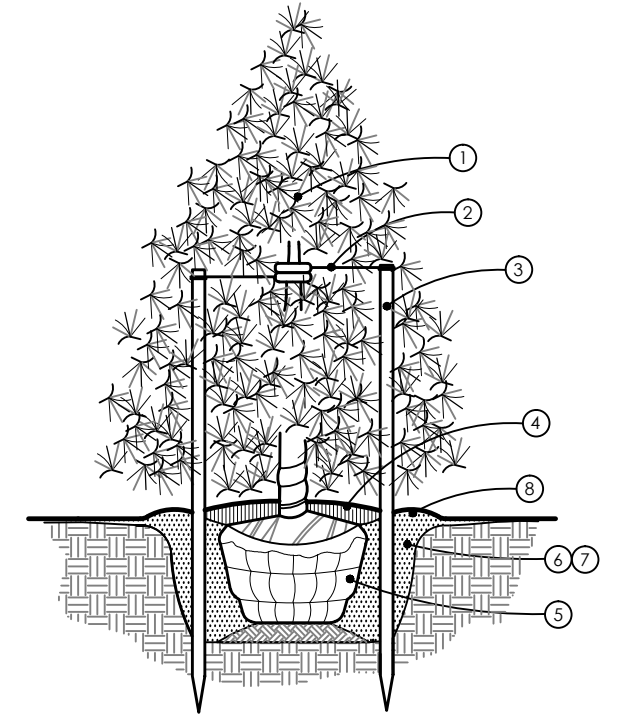
HEDGE PLANTING  
NOT TO SCALE

- NOTES:  
 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION  
 2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- HEDGE MATERIAL, SEE PLAN FOR LOCATION AND PLANT SCHEDULE
  - 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, TYPICAL
  - REMOVE ALL NON-BIODEGRADABLE TWINE FROM ENTIRE ROOTBALL, REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL
  - SHOVEL CUT OR METAL EDGE, SEE PLAN
  - FINISH GRADE
  - EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX
  - SCARIFY TO 4" DEPTH AND RECOMPACT
  - UNDISTURBED SUBGRADE



MULTISTEM TREE PLANTING  
NOT TO SCALE

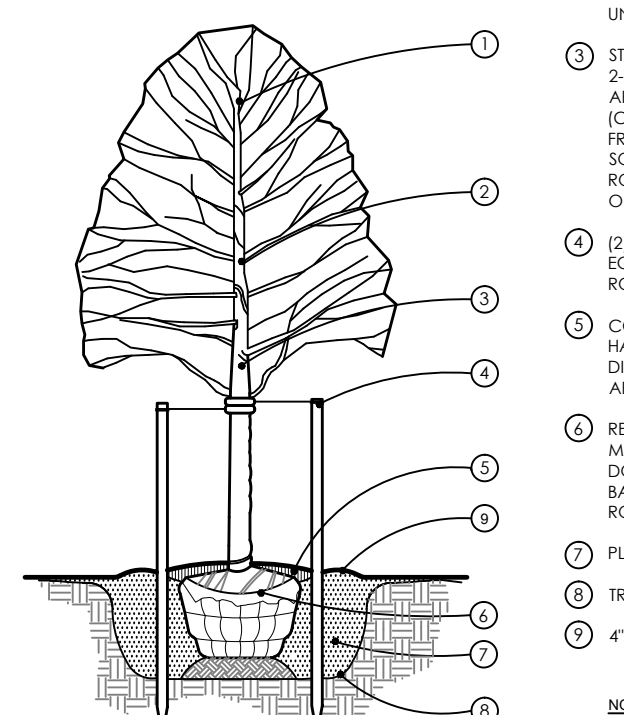
- NOTES:  
 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION  
 2. SET TOP OF ROOTBALL 3" ABOVE FINISH GRADE
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
  - COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA, LEAVE 3" CIRCLE OF BARE SOIL AROUND BASE OF THE STEMS.
  - REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL, FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
  - PLANT MIX
  - TREE PIT TO BE THREE TIMES WIDTH OF ROOTBALL
  - 4" TOPSOIL SAUCER



EVERGREEN TREE PLANTING  
NOT TO SCALE

- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- STAKE TREES WITH 2-3" WIDE BELL-LIKE FABRIC STRIPS ONLY, ABSORB TIE OR APPROVED EQUAL, (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, AND ALLOW FOR SOME TENSION) DO NOT USE WIRE OR ROPE THROUGH A HOSE. REMOVE AFTER ONE YEAR.
- (2) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6-8" OUTSIDE OF ROOTBALL, REMOVE AFTER ONE YEAR.
- COVER PLANTING W/ 3" SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA, CONNECT EVERGREEN PLANTINGS WHERE POSSIBLE
- REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL, FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
- PLANT MIX
- TREE PIT TO BE 3 TIMES WIDTH OF ROOTBALL
- 4" TOPSOIL SAUCER

- NOTES:  
 1. STAKE EVERGREENS UNDER 12' HEIGHT  
 2. GUY EVERGREENS 12' HEIGHT AND OVER  
 3. NEVER CUT OR PRUNE CENTRAL LEADER  
 4. SET STAKES VERTICAL AND EVENLY SPACED  
 5. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES



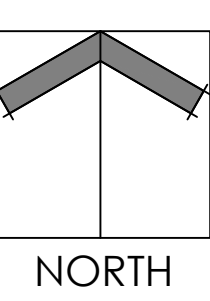
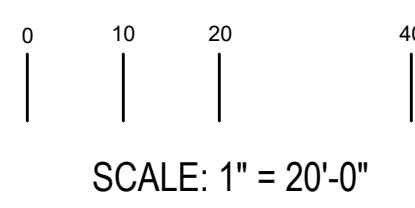
DECIDUOUS TREE PLANTING  
NOT TO SCALE

- REMOVE SECONDARY LEADERS, DO NOT PRUNE TERMINAL LEADER OR BRANCH TOPS, PRUNE ALL DEAD AND BROKEN BRANCHES.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- STAKE TREES JUST BELOW FIRST BRANCH W/ 2-3" WIDE BELL-LIKE FABRIC STRIPS ONLY, ABSORB TIE OR APPROVED EQUAL, (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, AND ALLOW FOR SOME TENSION) DO NOT USE WIRE OR ROPE THROUGH A HOSE. REMOVE AFTER ONE YEAR.
- (2) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6-8" OUTSIDE OF ROOTBALL, REMOVE AFTER ONE YEAR.
- COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA, LEAVE 3" CIRCLE OF BARE SOIL AROUND THE BASE OF THE TRUNK.
- REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL, FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
- PLANT MIX
- TREE PIT TO BE 3 TIMES WIDTH OF ROOTBALL
- 4" TOPSOIL SAUCER

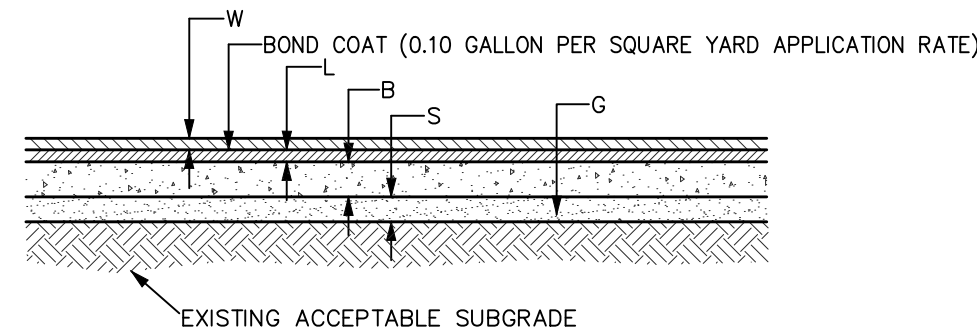
- NOTE:  
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS BEFORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
- NOTES:  
 1. STAKE TREES 3" - 5" CALIPER ONLY  
 2. GUY TREES 6" CALIPER AND OVER  
 3. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION  
 4. SET STAKES VERTICAL AND EVENLY SPACED  
 5. STAKES OR GUYS TO BE SET ABOVE FIRST BRANCH

NOTE KEY:

- PROPOSED ASPHALT PARKING LOT, SEE CIVIL ENGINEERING DRAWINGS
- EXISTING FENCE TO REMAIN
- EXISTING TREES TO REMAIN, PROTECT AS REQUIRED DURING CONSTRUCTION
- PROPOSED 8' HT. OBSCURING FENCE, SEE CIVIL ENGINEERING DRAWINGS FOR TYPICAL DETAIL
- DECIDUOUS CANOPY TREE, SEE TYPICAL DETAIL
- EVERGREEN TREE, SEE TYPICAL DETAIL
- PROPOSED SHRUB PLANTING, SEE TYPICAL DETAIL
- SODDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE. CROWN ALL PARKING LOT ISLANDS 6" TO THE CENTER
- SEEDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE.
- SHOVEL CUT EDGE BETWEEN LAWN AND LANDSCAPE BED
- SNOW STORAGE AREA





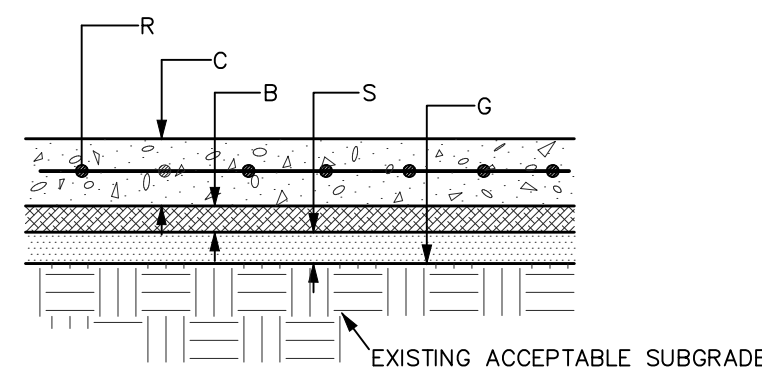


**STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION**  
NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COMPACTED THICKNESS
W	WEARING COURSE	MDOT 36A	1.5"
L	LEVELING COURSE	MDOT 13A	1.5"
B	AGGREGATE BASE	MDOT 21AA	8"
S	GRANULAR SUBBASE	MDOT CLASS II	6"
G	GEOGRID	N/A	N/A

**BITUMINOUS PAVEMENT NOTES:**

- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes, Road and/or Parking Lot Construction Notes and Typical Road and/or Pavement Cross Section details on the project plans for additional requirements.
- Unsuitable soils found within the 1 on 1 influence zone of the pavement, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced up to the proposed subgrade elevation with MDOT Class III granular material compacted to 95% maximum unit weight, modified proctor.
- Contractor shall proof roll prepared subgrade as directed by Engineer. Unacceptable areas of subgrade shall be undercut and replaced as directed by Engineer.
- Owner/Developer may delay placement of the bituminous wearing course outside of the public road right of way. Repair of the bituminous leveling course may be necessary due to any delay in placement of the bituminous wearing course. Substantial repair to the bituminous leveling course may be necessary if placement of the bituminous wearing course is delayed for more than 12 months after placement of the bituminous leveling course. The bituminous leveling course shall be repaired as directed by Engineer prior to placement of the bituminous wearing course.



**HEAVY DUTY CONCRETE PAVEMENT CROSS-SECTION**  
NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPEC.	MIN. THICKNESS
R	REINFORCEMENT	N/A	N/A
C	CONCRETE	MDOT P1-1A - 6 SACK	8"
B	AGGREGATE BASE	MDOT 21AA	6"
S	GRANULAR SUBBASE	MDOT CLASS II	6"
G	GEOGRID	N/A	N/A

**CONCRETE PAVEMENT NOTES:**

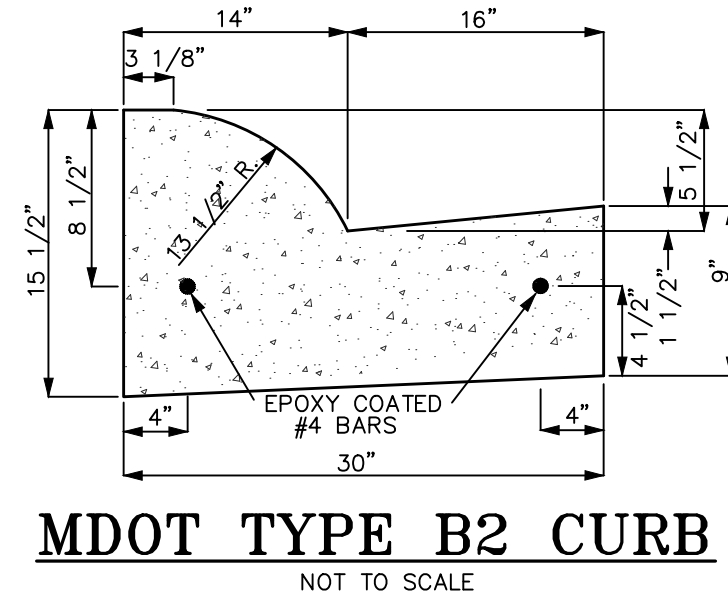
- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes, Road and/or Parking Lot Construction Notes and Typical Road and/or Pavement Cross Section details on the project plans for additional requirements.
- Unsuitable soils found within the 1 on 1 influence zone of the pavement, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced up to the proposed subgrade elevation with MDOT Class II granular material compacted to 95% maximum unit weight, modified proctor.
- Contractor shall proof roll prepared subgrade as directed by Engineer. Unacceptable areas of subgrade shall be undercut and replaced as directed by Engineer.
- Concrete material shall meet or exceed the specification requirements of the appropriate Local Municipality. If not specified by the Local Municipality, then the concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28 day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. Contractor shall submit concrete mix design and aggregate mechanical analysis report to the Local Municipality and Engineer for review and approval prior to use.
- Install transverse contraction control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse contraction control joints in curb with 1" minimum depth at 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- Install transverse expansion control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse expansion control joints in curb as follows: 300' maximum on center. Transverse expansion control joints shall be 1" thick asphalt fiber joint filler matching entire concrete cross section.
- Provide lane ties when specified on the Project Plans, otherwise provide 0.5" asphalt fiber control joint between concrete pavement and all other concrete structures, such as concrete curb, sidewalks and concrete driveways.

**CONCRETE CURB NOTES:**

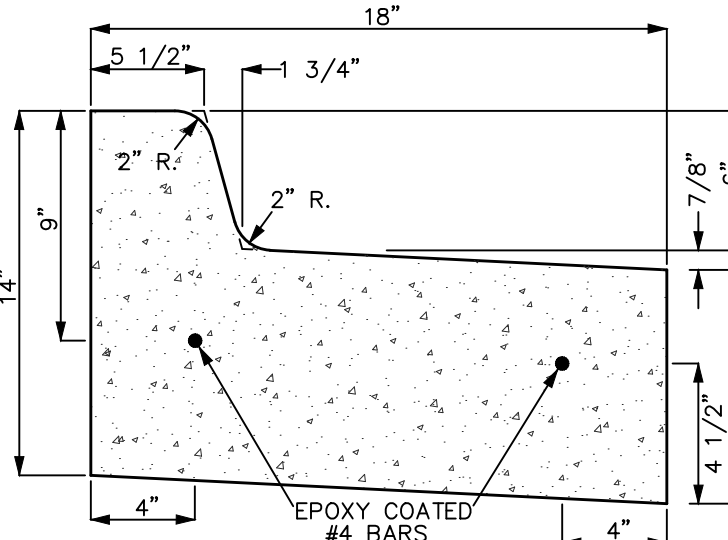
- Refer to the project plans for the proposed locations of the specific curb types.
- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes and Curb Cross Section Details on the project plans for additional requirements.
- Extend the base and/or subbase material of the appropriate adjacent pavement cross-section horizontally to 1 foot behind the back of curb. Concrete curb shall be constructed on no less than 6" of combined depth of compacted base/subbase material.
- Concrete material shall meet or exceed the specification requirements of the appropriate Local Municipality. If not specified by the Local Municipality, then the concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28 day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. Contractor shall submit concrete mix design and aggregate mechanical analysis report to the Local Municipality and Engineer for review and approval prior to use.
- Install transverse contraction control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse contraction control joints in curb with 1" minimum depth at 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- Install transverse expansion control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse expansion control joints in curb as follows: 400' maximum on center, at spring points of intersecting streets and within 10' on each side of catch basins. Transverse expansion control joints shall be 1" thick asphalt fiber joint filler matching entire curb cross section.
- Provide 1" asphalt fiber control joint between back of curb and all other concrete structures, such as concrete sidewalks and concrete driveways.
- Curb Contractor shall provide final adjustment of catch basin castings in curb line. Castings shall be tucked pointed to structure water tight with concrete or mortar inside and outside of casting.
- Install curb cuts for all existing and proposed sidewalks and pedestrian ramps in accordance with the American Disabilities Act and the Barrier Free Design requirements of the appropriate Local, County and/or State Agency. Refer to MDOT Standard Plan R-28, latest revision. Install curb cuts for all existing and proposed vehicular ramps and drives as noted on the project plans.



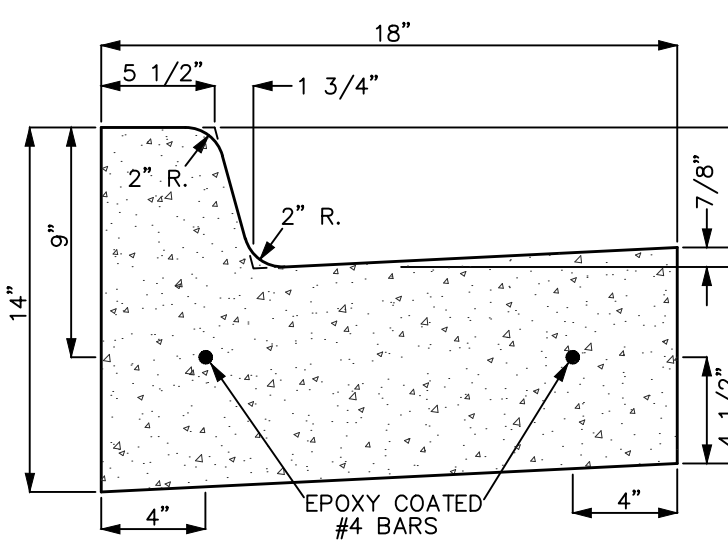
**VINYL SCREEN FENCE DETAIL**  
NOT TO SCALE



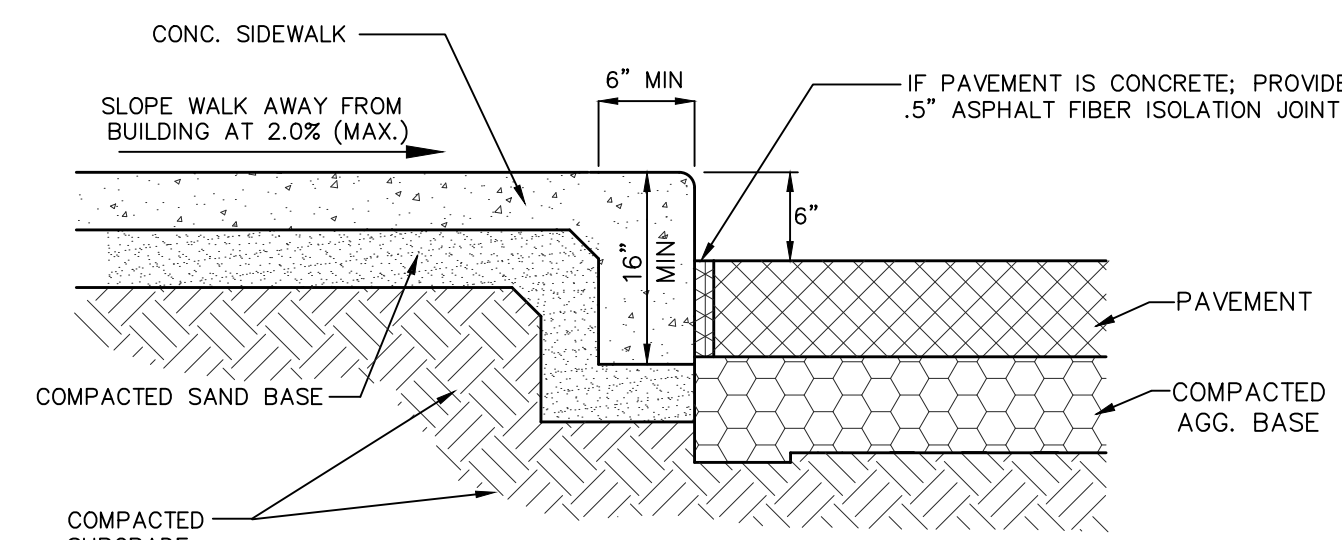
**MDOT TYPE B2 CURB**  
NOT TO SCALE



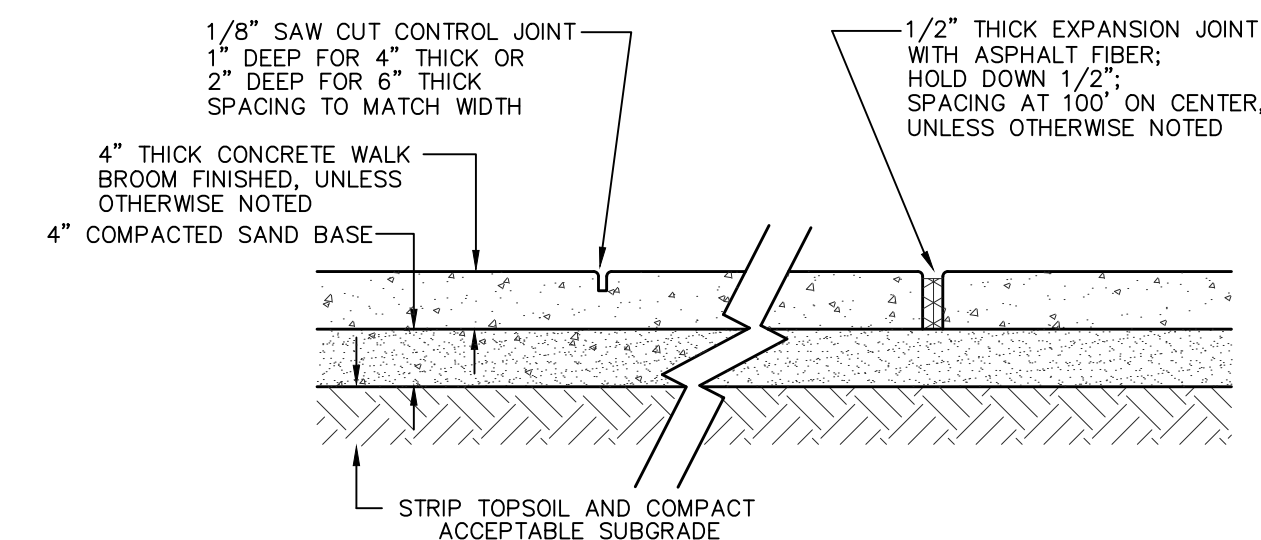
**MDOT TYPE F2 CURB REVERSE PITCH**  
NOT TO SCALE



**MDOT TYPE F2 CURB**  
NOT TO SCALE



**SIDEWALK WITH INTEGRAL CURB & ISOLATION JOINT DETAIL**  
NOT TO SCALE

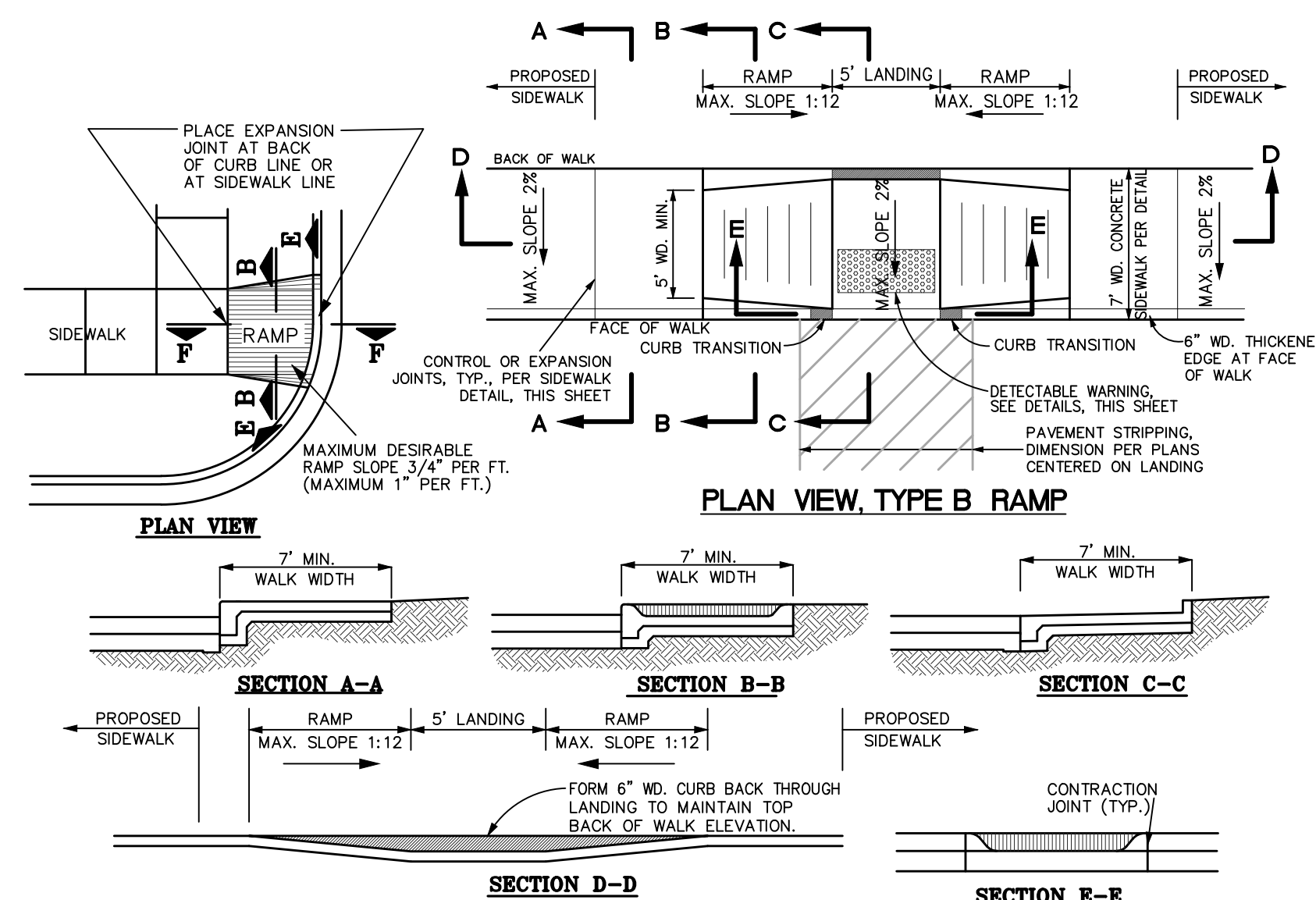


**SIDEWALK CROSS SECTION**  
NOT TO SCALE

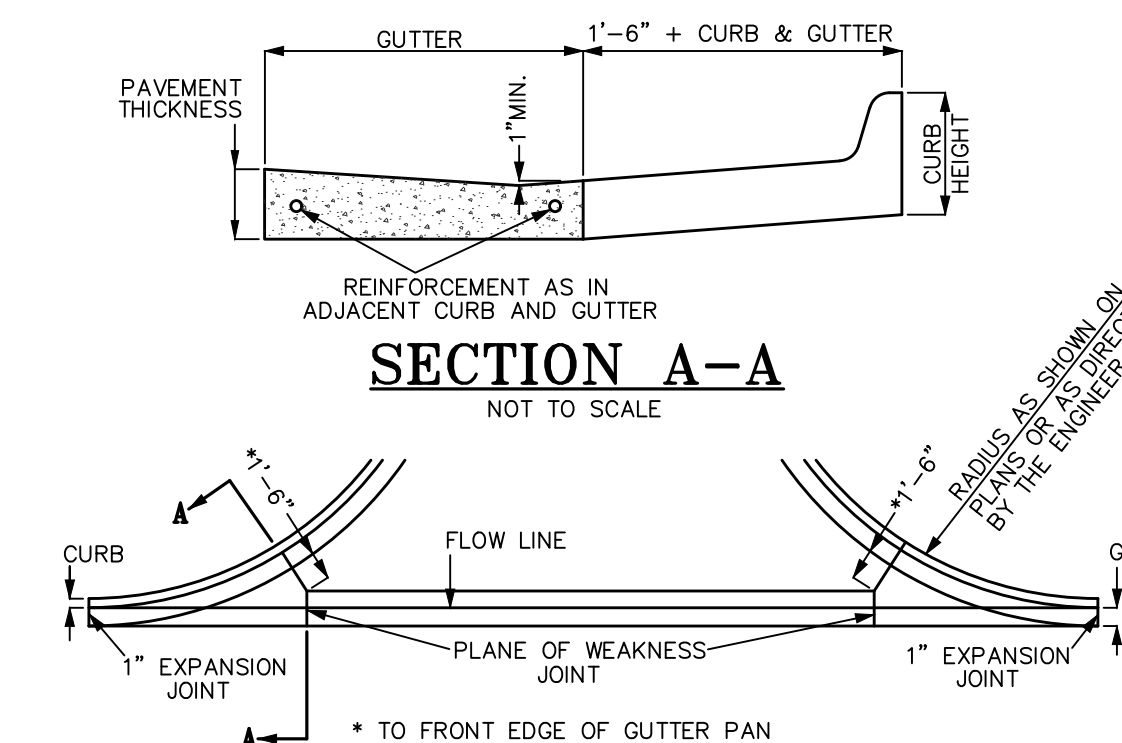
- NOTES:
- SEE PLAN FOR WIDTH OF SIDEWALK.
  - PROVIDE CONCRETE TYPE PER LOCAL CODE. (3500 PSI AIR ENTRAINED)
  - WALK TO BE 6" THICK AT ENTRY DRIVES

**SIDEWALK CROSS SECTION NOTES:**

- The construction specifications of the Local Municipality are a part of this work. Refer to the General Notes and the Sidewalk Cross Section Details on the Project Plans for additional requirements.
- Sidewalk widths may vary. See the Project Plans for the proposed sidewalk width at each location. Increase sidewalks to 6" minimum thickness at driveways and other areas exposed to vehicular traffic.
- The existing subgrade soils shall be prepared prior to placement of the granular subbase. Unsuitable soils found within the 1 on 1 influence zone of the proposed sidewalk areas, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced with structural fill. Structural fill shall be MDOT Class II granular material placed in accordance with the General Notes on the Project Plans.
- The sidewalk compacted subbase material shall be MDOT CL II sand. No subbase material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. The subbase shall be compacted to a minimum of 95% of the maximum unit weight, modified proctor.
- Concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28 day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. The Contractor shall submit the concrete mix design and aggregate mechanical analysis report to the Material Testing Engineer and/or Project Engineer for review and approval prior to use.
- Install transverse contraction control joints in accordance with the Sidewalk Cross Section Detail. Space contraction control joints to match sidewalk width, but no greater than 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- Install transverse expansion control joints in accordance with the Sidewalk Cross Section Detail. Space expansion control joints at 50 feet on center maximum. Transverse expansion control joints shall be 1/2" thick asphalt fiber joint filler matching entire sidewalk cross section.
- Provide 1" asphalt fiber control joint between concrete sidewalks and all other concrete structures, such as concrete building foundations, concrete curb and concrete driveways.
- Construct all Barrier Free Sidewalk Ramps in accordance with the American Disabilities Act and the Barrier Free Design Requirements of the appropriate Local, County or State Agency with jurisdiction over the project. Refer to MDOT Standard Plan R-28, latest revision.
- The concrete sidewalk shall not be exposed to vehicular traffic until the concrete has reached at least 75% of the design flexural strength.



**BARRIER FREE RAMP**  
NOT TO SCALE



**CONCRETE DRIVEWAY OPENING MDOT DETAIL "M"**  
NOT TO SCALE

**GENERAL NOTES:**

- Contractor shall perform the work in accordance with the requirements of the appropriate Local, County and State Agencies and all other Government and Regulatory Agencies with jurisdiction over the project. Contractor shall notify the appropriate Agencies in advance of each stage of work in accordance with each Agency's requirements.
- Contractor shall comply with all permit, insurance, licensing and inspection requirements associated with the work. Prior to construction, Contractor and Owner/Developer shall determine who is responsible for obtaining each required permit. Contractor shall verify that the each required permit has been obtained prior to commencement of the stage of work associated with the required permit(s).
- Contractor shall furnish liability insurance and property damage insurance to save harmless the Owner, Developer, Architect, Engineer, Surveyor and Government Agencies for any accident occurring during the construction period. Refer to the appropriate Local, County and State Agencies for additional requirements. Copies of insurance certifications shall be made available to the Owner/Developer.
- Contractor shall conduct and perform work in a safe and competent manner. Contractor shall perform all necessary measures to provide for traffic and pedestrian safety from the start of work and through substantial completion. Contractor shall determine procedures and provide safety equipment such as traffic controls, warning devices, temporary pavement markings and signs as needed. Contractor shall comply with the safety standards of the State Department of Labor, the occupational health standards of the State Department of Health and safety regulations of the appropriate Local, County, State and Federal Agencies. Refer to the safety specifications of the appropriate Regulatory Agencies. The Contractor shall designate a qualified employee with complete job site authority over the work and safety precautions; said designated employee shall be on site at all times during the work.
- Contractor shall coordinate scheduling of all work in the proper sequence, including work by Subcontractors. Additional costs due to improper planning by Contractor or work done out of sequence as determined by standard acceptable construction practices, shall be Contractor's responsibility.
- Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to construction. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
- Contractor shall coordinate scheduling a Pre-Construction Meeting with Engineer prior to commencement of work.
- The Local Municipality, County and/or State in which the project is located may require an Engineer's Certification of construction of the proposed site improvements. Contractor shall verify the certification requirements with Engineer prior to commencement of work. Contractor shall coordinate construction staking, testing, documentation submittal and observation with the appropriate Agency, Surveyor and/or Engineer as required for Engineer's Certification and Government Agency Acceptance. All materials used and work done shall meet or exceed the requirements of certification and acceptance, the contract documents and the material specifications noted on the project plans. Any materials used or work done that does not meet said requirements, contract documents and/or specifications shall be replaced and/or redone at Contractor's expense. The Owner/Developer may wait for test results, certifications and/or Agency reviews prior to accepting work.
- Engineer may provide subsurface soil evaluation results, if available, to Contractor upon request. Subsurface soil evaluation results, soils maps and/or any other documentation does NOT guarantee existing soil conditions or that sufficient, acceptable on-site granular material is available for use as structural fill, pipe bedding, pipe backfill, road subbase or use as any other granular material specified on the project plans. On-site granular material that meets or exceeds the material specifications noted on the project plans may be used as structural fill, pipe bedding, pipe backfill and/or road subbase material. On-site granular material shall be stockpiled and tested as acceptable to the appropriate Agency and/or Engineer prior to use.
- During the performance of their work, Contractor shall be solely responsible for determining soil conditions and appropriate construction methods based on the actual field conditions. Contractor shall furnish, install and maintain sheeting, shoring, bracing and/or other tools and equipment and/or construction techniques as needed for the safety and protection of the workers, pedestrians and vehicular traffic and for protection of adjacent structures and site improvements.
- Contractor shall install temporary and permanent soil erosion and sedimentation control devices at the appropriate stages of construction in accordance with the appropriate regulatory Agencies. Refer to Soil Erosion and Sedimentation Control Plans and Notes on the project plans.
- Structural fill shall be placed as specified on the project plans and within the 1 on 1 influence zone of all structures, paved areas and other areas subject to vehicular traffic. Structural fill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, modified proctor). Fill material shall meet or exceed the specifications noted on the project plans or as directed by Engineer when not specified on the project plans.
- All existing monuments, property corners, ground control and benchmarks shall be protected and preserved; and if disturbed by Contractor, shall be restored at Contractor's expense. Contractor shall notify Surveyor of any conflicts between existing monuments, property corners, ground control and/or benchmarks and the proposed site improvements.
- Contractor shall notify Owner/Developer and Engineer immediately upon encountering any field conditions, which are inconsistent with the project plans and/or specifications.
- When noted on the project plans for demolition and/or removal, Contractor shall remove existing structures, building and debris and recycle and/or dispose of in accordance with Local, County, State and Federal regulations.
- Contractor shall remove excess construction materials and debris from site and perform restoration in accordance with the project plans and specifications. Disposal of excess materials and debris shall be performed in accordance with Local, County, State and Federal regulations.
- Construction access to the site shall be located as acceptable to the Owner/Developer and to the appropriate Local, County and/or State Agency with jurisdiction over the road(s) providing access to the site. Construction access shall be maintained and cleaned in accordance with the appropriate Local, County and/or State Agencies and as directed by Owner/Developer and/or Engineer.
- Contractor shall take necessary precautions to protect all site improvements from heavy equipment and construction procedures. Damage resulting from Contractor actions shall be repaired at Contractor's expense.

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DESIGN: AJL	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: O.M. CHECK: WMP		08-18-22	REVISED PER TOWNSHIP REVIEW COMMENTS
		10-26-22	REVISED CURB & GUTTER DETAILS
		04-14-23	ADDED VINYL SCREEN FENCE DETAIL

REVISION #	DATE	REVISION-DESCRIPTION

**BLACK ROCK WHITE LAKE TOWNSHIP**

**SITE IMPROVEMENT NOTES & DETAILS**

CLIENT: BRANDENBROOKE INVESTMENTS	SCALE: N/A
30553 WIXOM ROAD WIXOM, MI, 48393	PROJECT No.: 214182 DWG NAME: 4182 DT
ISSUED: APR. 14, 2023	

**DT1**