



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, OCTOBER 01, 2026 – 6:30 PM

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

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. [September 17, 2026](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
 - A. [Ginko Storage](#)
[located southwest of White Lake Road and Andersonville Road intersection. Identified as parcel ID: 12-01-127-004. Consisting of approximately 2.13 acres. Currently zoned as LM-1 \(Light Industrial\).](#)
[Applicant: Ginko Investment, LLC](#)
[Request: 1. Special Land Use](#)
[2. Final Site Plan Amendment](#)
 - B. [2027-2032 Capital Improvement Plan \(CIP\)](#)
 - [1. Discussion of Police Department](#)
 - [2. Discussion of Parks and Recreation](#)
 - [3. Consideration of approval](#)
8. CONTINUING BUSINESS
9. NEW BUSINESS
 - A. [Hidden Pines Condominium](#)
[Request: 1. Final Site Plan Amendment](#)
10. LIAISON'S REPORT
11. PLANNING CONSULTANT'S REPORT
12. DIRECTOR'S REPORT
13. OTHER BUSINESS
 - A. [Conceptual Discussion for Sunset Cove Lakefront Condominium](#)
[located at 8300 Pontiac Lake Rd. Identified as parcel ID: 12-13-451-011. Consisting of approximately 3.31 acres. Currently zoned as PG \(Pontiac Gateway\).](#)
[Applicant: Michael Zeer](#)
14. COMMUNICATIONS
15. NEXT MEETING DATE: October 15, 2026
16. ADJOURNMENT

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. Please contact the Township Clerk's office at (248) 698-3300 X-7 at least five days in advance of the meeting. An attempt will be made to provide reasonable accommodations.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 17, 2026**

CALL TO ORDER

Commissioner Carlock called the meeting to order at 6:30 P.M. She then led the Pledge of Allegiance.

ROLL CALL

Present:

T. Joseph Seward
Pete Meagher
Robert Seeley, Vice Chair
Merrie Carlock, Chairperson
Debby Dehart

Absent:

Scott Ruggles, Township Board Liaison
Mona Sevic

Others:

Sean O'Neil, Community Development Director
David Waligora, Senior Planner
Matteo Passalacqua, Carlisle Wortman
Kyle Gall, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (5 yes votes).

APPROVAL OF MINUTES

A. August 20, 2026

It was MOVED by Commissioner Seeley, seconded by Commissioner Seward to approve the minutes as presented. The motion carried with a voice vote: (5 yes votes).

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

Karen Law, 3332 Duffield Road, spoke on behalf of a neighbor regarding data center risks, requesting proactive ordinance updates addressing closed-loop cooling requirements, noise and light pollution safeguards, investigation of utility rate impacts on residents, and continuation of the existing moratorium on data center proposals.

Director O'Neil responded that a moratorium on data centers has been in effect since earlier in 2026 and runs through February 2027, and that draft ordinance amendments are anticipated around October 1, 2026, followed by Planning Commission discussion, a public hearing, and Township Board consideration prior to the moratorium's expiration.

PUBLIC HEARING

None.

CONTINUING BUSINESS

A. Edendale Crossing

located on the northwest corner of Bogie Lake Road and Cedar Island Road. Identified as parcel IDs:12-29-476-016 thru 12-29-476-024. Consisting of approximately 45.7 acres. Currently zoned as PD (Planned Development). Applicant: PH Communities, LLC

Request: 1. Consideration of Final Site Plan Approval

2. Consideration of Planned Development Agreement

Mr. Passalacqua and Mr. Gall presented the project history, including a December 4, 2025 public hearing, a revised preliminary site plan submitted December 19, 2025 (units reduced from 125 to 120; open space increased from 24% to 27%), a Commission recommendation of denial of that preliminary plan, and Township Board approval of the preliminary site plan on February 17, 2026, subject to resolution of outstanding consultant comments.

For the final site plan under review, unit count was further reduced to 115, open space increased to 28.5%, a service drive and additional pedestrian path were added, and the school pathway was revised to terminate at the school property line. Consultants recommended landscaping waivers along the north and west property lines and requested extension of brick/masonry treatment to side elevations, along with documentation memorializing the applicant's commitment to the off-site school pathway.

Mr. Eppink, representative for the project, presented revised elevations and described a completed lot combination, sanitary sewer extension, and Road Commission-approved center turn lane extension as proposed community benefits.

Commissioners raised questions regarding site/landscape plan consistency, the approval process for requested landscaping waivers, pathway termination details, and whether the sanitary sewer extension should be credited as a community benefit given it is required infrastructure for the project's density.

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to recommend denial of the Edendale Crossing final site plan, citing concerns with density inconsistent with

the Master Plan, traffic congestion, and insufficient weight given to the proposed sanitary sewer extension as a community benefit. The motion carried with a roll call vote: (4 yes votes) (Seward/yes, Carlock/yes, Seeley/yes, Dehart/yes, Meagher/no)

It as MOVED by Commissioner Seward, seconded by Commissioner Meagher to recommend approval of the Edendale Crossing Planned Development Agreement to the Township Board, contingent upon: (1) Township Board approval of the final site plan; (2) resolution of all outstanding staff and consultant review comments; (3) inclusion of masonry/brick veneer, at minimum, on side building elevations; and (4) specific enumeration of all proposed community benefits directly within the Development Agreement, rather than by reference to the Community Impact Statement. The motion carried with a roll call vote: (4 yes votes) Seward/yes, Meagher/yes, Seeley/no, Dehart/yes, Carlock/yes).

B. BP Gas Station - 8320 Highland Rd

Location: 8320 Highland Road, White Lake, MI 48386. The property is currently zoned GB (General Development). Identified as parcel number 12-13-454-019.

Request: **Special Land Use Approval**

Senior Planner Waligora stated this request was previously tabled approximately four weeks prior due to concerns regarding sound generated by proposed EV charging stations near an adjacent single-family residence. He reported that the applicant has since proposed relocating the charging stations approximately 113 feet from the property line, substantially reducing the prior sound concerns based on his observation of a comparable installation. It was clarified that the existing perimeter fence was originally approved and constructed as wood (not masonry as previously believed) and is showing wear; the applicant voluntarily offered to replace it with a vinyl fence meeting current landscaping standards (minimum 6 feet). He also identified a 50-foot utility easement (containing a 12-inch water main) near the site and recommended a condition against equipment or permanent structures within the easement.

The Commission discussed EV charging station operating hours and safety concerns regarding unattended nighttime charging. A resident at the previous meeting had raised a complaint regarding loud late-night music at the station; the applicant committed to reducing volume or discontinuing music by approximately 7:00 p.m.

It was MOVED by Commissioner Meagher, seconded by Commissioner Seeley, to recommend approval of the Special Land Use request for the BP gas station to install electric vehicle charging stations, subject to: (1) EV charging station hours of operation coinciding with the gas station's existing hours of operation (Monday-Friday 5:00 a.m.-12:00 a.m., Saturday 7:00 a.m.-12:00 a.m., Sunday 8:00 a.m.-10:00 p.m.), including if those hours change in the future; (2) replacement of the existing wood fence along the residential buffer with a vinyl fence meeting current landscaping standards; and (3) resolution of all outstanding staff and consultant review comments, including confirmation that no equipment encroaches on

**the utility easement. The motion carried with roll call vote: (5 yes votes)
(Meagher/yes, Dehart/yes, Seeley/yes, Carlock/yes, Seward/yes)**

C. Discussion of the 2027-2032 Capital Improvement Plan (CIP)

1. Discussion of Parks

2. Discussion of Fire Department

Director O'Neil introduced the CIP discussion, incorporating Fire Department and Department of Public Works (DPW)/Utilities sub-discussions. The Police Department was unable to attend and will present its CIP items at the October 1, 2026 meeting.

Chief Feichtner presented on proposed capital projects, including a brush truck replacement (approximately \$90,000), additional water tanker trucks, a potential ladder truck, replacement of Fire Station 2 (potentially relocating into the current Dublin Senior Center) and Fire Station 3 (Ormond Road), annual structural firefighting gear purchases, and engine replacement (current engines are 14 years old; replacement cost estimated at \$1.0-\$1.1 million each). A Fire Department strategic planning workshop is scheduled for September 29, 2026, after which CIP priorities may be adjusted. No formal action was taken.

Director Potter presented on sanitary sewer and water system asset management plans, including recent completion of approximately 3 miles of sewer relining, the Western Outlet sanitary sewer extension (connected to the Edendale Crossing discussion under Item 8A), a future pump station near Lakeland High School, pump station control panel rehabilitation, water system improvements including iron filtration at the Twin Lakes well house, replacement of aging water mains, a proposed interconnection between north and south water pressure districts, the water meter replacement program, water tower maintenance, acquisition of a mini-excavator, a proposed emergency interconnection with Waterford Township, and the need for a permanent DPW maintenance facility. Commissioners asked questions regarding funding sources and long-term equipment replacement savings. No formal action was taken; the discussion was informational.

NEW BUSINESS

A. Conceptual Discussion for Sunset Cove Lakefront Condominium

located at 8300 Pontiac Lake Rd. Identified as parcel ID: 12-13-451-011. Consisting of approximately 3.31 acres. Currently zoned as PG (Pontiac Gateway).
Applicant: Michael Zeer

The applicant was unable to attend due to a reported family emergency. No action was taken.

LIAISON'S REPORT

Director O'Neil provided the Township Board liaison report. The Township Board met on Tuesday and: approved the transfer of funds within the approved budget for the new Township Hall project due to construction delays; approved a proposal from Beckett & Raeder to proceed with Phase 2 design of a Stanley park, appointing a three-member Trustee subcommittee (Trustees

Ruggles, Voorheis, and Smith); and approved items related to special assessment districts, dark web monitoring services, and weed control.

Commissioner Dehart stated the Zoning Board of Appeals met earlier the same evening regarding a variance request for an addition. It was approved.

Senior Planner Waligora provided a Parks Committee update, noting ongoing subcommittee review of the Stanley Park Phase 2 playground scope, remediation of a ground bee colony at Stanley Park, a forthcoming grant funding opportunity for park improvements, and cancellation of the Parks Committee's regular monthly meeting.

PLANNING CONSULTANT'S REPORT

None.

DIRECTOR'S REPORT

Director O'Neil reported that the Township is pursuing a full rewrite of the Zoning Ordinance to move away from its current proprietary codification platform, at an estimated cost of \$15,000-\$16,000, with the proposal to be brought to the Township Board in October 2026. Staff confirmed that no sound engineering consultant has yet been retained regarding data center noise standards. Staff also raised, for future consideration, a possible change to the Planning Commission's regular meeting night beginning in 2027 with the move to the new Township Hall; Commissioners expressed a preference for Wednesday.

OTHER BUSINESS

None.

COMMUNICATIONS

None.

NEXT MEETING DATE: October 1, 2026

ADJOURNMENT

It was **MOVED** by Commissioner Meagher, seconded by Commissioner Seeley, to adjourn at 8:50 P.M. The motion carried with a voice vote: (5 yes votes).

Director's Report

Project Name: Ginko Storage

Description: Final site plan approval

Date on Agenda this packet pertains to: October 1, 2026

☐ Public Hearing

☒ Special Land Use

☐ Initial Submittal

☐ Rezoning

☐ Revised Plans

☐ Other:

☐ Preliminary Approval

☒ Final Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	☐	☐	☐	☒	Based on comments from staff & consultants
Mike Leuffgen	DLZ	☒	☐	☒	☐	See letter dated 09/03/2026
Matteo Passalacqua	Carlisle Wortman Associates, Inc	☐	☐	☒	☐	See letter dated 08/11/2026



Connect. Build. Thrive.

September 3, 2026

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

RE: Ginko Self Storage -Final Site Plan/Final Engineering Plan Review-4th Review
~~Stormwater Maintenance Agreement Review-1st Review~~

DLZ # 2345-7567-04

Dear Mr. O' Neil,

This development was previously recommended for approval and a pre construction meeting was held on 9/30/2025. We understand that the applicant desires to make changes to the proposed site layout, grading, and drive configuration. The revised plans have been prepared by PEA Group and are dated August 11, 2026. These plans were reviewed for conformance with the Township Engineering Design Standards.

Carryover comments from our previous review letters are in *italics*. New comments resulting from the plan updates are in plain text. We offer the following comments for your consideration:

Sanitary Sewer

1. *Oakland County Health Department will need to approve and permit septic field for this property.* **Comment remains as a notation.**

Watermain

1. *We defer to the Township Fire Department with regard to fire suppression requirements.* **Comment remains as a notation.**
2. *Provide a fire truck turning plan for a 40 foot fire truck to demonstrate all proposed buildings are accessible by a fire truck.* **Comment addressed, a turning radius plan has been provided.**
3. *Oakland County will need to approve the well and permit for this property.* **Comment remains as a notation.**



General

1. *Sheets C-3.0,4.0,6.0, L-1.0, and A-1.0- Remove all references to 'Preliminary' in the title boxes on these sheets. In addition, we note that all sheets are marked as 'Not for Construction.' Comment partially addressed. All references to 'Preliminary' have been removed with the exception of Sheet 4.0. Please remove reference on this sheet. **Comment partially addressed. All references to 'Preliminary' have now been removed. We note that in the sheet index of drawings on the cover sheet that Sheet A-1.0 is listed as 'preliminary.'** Please remove the preliminary reference for this line item.*

Grading/Paving

1. Sheet C-3.0- Striped crosswalk at drive entrance has now been eliminated. Is this the intent or is this in error?
2. Sheet C-4.0- Provide ADA parking blowup for this area; this was shown on the previous submittal.
3. Sheet C-4.0- What is the top of rock wall grade on the east side toward Building #1? Previously, this was shown as 31.50'. Please clarify grade intent in this area as well as provide T/W and B/W elevations at regular intervals for wall.
4. Sheet C-4.0- SW corner of site- Drainage will collect in a hole (1028) in this area. Provide a positive outlet for drainage in this area.
5. Sheet C-4.0- Easternmost edge of sidewalk – Locations of grades 31.30 and 31.25 as well as drainage arrow seem reversed based on proposed contours to the east.
6. Sheet C-4.0-Proposed drainage swale in ROW and to the south of proposed sidewalk along White Lake Road- Drainage in this area will collect at the low point of 27.60 and will pond within the entire 1029 contour until drainage spills over at the existing 1029.64 ES invert. This will cause flooding of a portion of the proposed sidewalk (at 29.50/29.60) and could lead to spillover on the sidewalk into the 1028 on-site low point (see Comment 4 above) with additional drainage accumulating. Previous plan set showed a different grade for the existing culvert under Costal Parkway, did this change?
7. Sheet C-9.0-Deep Strength (or also called Heavy Duty) Asphalt Detail has been removed. This type of pavement is still proposed for the entrance within the ROW. Please re-add this detail to this sheet.
8. Sheet C-9.1-Shows modified 18"X6" concrete curb and gutter detail for the ADA areas. Please provide/correct sheet reference note on Sheet C-3.0 for this detail.

Stormwater Management

1. Sheet C-6.0- Provide storm outlet note that was on this previous plan sheet.
2. Sheet C-6.0-Provided pipe volume calculations- LF of pipe (1010') appears in error due to plan revisions. We calculate 1088' Please verify and revise calculations as necessary.



3. Sheet C-7.0- It appears that profiles were not updated based on revised storm sewer structure rim and invert elevations. We have attached a red lined copy of this sheet.

Stormwater Maintenance Agreement

We note that per our attached 12/09/2024 review letter, there were remaining comments relative to this agreement and associated exhibits which will need to be addressed. No revised documents have been received to date.

- ~~1. Page 1 of the agreement is undated. Please complete.~~
- ~~2. Exhibits A and B are missing from the submitted document. Exhibit B shall be a metes and bounds description of the storm sewer easements as well as a metes and bounds sketch of the easements. Both exhibits shall be signed and sealed by a registered Professional Surveyor.~~

Required Permits and Approvals-

The following permits and approvals will be required:

1. Permit from the Road Commission for all work within the White Lake Road right of way. Permit application review is in process. **RCOC will need to approve revised plans and permit will need to be provided.**
2. SESC permit from OCWRC. Permit application review is in process. **Per 09/30/2025 Preconstruction meeting minutes, this permit is still outstanding.**
3. Permit from Oakland County Health Department for the well. **Well permit application is in process.**
4. Permit from Oakland County Health Department for the septic tank and field. **Septic permit application is in process.**
5. Executed Stormwater Maintenance Agreement and exhibit. **See comments above.**
6. An easement for construction of the sidewalk located near Coastal Parkway may be required. **Per the design engineer, no easement is required.**

Recommendation

We are not recommending approval of the current plan. There have been modifications to the site layout, since the previously approved Final Site Plan/Final Engineering Plan, which have generated new comments that will need to be addressed.



Please provide a response letter to the comments, including the 'Required Permits and Approvals' section of this letter.

Please contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

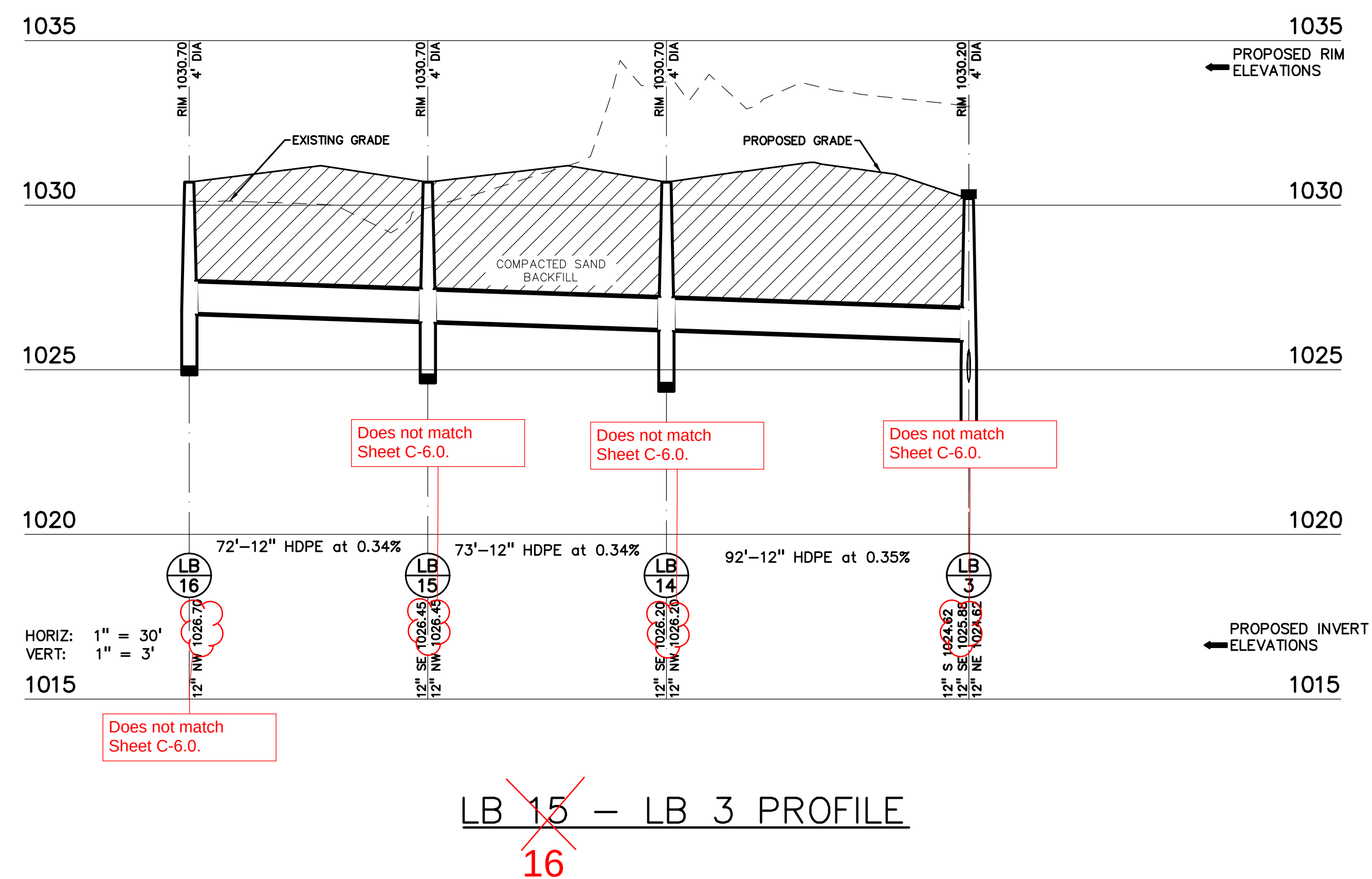
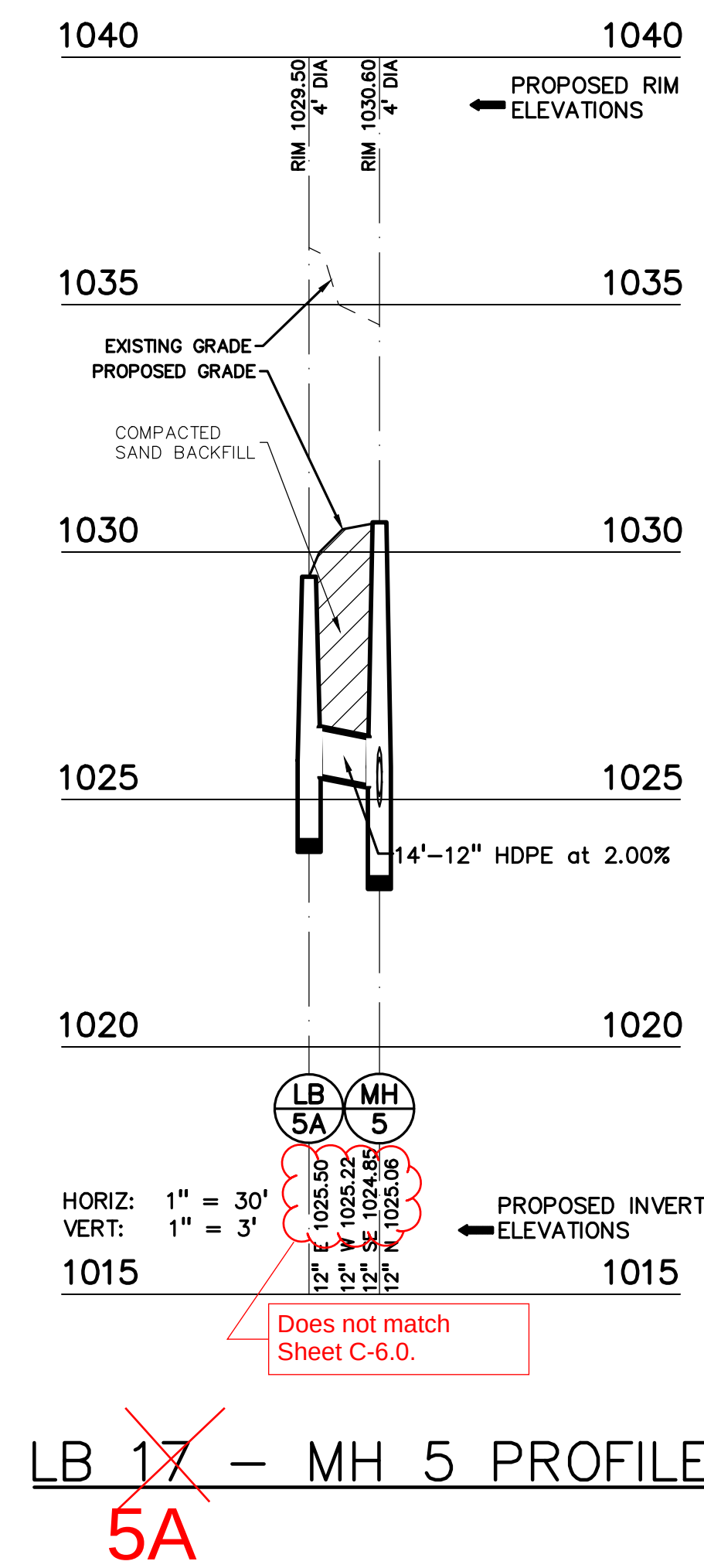
Attachments: Sheet C-7.0- Red Lined

Storm Sewer Easement Exhibit and Stormwater Maintenance Agreement Review.02 dated December 9, 2024

cc: David Waligora, Community Development, *via email*
Matteo Passalacqua, Carlisle Wortman, *via email*
Hannah Kennedy- Galley, Community Development, *via email*
Paige Myers, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Nick Spencer, Building Official, White Lake Township *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*

X:\Projects\2023\2345\756704 WLT Ginko Self Storage\FSP&FEP- Review.04\FSP&FEP Review.04.docx

RED LINED
PLAN SHEET
TO
ACCOMPANY
REVIEW.04





INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

December 9, 2024

Aaron Potter, Director
Department of Public Services
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: Ginko Self Storage- Storm Sewer Easement Exhibit Review –2nd Review

Ref: DLZ No. 2345-7567-04

Design Professional: PEA Group

Dear Mr. Potter,

Our office has performed a review of the revised storm sewer easement exhibit documents for the above mentioned project. The following documents were received as part of the current submittal:

- Exhibit A- Parent Parcel Legal Description-dated ~~November 6, 2024~~ November 14, 2024
- Exhibit B-Storm Sewer Easement-dated ~~November 6, 2024~~ November 14, 2024

We offer the following comments.

We note that comments from our previous review dated November 12, 2024 are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

Comments

1. *Exhibits shall be signed and sealed by a registered Professional Surveyor.* **Comment outstanding.**
2. *Call out the southeasterly corner of Unit No. 4.* **Comment outstanding. We recommend calling out this corner as 'POC Southeasterly Corner of Unit No.4.'**
3. *Resolve cut off text on right hand side of drawing.* **Comment addressed. Full text is now shown.**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Ginko Self Storage
Storm Sewer Easement Exhibit Review.02
December 9, 2024
Page 2 of 3

4. *Should not use a 'centerline description' when the described line is not centered in the easement. Option is to call out more points "A-B, B-C" to clarify section of easement that is variable width in the easement description.* **Comment addressed. Variable width easement description – Centerline has been eliminated and metes and bounds description of the variable width easement has now been shown; we note that the entire storm sewer easement closes.**
5. *Consider calling it a 'Storm Sewer Easement Description' at the bottom of Page 2 instead of 'Legal Description.'* **Comment addressed. Title of easement description has been changed to 'Storm Sewer Easement Legal Description.'**
6. *The easement legal description calls it a 20-foot-wide easement but further down in the description it references 'this variable width easement for Sanitary Sewer.' This should say 'Storm Sewer' and it should be decided as to how to distinguish 20-foot wide versus variable width since it starts off with a '20-foot wide easement for storm sewer located within Unit 4.'* **Comment addressed. Revisions have been made.**

We also note that the following comments remain outstanding relative to the Stormwater Management Agreement document which was previously reviewed by our office. The following comments regarding the Stormwater Management Agreement were included in our Final Site Plan and Final Engineering Plan review letter dated October 9, 2024.

Stormwater Maintenance Agreement

1. Page 1 of the agreement is undated. Please complete.
2. *Exhibits A and B are missing from the submitted document. Exhibit B shall be a metes and bounds description of the storm sewer easements as well as a metes and bounds sketch of the easements.* Both exhibits shall be signed and sealed by a registered Professional Surveyor. **Italicized portion of this comment has been addressed.**

Recommendation

The majority of our comments have been addressed; however, there are still a couple outstanding comments that will need to be addressed, and the document resubmitted for our review. It is recommended that the full document, both the Stormwater Maintenance Agreement and the associated exhibits, be submitted concurrently.

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



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Ginko Self Storage
Storm Sewer Easement Exhibit Review.02
December 9, 2024
Page 3 of 3

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

X:\Projects\2023\2345\756704 WLT Ginko Self Storage\Easements\Storm Water Easement Review\Review.02\Storm Sewer Easement Review.02.docx



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

August 24th, 2026

Revised Final Site Plan Review for Special Land Use for White Lake Charter Township, Michigan

Applicant:	Ginko Investment, LLC
Project Name:	Ginko Self Storage
Plan Date:	August 11th, 2026
Location:	Southwest of White Lake Road and Andersonville Road intersection Parcel ID: 12-01-127-004
Action Requested:	Review of revised final site plan and special land use (New Final Site Plan)

PROJECT NARRATIVE

The applicant is requesting combined preliminary and final site plan approval for a new self-storage facility, which is a special land use in the LM Light Manufacturing zoning district. Special land use approval was granted at the February 1st, 2024 Planning Commission meeting. Preliminary site plan approval was granted February 20th, 2024, however the site plan and special land use approval has since expired and therefore require Planning Commission and Township Board review and approval.

The Planning Commission is the review and approval authority for special land uses. Both preliminary and final site plans are reviewed by the Planning Commission with recommendations then provided to the Township Board for approval, approval with conditions or denial.

The primary modifications to the plan since the original site plan approval are recorded throughout our updated site plan review. This report will review these modifications in-depth however a list outlying the substantial changes is provided below for reference.

- Access drive moved east to the furthest extent of the property line.
- Building 3 is now proposed to be 12,850 sqft instead of 15,300 sqft. Storage units are now accessed exclusively from outside as opposed to an interior hallway.
- Maximum proposed building heights are now 16.5 feet instead of 18 feet.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

SITE DESCRIPTION

Lot Area:	2.13 acres
Frontage:	375 feet along White Lake Road
Address:	TBD: Sheet A-1.0 indicates building address sign locations and letter height on all proposed buildings.
Current Use:	Vacant

Aerial image of the site



Source: NearMap May 31, 2024

	North	East	South	West
Surrounding Zoning	M-1, Light Industrial (Springfield Twp.)	LM, Light Manufacturing	LM, Light Manufacturing	R1-A, Single Family Residential
Surrounding Land Uses	Vacant (Springfield Twp.)	Vacant	Light Industrial	Single Family Homes
Future Land-Use Map	Limited Industrial (Springfield Twp.)	Production / Technology	Production / Technology	Agriculture / Rural Residential

Ginko Self Storage

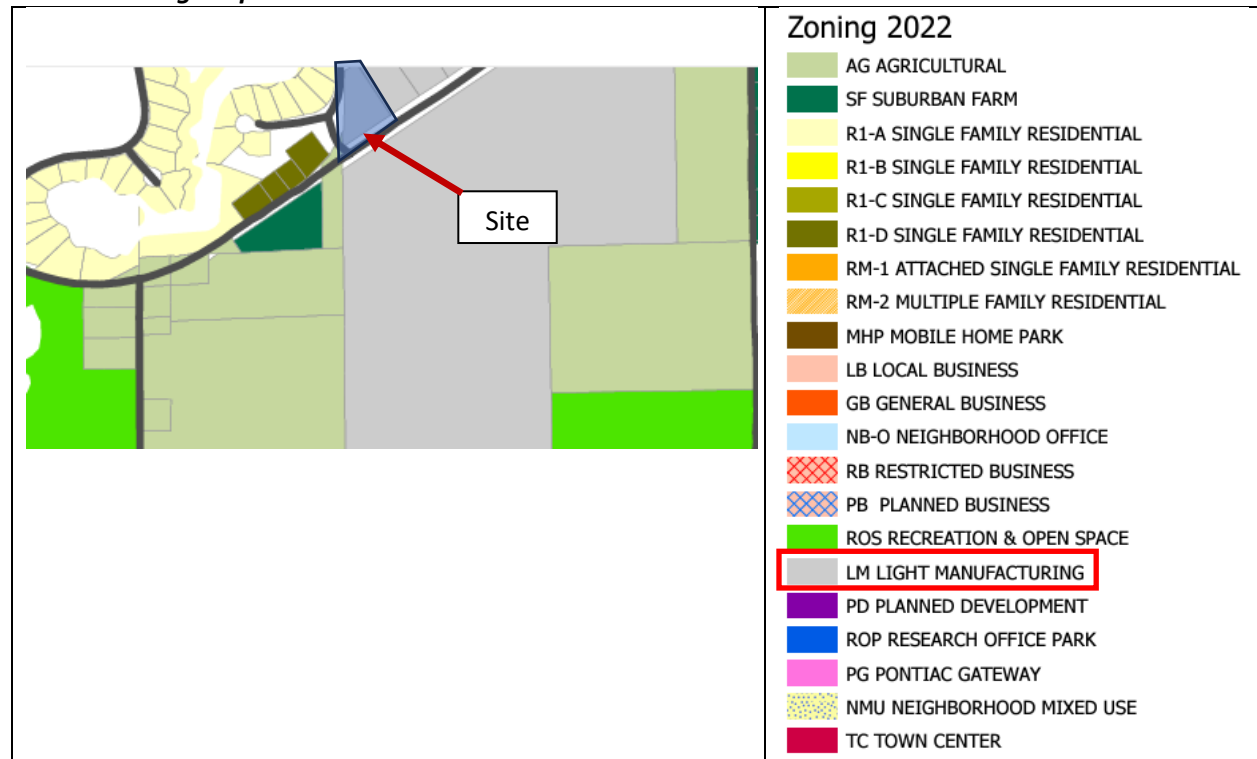
Final Site Plan and Special Land Use Review (New Final Site Plan)

August 24, 2026

Item A.

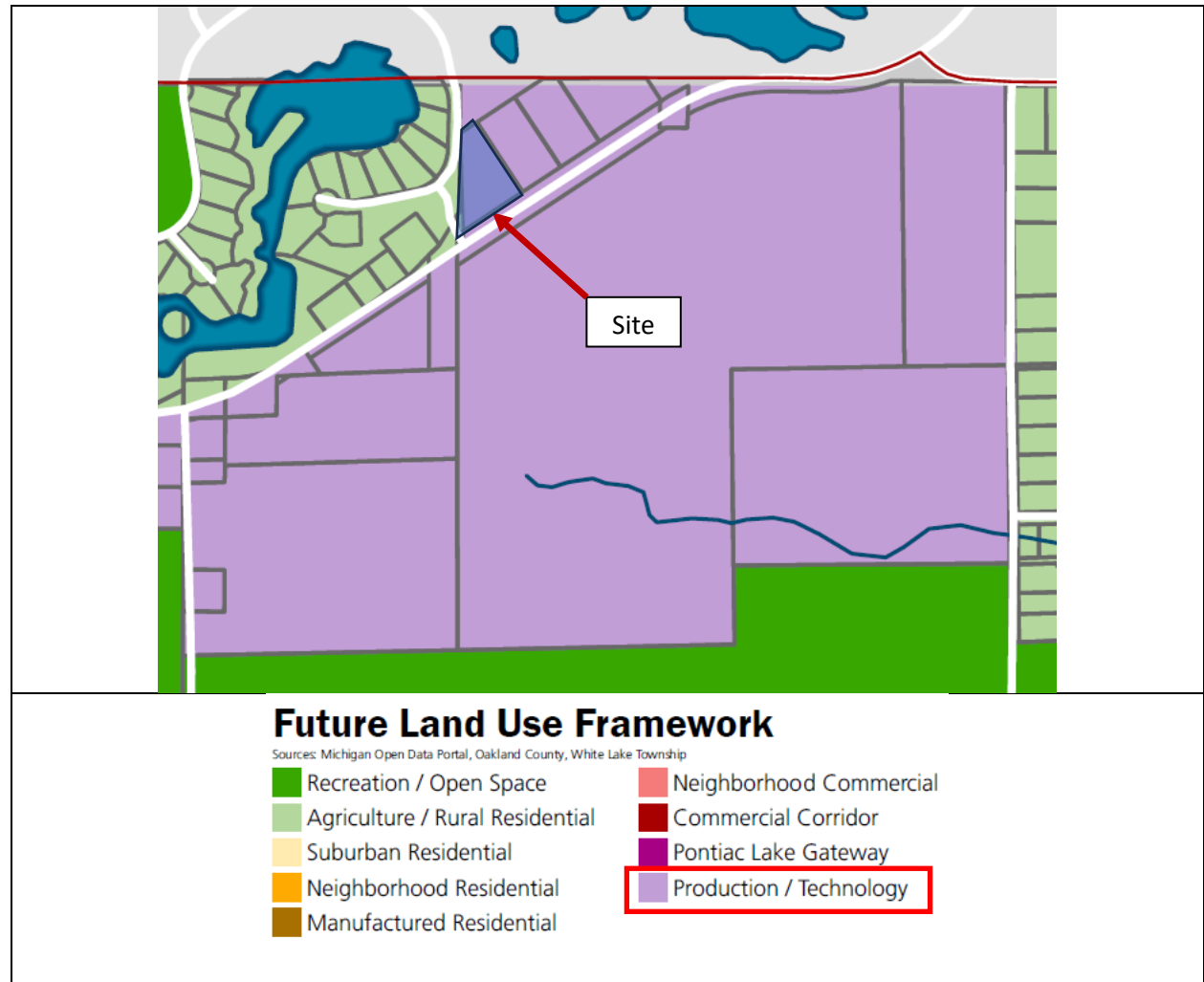
Current Zoning	M-1 Light Industrial <i>The LM, Light Manufacturing District is established as a district in which the principal uses allowed are light manufacturing, fabrication, processing, wholesale activities or warehousing activities. The intent of this article is to control nuisance effects of warehousing, wholesale activities, open storage, and light industry such as smoke, noise, odor, dust, dirt, glare, vibrations, and other adverse effects so that such uses could be compatible with other nearby land uses such as commercial or residential. The light manufacturing district encourages uses to locate on major highways so that traffic generated by these uses would not utilize local residential streets.</i>
-----------------------	--

Current Zoning Map



Future Land Use	Production / Technology <i>Serves community's need for research facilities and light industrial opportunities.</i>
------------------------	--

Future Land Use Map



Items to be Addressed: None

AREA, WIDTH, HEIGHT, SETBACKS

Proposed building envelopes and setback standards are shown on Sheet C-3.0. Standard bulk and lot regulations for the LM zoning district are set forth in Section 3.1.20.

The development standards for the LM district require 70-foot front yard setbacks, and 50-foot side and rear yard setbacks. The maximum building height allowed is 40 feet or two stories, whichever is less. Prospectors Square condominium requires different minimum setbacks than the underlying zoning district. For Unit 4, the following setbacks are required:

Ginko Self Storage

Final Site Plan and Special Land Use Review (New Final Site Plan)

August 24, 2026

- Front (south) setback: 30 feet
- Rear (north) setback: 40 feet
- East side setback: 20 feet
- West side setback: 38-foot greenbelt

LM Light Manufacturing Developmental Standards

Prospectors Square Unit 4	Required:	Proposed:	Complies
Building Setbacks			
Front	30 feet	50 feet	Yes
Side	20 feet on east side / 38-foot greenbelt	35 feet – east side / 38-foot greenbelt – west side	Yes
Rear	40 feet	85 feet	Yes
Wetland	25 feet	N/A	N/A

Building Height			
	35 feet or 2 stories (whichever is less)	16.5 feet / 1 story	Yes
Lot Standards			
Minimum Lot Area	1 acre	2.13 acres	Yes
Minimum Lot Width	175 feet	375 feet	Yes
Maximum Lot Coverage	30%	28.47%	Yes
Depth to Width	4 to 1	Approx. 1 to 1	Yes

Items to be Addressed: None**NATURAL RESOURCES**

Topography: Sheet C-1.0 shows existing site topography. The southern portion of the lot is relatively flat. A steep ridge exists along the mid-western border of the site. Sheet C-4.0 outlines proposed site grading. Grading is proposed throughout the central portions of the site to accommodate level surfaces for asphalt and structures. Grading along the western edge is for the purpose of smoothing in preparation for onsite septic and proposed landscaping.

Wetlands: Wetlands are not present on the site.

Woodland: Woodlands clusters are scattered throughout the site along with various scrub vegetation.

Soils: Updipsamments soils are predominant on the site.

Water: The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicates no floodplain is present on the site. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map indicates a wetland is located offsite to the north.

Items to be Addressed: Any concerns cited by Township Engineering.

ACCESS & CIRCULATION

Sheet C-3.0 shows the proposed site will have exclusive access via White Lake Road. The proposed access point is an electronic gate system providing limited entry to the storage facilities via a card reader located on the western curb of the ingress/egress drive.

Gate and Knox box details have been provided on Sheets C-9.0 and C-9.1. Gate construction approval is permitted administratively by the Township.

Sheet C-3.1 outlines maneuvering capabilities for fire trucks. We defer to Township Engineering to assess the conformance of lot design and Public Safety to assess the conformance of maneuverability and accessibility for the site.

We note the placement of the access drive has been relocated approximately 80 feet northeast along White Lake Road to the far east extent of the property line. The new access drive provides fifty (50) foot tapers on each side.

Section 6.4.C.i outlines standards for same-side-of-road driveway spacing. White Lake Road is 45 miles per hour in this area. Per the ordinance, the minimum distance for between drives should be 350 feet. The distance from center of Coral Parkway and center of the access drive is shown as 372 feet.

We also note an access drive located on the opposite side of the road. The distance shown between these is 274 feet. This does not meet the requirement of a minimum of 350 foot distance and will require a waiver from the Planning Commission per Section 6.4.F. Final design of the access drive will require Oakland County Road Commission (RCOC) approval.

Items to be Addressed:

- 1) Any cited concerns by Township Engineering.
- 2) Any cited concerns by Township Public Safety.
- 3) Planning Commission to consider waiver of opposite side driveway distances per Section 6.4.F.

ESSENTIAL SERVICES & UTILITIES

Final site plan reviews require applicants to identify the location of all underground and aboveground storage tanks for such uses as fuel storage, waste oil holding tanks, collection of contaminated stormwater, and similar uses. We do not anticipate the storage of hazardous or contaminated materials onsite. Methods for the storage and or management of water, sewer and storm runoff are provided below.

Sheet C-6.0 also provides septic calculations as well as shows the location of the septic field and well pump. A note indicates the site will connect to public water should it become available at the property.

Items to be Addressed: Any concerns cited by Township Engineering.

PARKING & LOADING

Section 5.11 outlines requirements for off-street parking. Sheet C-3.0 provides parking calculations for a self-storage establishments. There is no office space provided within the buildings, nor is any information provided about employees. Five parking spaces, including one handicap space is provided and appear sufficient for operational needs given most vehicles will temporarily park alongside their respective storage units for loading/unloading purposes.

There will be one loading space at the northwest side of the lot that will be 10.5 feet wide and 100 feet long which is compliant with standards.

Per Section 5.11.Q.xi, parking spaces shall be delineated by dual stripes, two feet apart centered on the dividing lines and painted white.

Per Section 5.11.A.iv, parking may be in the front yard setback so long as a 20-foot landscaped buffer is provided. The closest parking space to the front lot line is 19.5 feet.

Items to be Addressed: Parking space layout will need to be modified to maintain the 20-foot landscaped buffer setback or a variance will be required from the Zoning Board of Appeals.

LANDSCAPING & SCREENING

Due to existing topographic features on the site as well as established mature woodlands along the western side of the proposed development, the applicant sought variances from specific screening and buffer landscape requirements in-lieu of retaining much of the western boarder's natural features as buffers from the adjacent residential development. The motion approved by the ZBA during its March 24th, 2026 meeting is stated below:

MOTION by Member Seiber, seconded by Member Aseltyne, to approve the variances requested by Ginko Investment, LLC (John Sutphin) from Article 5.19.D.i of the Zoning Ordinance for Parcel Number 12-01- 127-004 in order to modify the landscape and screening requirements associated with the construction of a self-storage facility. This approval will have the following conditions:

- The variances shall become effective if and when the final site plan for the development is approved by the Planning Commission.*
- Approval is in accordance with the preliminary landscape plan prepared by PEA Group dated February 2, 2023 (revision date October 24, 2023).*
- The westerly fence will be shortened to allow saving the two evergreen trees.*

- The tree spacing along the White Lake Road right-of-way shall be reduced from 30 feet to 20 feet.

Sheet L-1.0 shows a dense array of new and existing deciduous and evergreen trees as well as numerous shrubs along the western property line. Protective fencing is shown encompassing existing trees during construction. A 19.5 foot wide buffer is shown along White Lake Road and meets the requirements of landscape screening by plant count but not by depth. The buffer should be increased to 20 feet or a variance from the Zoning Board of Appeals will be required.

Sheet L-1.0 indicates the two evergreen trees to be saved by the modified fence design.

Sheet L-1.0 provides planting materials and sizes as well as indicates the construction of a rock retaining wall used to protect an existing mature oak tree. Based on landscaping standards for the LM district and the variances granted by the Zoning Board of Appeals, the site meets or exceeds the required plantings.

Items to be Addressed:

- 1.) *As noted in the Parking and Loading section of the review, a 19.5 foot wide buffer is shown along White Lake Road and meets the requirements of landscape screening by plant count but not by depth. The buffer should be increased to 20 feet or a variance will be required from the Zoning Board of Appeals.*
- 2.) *The Planning Commission will need to determine if the non-obscuring fencing is acceptable.*

PERFORMANCE STANDARDS

Lighting Requirements

Sheet #24-29620 V3 provides proposed pole and building mounted lighting fixtures as well as a photometric layout for the site.

The distance of the light pole adjacent to the access drive should be added to the plan to ensure it is at least five feet from the property line.

Table on Sheet #24-29620 V3 shows the varying footcandle averages over specific areas of the site. The average footcandles standard for the entire site is .5 footcandles which is the maximum permissible for LM zones. The site's overall projected average is .6 footcandles. The average footcandle at the drive lanes and parking area is 1.6 footcandles. These exceed the one footcandle maximum requirement. Site lighting should be reduced, or a modification will be needed by the Planning Commission.

Items to be Addressed:

- 1) *The distance of the light pole adjacent to the access drive should be added to the plan to ensure it is at least five feet from the property line.*
- 2) *Site lighting should be reduced, or a modification will be needed by the Planning Commission.*

SIGNAGE

Sheet C-3.0 shows the proposed location of a four (4) foot by five (5) foot ground sign. A basic elevation of the sign is shown on Sheet C-9.1. Signs are reviewed and permitted administratively by the Township however applications may be presented to the Planning Commission for review.

Items to be Addressed: *Proposed monument sign will require separate permitting per Township review standards.*

ARCHITECTURE & LAYOUT

Architectural information required at final site plan review includes the types of facing materials to be used on structures. Sheet A-1.0 indicates all elevations will be faced with metal panels, steel roll up doors, and common brick with limestone caps. The sheet also provides floorplans for all three buildings. Buildings 1 and 2 remain the same, however building 3's size and layout have been modified. The building is now 12,850 sqft, down from the originally approved 15,300 sqft. All storage units are proposed to be accessed from the exterior as opposed to an interior hallway.

Items to be Addressed: *Exterior construction material sample boards and colored elevations shall be provided for Building Official and Planning Commission review.*

SPECIAL LAND USE

Section 6.10 provides for general standards applicable to all special land uses. The applicant was granted special land use approval February 1st, 2024 by the Planning Commission. A recommended condition of that approval was that 24-hour self-storage shall be prohibited; the self-storage facility shall be closed daily between 10:00PM and 6:00AM. This note has been added to Sheet C-3.0 in the general notes section.

While approval has already been granted, a review the ordinance criteria, most recent application materials, and ZBA approvals indicate the proposal conforms to the requirements and intent of the special land use general standards.

Items to be Addressed: *None*

SUMMARY

The revised final site plan is substantially complete, except as otherwise noted in this report. Potential conditions are provided below should the Planning Commission approve the site plan. Waivers, modifications, and determinations for the Planning Commission to consider are listed below.

Ginko Self Storage

Final Site Plan and Special Land Use Review (New Final Site Plan)

August 24, 2026

Item A.

Waivers / Modifications / Determinations

1. *Planning Commission to consider waiver of opposite side driveway distances per Section 6.4.F.*
2. *The Planning Commission will need to determine if the non-obscuring fencing is acceptable.*

Recommended Conditions

1. *Any cited concerns from Township Engineering are addressed.*
2. *Any cited concerns from Township Public Safety are addressed.*
3. *Parking space layout will need to be modified to maintain the 20-foot landscaped buffer setback or a variance will be required from the Zoning Board of Appeals.*
4. *The distance of the light pole adjacent to the access drive should be added to the plan to ensure it is at least five feet from the property line.*
5. *Site lighting should be reduced, or a modification will be needed by the Planning Commission.*
6. *Exterior construction material sample boards and colored elevations shall be provided for Building Official and Planning Commission review.*

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner

FINAL SITE PLAN / ENGINEERING APPROVAL

GINKO SELF STORAGE

WHITE LAKE ROAD

WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

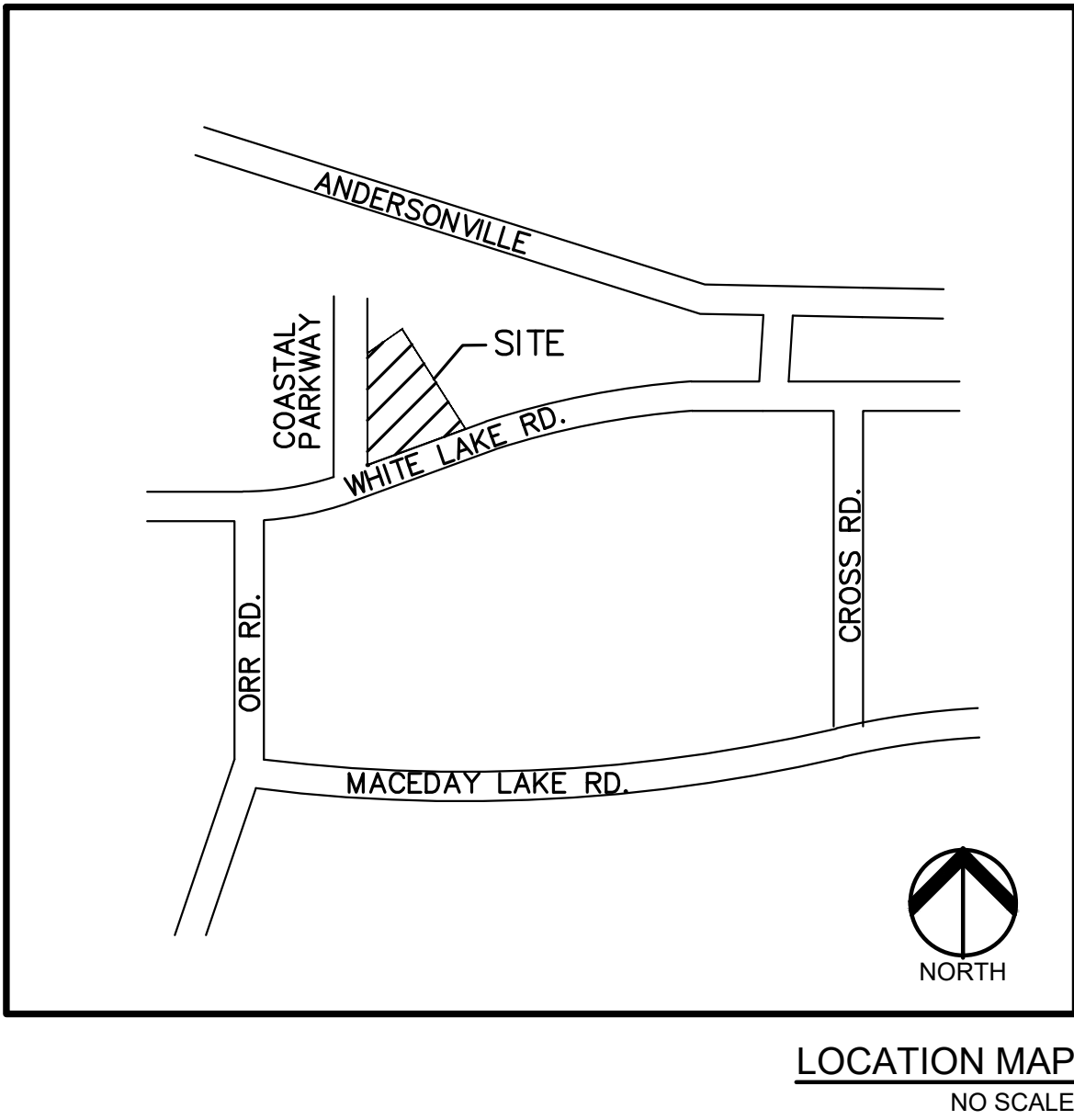
PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
2/2/2023		SPA AND SLU APPROVAL
6/1/2026		ENGINEERING APPROVAL
8/11/2026		FINAL SITE PLANS

R.C.O.C. NOTE:	
1.	CALL INSPECTOR OR PERMIT SUPERVISOR BEFORE BEGINNING ANY WORK IN THE R.O.W.
2.	"PROPER SIGNING" IS REQUIRED BEFORE ANY WORK IN THE R.O.W. IS STARTED.
3.	LANE CLOSURES RESTRICTED TO 9AM-3PM (MONDAY-FRIDAY)
4.	FLAG PERSON REQUIRED FOR TEMPORARY ONE LANE ROADS.
5.	MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES.
6.	HAND DIG AROUND ALL UTILITIES.
7.	KEEP ROADS CLEAN OF DIRT AND DEBRIS.
8.	REMOVE OR RELOCATE FIXED OBJECTS PRIOR TO EXCAVATION.
9.	FIXED OBJECTS TO BE A MINIMUM 6 FEET OF BACK OF CURB OR 12 FEET OF EDGE OF PAVEMENT.
10.	PROJECTS EXCEEDING 3-DAYS REQUIRE GROUND MOUNTED SIGNS PER MDOT SSC/SEC 812.03

WHITE LAKE TOWNSHIP STANDARD SITE CONSTRUCTION NOTES	
1.	All construction shall be in accordance with the current standards and specifications of White Lake Charter Township.
2.	The developer shall contact the Township Planning Department at (248) 696-3300 to schedule a pre-construction meeting. The developer's prime site contractor shall attend. A copy of all permits must be submitted to the Planning Department prior to scheduling the meeting.
3.	The contractor shall contact the Township Engineer at (248) 661-7800 48 hours prior to the beginning of construction. The contractor shall keep the inspector appraised of the need for inspection an a day by day basis. Lacking specific scheduling with the inspector, the contractor shall give 48 hours notice to the Township Engineer prior to re-commencing work requiring inspection. Failure to inform the inspector or the Township Engineer of a work cancellation may result in a one half day inspection charge to the developer. The contractor shall call (248)844-5400 to schedule sanitary sewer main line inspection.
4.	All watermain or sanitary sewer work will require full time inspection. Full time inspection will generally be required for underground storm sewer construction, concrete curbing and paving operations. Site grading and detention basin construction will generally be inspected on an intermittent basis.
5.	The contractor shall contact MISS DIG at (800) 482-7171 72 hours in advance of construction to have existing underground facilities located. Contractor shall contact the White Lake Township Water Department at (248) 696-3300 ext 165 separately 72 hours in advance of construction to have water utilities located.

DESIGN TEAM

OWNER	CIVIL ENGINEER
GINKO INVESTMENT COMPANY, LLC 2438 NORTH ROCHESTER ROAD OAKLAND TOWNSHIP, MICHIGAN 48363 CONTACT: JOHN SUTPHIN PHONE: (248) 880-8093 EMAIL: JSUTPHIN@USA.NET	PEA GROUP 1849 POND RUN AUBURN HILLS, MICHIGAN 48326 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM
DEVELOPER	LANDSCAPE ARCHITECT
MICHAEL GRASSER 2276 GARLAND AVENUE SYLVAN LAKE, MICHIGAN 48320 PHONE: (248) 505-4744 EMAIL: BOCCEMG@CLOUD.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	DEMOLITION PLAN
C-3.0	SITE PLAN
C-3.1	FIRE TRUCK TURNING MOVEMENTS
C-4.0	GRADING PLAN
C-5.0	SESC PLAN
C-6.0	UTILITY PLAN
C-7.0	UTILITY PROFILES
C-9.0	NOTES AND DETAILS
C-9.1	DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
L-2.1	LANDSCAPE SPECIFICATIONS
L-2.2	LANDSCAPE SPECIFICATIONS
1 OF 1	WHITE LAKE CHARTER TWP. - STORM SEWER STD. DETAILS
1 OF 1	OAKLAND COUNTY SESC DETAILS
A-1.0	PRELIMINARY FLOOR PLAN AND BUILDING ELEVATIONS
V-1	PHOTOMETRIC PLAN

REVISIONS	
DESCRIPTION	DATE
PER AGENCIES COMMENTS	5/30/2023
PER AGENCIES COMMENTS	6/29/2023
PER AGENCIES COMMENTS	8/4/2023
PER AGENCIES COMMENTS	9/22/2023
PER AGENCIES COMMENTS	10/24/2023
PER AGENCIES COMMENTS	4/26/2024
PER AGENCIES COMMENTS	7/25/2024
PER AGENCIES COMMENTS	9/6/2024
UNIT LAYOUT CHANGE	11/18/2024
GRADING/ENTRY CHANGES	4/30/2026
UNIT & STORM LAYOUT CHANGES	6/12/2026
FINAL SITE PLAN	8/11/2026



S:\PROJECTS\2002\2002248A\DWG\CONSTR\CTD1-2008 (C-1) TPO-2002248A.dwg

LEGAL DESCRIPTION:

PART OF THE NORTH 1/2 OF SECTION 1, T.3N. R.8E. WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 4 OF "PROSPECTORS SQUARE" CONDOMINIUM AS RECORDED IN LIBER 22118, PAGE 870, OAKLAND COUNTY RECORDS.

BENCHMARKS
(N.A.V.D. 88 DATUM)

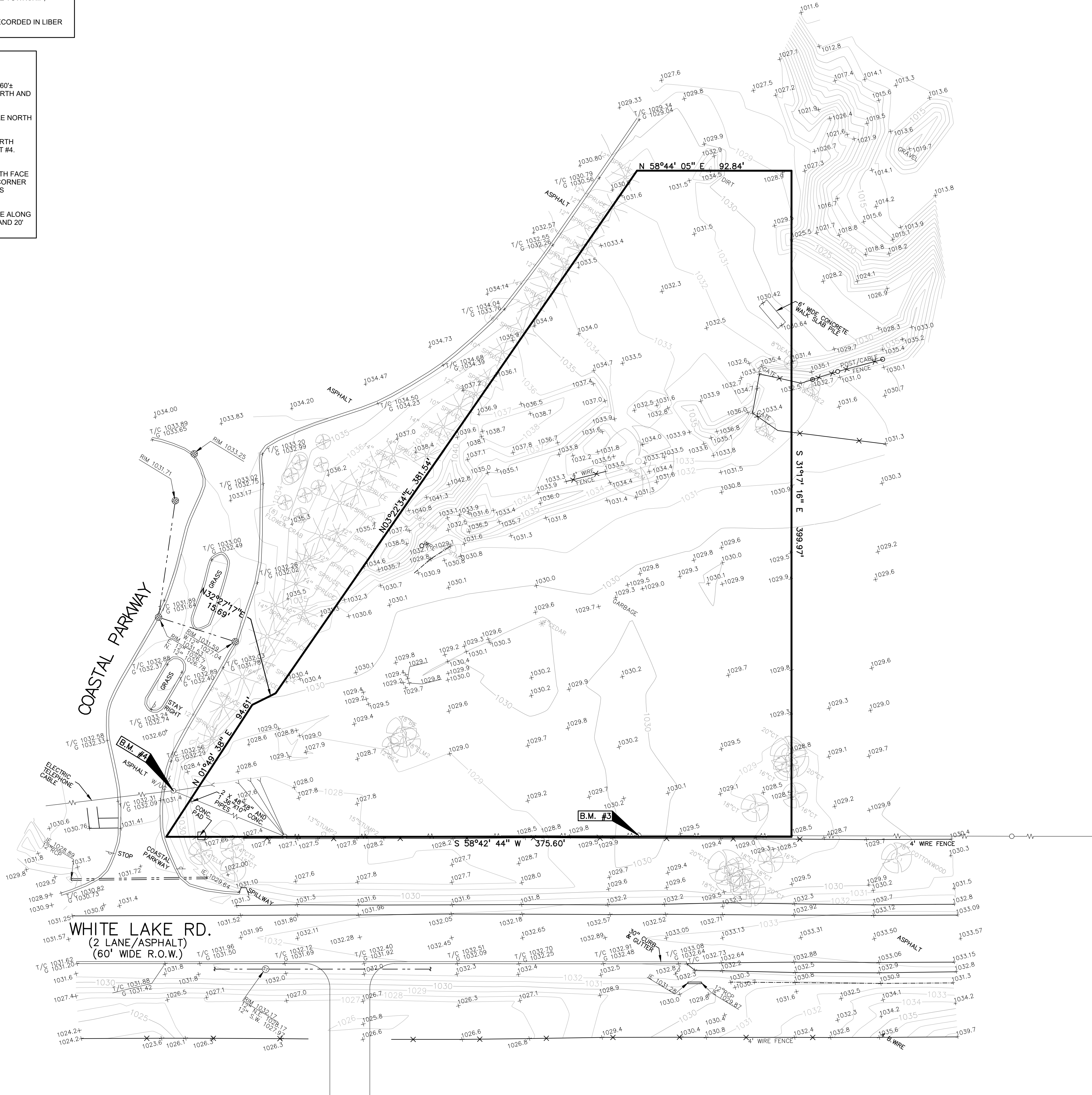
SITE B.M. #1: STEEL GEAR-PIN IN S.W. FACE OF UTILITY POLE 60± NORTH OF N 1/4 CORNER SEC. 1. UTILITY POLE HAS OH TO NORTH AND WSW ALONG WHITE LAKE RD. ELEV. 1031.58

SITE B.M. #2: STEEL GEAR-PIN IN NORTH FACE OF UTILITY POLE NORTH SIDE OF WHITE LAKE RD. ELEV. 1030.85

SITE B.M. #3: STEEL GEAR PIN IN N. FACE OF UTILITY POLE NORTH SIDE OF WHITE LAKE RD., 100± WEST OF S.E. CORNER OF UNIT #4. ELEV. 1031.65

SITE B.M. #4: (AT CONDO RD, GRADE) STEEL GEAR PIN IN NORTH FACE OF UTILITY POLE, 40± N.W. OF S.W. CORNER OF UNIT 4, N.W. CORNER OF WHITE LAKE ROAD AND GRAVEL ROAD TO N. TO "MARINERS CAVE CONDO" SITE. ELEV. 1031.88

REF. B.M.: (JOB # 97626) R.R. SPIKE IN N. FACE OF 36" OAK TREE ALONG S. PARENT PARCEL LINE (ACS SITE) 225' E. OF SECTION LINE AND 20' N. OF S. PARCEL LINE. ELEV. 1017.78



LEGEND:

- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV EX. U.G. CABLE TV & PEDESTAL
- UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC-EX EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED

Item A.

PEA GROUP
t: 844.813.2949
www.peagroup.com

TODD D. SHELLEY
PROFESSIONAL SURVEYOR
NO. 4001041111
LICENSED PROFESSIONAL SURVEYOR

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48863

PROJECT TITLE
GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

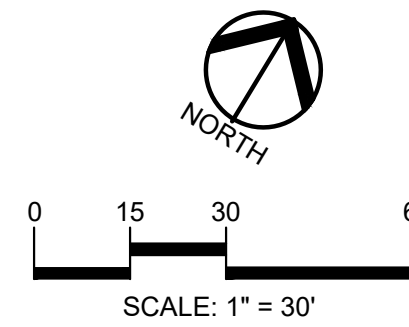
REVISIONS

PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23
PER AGENCIES COMMENTS	04/26/24
PER AGENCIES COMMENTS	07/25/24
PER AGENCIES COMMENTS	09/06/24
UNIT LAYOUT CHANGE	11/18/24
GRADING/ENTRY CHANGES	04/30/26
UNIT & STORM CHANGES	06/12/26
FINAL SITE PLAN	08/11/26

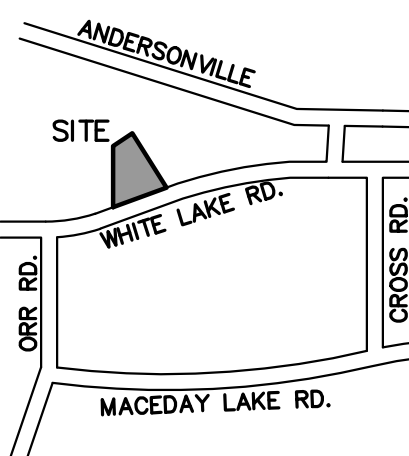
ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 2002-248A
P.M. JPB
DN. SWS
DES. SWS
DRAWING NUMBER:
C-1.0



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE
GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23
PER AGENCIES COMMENTS	04/26/24
PER AGENCIES COMMENTS	07/25/24
PER AGENCIES COMMENTS	09/06/24
UNIT LAYOUT CHANGE	11/18/24
GRADING/ENTRY CHANGES	04/30/26
UNIT & STORM CHANGES	06/12/26
FINAL SITE PLAN	08/11/26

ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023

DRAWING TITLE
DEMOLITION PLAN

PEA JOB NO.	2002-248A
P.M.	JPB
DN.	SWS
DES.	SWS

DRAWING NUMBER:

C-2.0

LEGAL DESCRIPTION:

PART OF THE NORTH 1/2 OF SECTION 1, T.3N. R.8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 4 OF "PROSPECTORS SQUARE" CONDOMINIUM AS RECORDED IN LIBER 22118, PAGE 870, OAKLAND COUNTY RECORDS.

BENCHMARKS
(N.A.V.D. 88 DATUM)

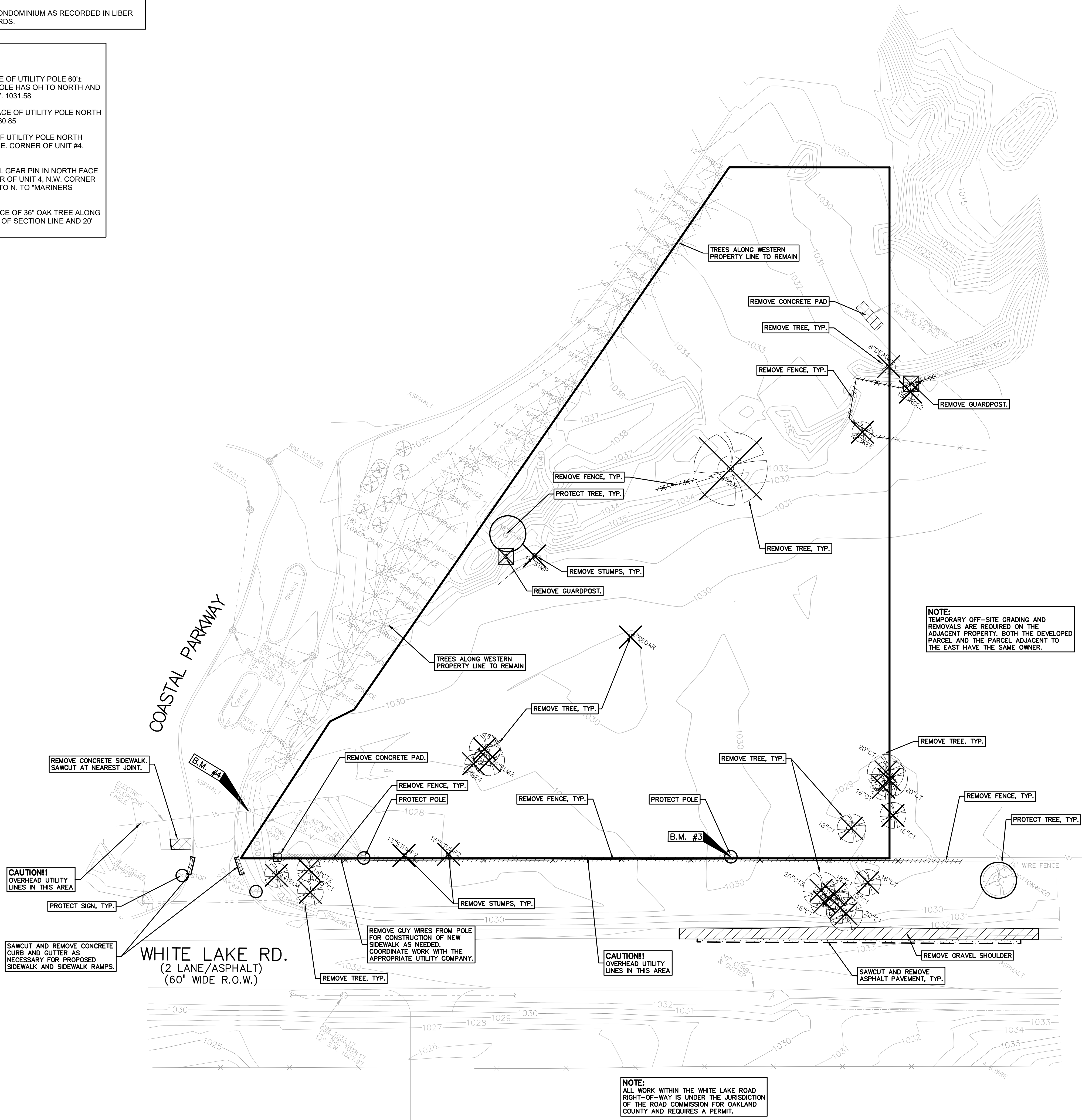
SITE B.M. #1: STEEL GEAR-PIN IN S.W. FACE OF UTILITY POLE 60± NORTH OF N 1/4 CORNER SEC. 1. UTILITY POLE HAS OH TO NORTH AND WSW ALONG WHITE LAKE RD. ELEV. 1031.58

SITE B.M. #2: STEEL GEAR-PIN IN NORTH FACE OF UTILITY POLE NORTH SIDE OF WHITE LAKE RD. ELEV. 1030.85

SITE B.M. #3: STEEL GEAR PIN IN N. FACE OF UTILITY POLE NORTH SIDE OF WHITE LAKE RD., 100± WEST OF S.E. CORNER OF UNIT #4. ELEV. 1031.65

SITE B.M. #4: (AT CONDO RD, GRADE) STEEL GEAR PIN IN NORTH FACE OF UTILITY POLE, 40± N.W. OF S.W. CORNER OF UNIT 4, N.W. CORNER OF WHITE LAKE ROAD AND GRAVEL ROAD TO N. TO "MARINERS CAVE CONDO" SITE. ELEV. 1031.88

REF. B.M.: (JOB # 97626) R.R. SPIKE IN N. FACE OF 36" OAK TREE ALONG S. PARENT PARCEL LINE (ACS SITE) 225' E. OF SECTION LINE AND 20' N. OF S. PARCEL LINE. ELEV. 1017.78



GENERAL DEMOLITION NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
- SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
- REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
- REFER TO SHEET L-1.1 FOR TREE PROTECTION DETAILS.
- THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15 FEET OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. COORDINATE SHUTDOWNS AND REMOVALS WITH ELECTRICAL SERVICE PROVIDER OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

DEMOLITION LEGEND:

ITEM TO BE PROTECTED	
ITEM TO BE REMOVED	
CURB/FENCE REMOVAL	
CONCRETE PAVEMENT AND SIDEWALK REMOVAL	
AREA OR ITEMS TO BE REMOVED	
GUY WIRE REMOVAL	
ASPHALT REMOVAL	
TREE REMOVAL	
SAWCUT LINE	

LEGAL DESCRIPTION:

PART OF THE NORTH 1/2 OF SECTION 1, T.3N. R.8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 4 OF "PROSPECTORS SQUARE" CONDOMINIUM AS RECORDED IN LIBER 22118, PAGE 870, OAKLAND COUNTY RECORDS.

BENCHMARKS
(N.A.V.D. 88 DATUM)

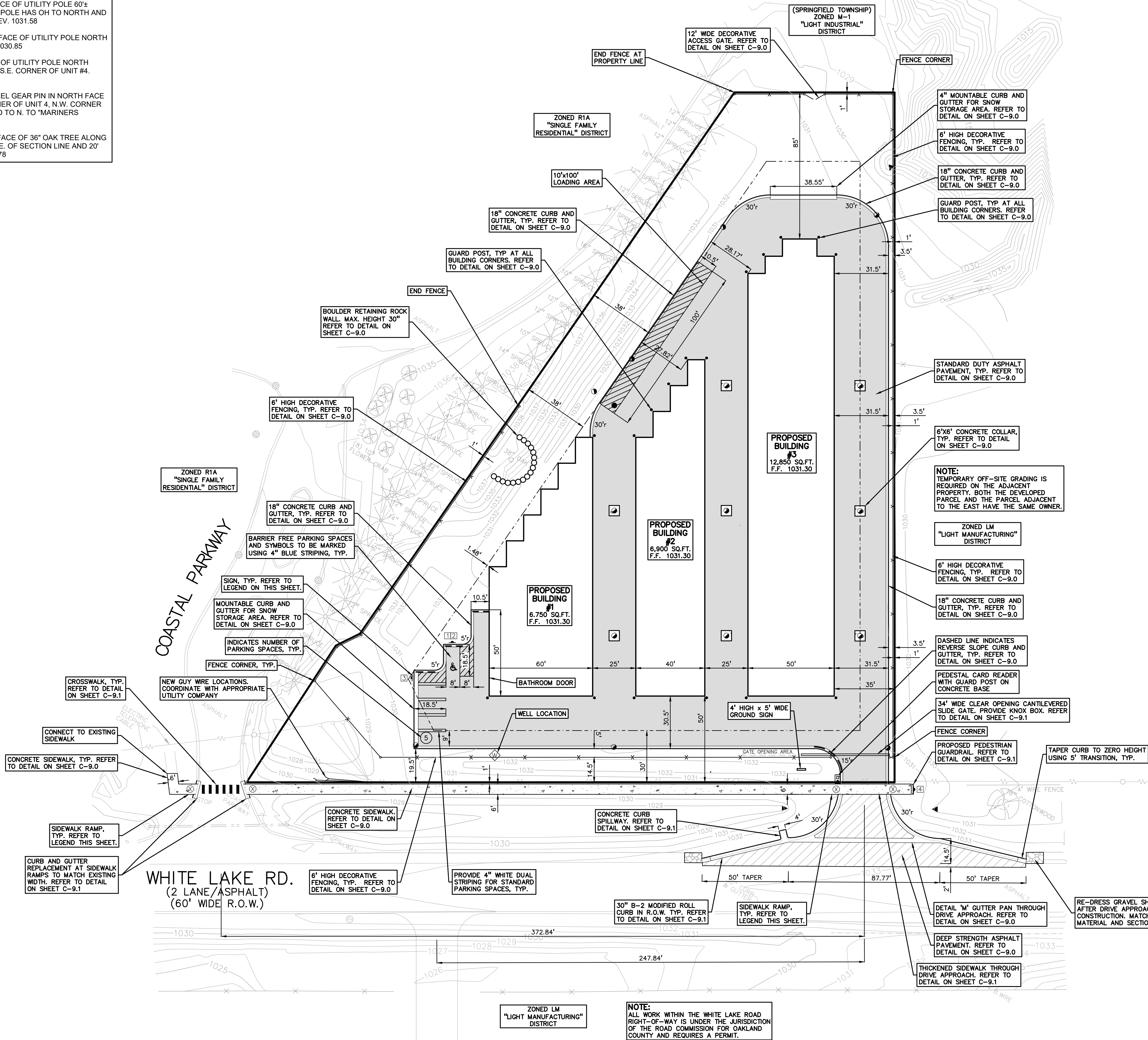
SITE B.M. #1: STEEL GEAR-PIN IN S.W. FACE OF UTILITY POLE 60± NORTH OF N 1/4 CORNER SEC. 1. UTILITY POLE HAS OH TO NORTH AND WSW ALONG WHITE LAKE RD. ELEV. 1031.58

SITE B.M. #2: STEEL GEAR-PIN IN NORTH FACE OF UTILITY POLE NORTH SIDE OF WHITE LAKE RD. ELEV. 1030.85

SITE B.M. #3: STEEL GEAR PIN IN N. FACE OF UTILITY POLE NORTH SIDE OF WHITE LAKE RD., 100± WEST OF S.E. CORNER OF UNIT #4. ELEV. 1031.65

SITE B.M. #4: (AT CONDO RD, GRADE) STEEL GEAR PIN IN NORTH FACE OF UTILITY POLE, 40± N.W. OF S.W. CORNER OF UNIT 4, N.W. CORNER OF WHITE LAKE ROAD AND GRAVEL ROAD TO N. TO "MARINERS CAVE CONDO" SITE. ELEV. 1031.88

REF. B.M.: (JOB # 97626) R.R. SPIKE IN N. FACE OF 36" OAK TREE ALONG S. PARENT PARCEL LINE (ACS SITE) 225' E. OF SECTION LINE AND 20' N. OF S. PARCEL LINE. ELEV. 1017.78



SITE DATA TABLE:

PARCEL NUMBER: 12-01-127-004

SITE AREA: 2.14 ACRES (93,090 SQ.FT.) NET AND GROSS

ZONING: LM - LIGHT MANUFACTURING

PROPOSED USE: COMMERCIAL (26,500 SF)

BUILDING INFORMATION:

MAXIMUM ALLOWABLE BUILDING HEIGHT = 40 FEET (2 STORIES)

PROPOSED BUILDING HEIGHT = 1 STORY

BUILDING FOOTPRINT AREA = 26,500 SQ.FT.

BUILDING LOT COVERAGE = 28.47%

SETBACK REQUIREMENTS:

REQUIRED:	PROPOSED:
FRONT: 30'	50'
WEST SIDE: 20'	38'
EAST SIDE: 20'	35'
REAR: 40'	85'

PARKING CALCULATIONS:

COMMERCIAL = MINIMUM 4 PER 1000 SF OF OFFICE + ONE PER EMPLOYEE.

TOTAL RETAIL PARKING REQUIRED = 5 SPACES

TOTAL PROPOSED PARKING SPACES = 5 SPACES INC. 1 H/C SPACES

LOADING CALCULATIONS:

LOADING REQUIRED = 0 TO 20,000 SQ.FT. + 1 SPACE FOR EACH 20,000 SQ.FT. IN EXCESS OF 20,000 SQ.FT. + 2 SPACES (10' x 50') OR 1000 SQ.FT.

LOADING PROVIDED = 1,000 SQ.FT.

SITE SOILS INFORMATION:

ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

50D - UNDISAMMENTS ROLLING TO STEEP

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO FACE OF GUTTER PAN, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - REFER TO NOTES AND DETAILS SHEET FOR ON-SITE PAVING DETAILS.
 - IF A DUMPSTER IS PROPOSED IN THE FUTURE, AN AMENDED SITE PLAN SHALL BE SUBMITTED FOR ADMINISTRATIVE REVIEW TO ENSURE THE LOCATION AND SCREENING COMPLY WITH THE ZONING ORDINANCE STANDARDS.
 - 24 HOUR SELF STORAGE SHALL BE PROHIBITED; THE SELF STORAGE FACILITY SHALL BE CLOSED DAILY BETWEEN 10:00 P.M. AND 6:00 A.M..

- FIRE DEPARTMENT NOTES:**
- THE ACCESS DRIVE AND PARKING LOT SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACES SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
 - THE ACCESS DRIVE SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET.
 - PLACEMENT OF "NO PARKING FIRE LANE" SIGNS WILL BE EVALUATED AND INSTALLED PRIOR TO CERTIFIED OF OCCUPANCY BEING ISSUED.
 - THE USE OF TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. PLANS MUST BE SUBMITTED FOR APPROVAL IF TRAFFIC CALMING DEVICES ARE BEING CONSIDERED FOR USE.
 - PROPOSED GATE PLANS MUST BE SUBMITTED TO THE FIRE CODE OFFICIAL FOR APPROVAL

- VARIANCES GRANTED BY ZBA ON 03-28-2024**
- APPROVAL TO ELIMINATE THE REQUIREMENT FOR THE INSTALLATION OF A 6 FOOT HIGH BERM, OR A 3 FOOT HIGH BERM AND A 6 FOOT HIGH MASONRY SCREEN WALL ALONG THE WEST PROPERTY LINE.
 - APPROVAL TO INSTALL A 20 FOOT GREENBELT IN LIEU OF A 38 FOOT WIDE EXTENSIVE LAND FORM BUFFER ALONG THE WHITE LAKE ROAD RIGHT-OF-WAY.

LEGEND:

	CONCRETE PAVEMENT
	WALK HEAVY DUTY
	ASPHALT PAVEMENT
	GRAVEL
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN
	LIGHT POLE
	FENCE
	GUARD RAIL

SIGN LEGEND:

"BARRIER FREE" SIGN	1
"VAN ACCESSIBLE" SIGN	2
"NO PARKING" SIGN	3
"SIDEWALK ENDS" SIGN	4

REFER TO SHEET C-9.0 FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE X' CURB DROP ONLY	X
---------------------------------------	---

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

Item A.

PEA GROUP

t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JAMES W. JAMES
PROFESSIONAL ENGINEER

NORTH

0 15 30 60

SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

ANDERSONVILLE

SITE

WHITE LAKE RD.

CROSS RD.

MACEDAY LAKE RD.

CLIENT

GINKO INVESTMENT COMPANY, LLC

2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE

GINKO SELF STORAGE

WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23
PER AGENCIES COMMENTS	04/26/24
PER AGENCIES COMMENTS	07/25/24
PER AGENCIES COMMENTS	09/06/24
UNIT LAYOUT CHANGE	11/18/24
GRADING/ENTRY CHANGES	04/30/26
UNIT & STORM CHANGES	06/12/26
FINAL SITE PLAN	08/11/26

ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023

DRAWING TITLE

SITE PLAN

PEA JOB NO. 2002-248A

P.M.	JPB
DN	SWS
DES.	SWS

DRAWING NUMBER:

C-3.0

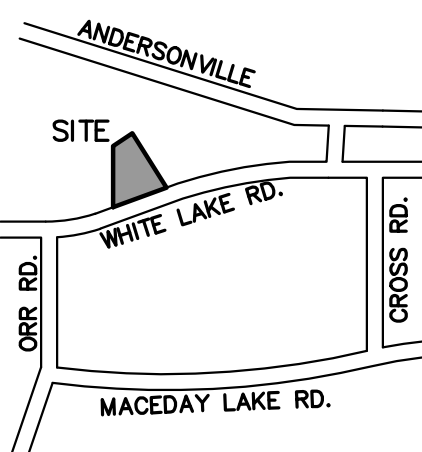
PART OF THE NORTH 1/2 OF SECTION 1, T.3N. R.8E, WHITE LAKE TOWNSHIP,
OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 4 OF "PROSPECTORS SQUARE" CONDOMINIUM AS RECORDED IN LIBER 22118, PAGE 870, OAKLAND COUNTY RECORDS.

t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.



CLIENT

**GINKO
INVESTMENT
COMPANY, LLC**
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE

**GINKO
SELF STORAGE**
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

PER AGENCIES COMMENTS	05/30/2011
PER AGENCIES COMMENTS	06/29/2011
PER AGENCIES COMMENTS	08/04/2011
PER AGENCIES COMMENTS	09/22/2011
PER AGENCIES COMMENTS	10/24/2011
PER AGENCIES COMMENTS	04/26/2012
PER AGENCIES COMMENTS	07/25/2012
PER AGENCIES COMMENTS	09/06/2012
UNIT LAYOUT CHANGE	11/18/2012
GRADING/ENTRY CHANGES	04/30/2013
UNIT & STORM CHANGES	06/12/2013
FINAL SITE PLAN	08/11/2013

ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023

DRAWING TITLE

FIRE TRUCK TURNING MOVEMENTS

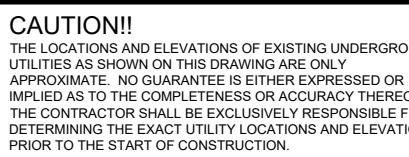
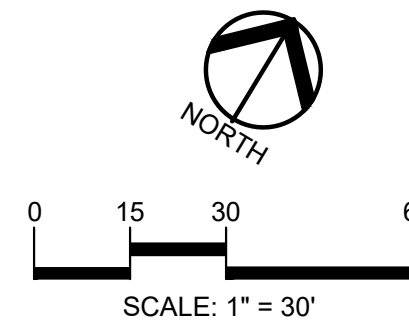
PEA JOB NO 2002-248P.M. JP

DN. SW

DES.	SW
------	----

DRAWING NUMBER

C-3.1



REVISIONS	
PER AGENCIES COMMENTS	05/30/18
PER AGENCIES COMMENTS	06/26/18
PER AGENCIES COMMENTS	08/04/18
PER AGENCIES COMMENTS	09/22/18
PER AGENCIES COMMENTS	10/24/18
PER AGENCIES COMMENTS	04/26/19
PER AGENCIES COMMENTS	07/25/19
PER AGENCIES COMMENTS	09/06/19
UNIT LAYOUT CHANGE	11/18/19
GRADING/ENTRY CHANGES	04/30/2020
UNIT & STORM CHANGES	06/12/2020
FINAL SITE PLAN	08/11/2020

PEA JOB NO.	2002-248
P.M.	J
DN.	SV
DES.	SV
DRAWING NUMBER:	

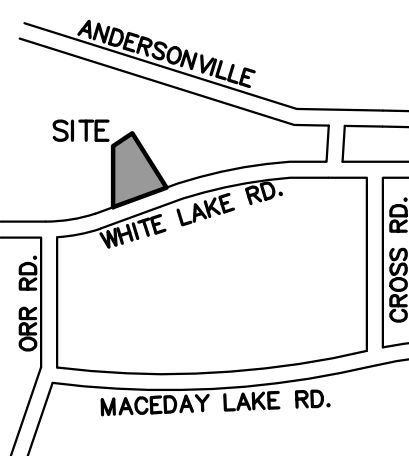
31

Grading Plan Details:

- Proposed Buildings:**
 - PROPOSED BUILDING #1:** 6,750 SQ.FT., F.F. 1031.30
 - PROPOSED BUILDING #2:** 6,900 SQ.FT., F.F. 1031.30
 - PROPOSED BUILDING #3:** 12,850 SQ.FT., F.F. 1031.30
- Topography:** Contour lines ranging from 1025.0 to 1035.0.
- Grading Details:**
 - Proposed Rims:** 29.50, 30.00, 30.20, 30.40, 30.60, 30.70, 30.80, 30.90, 31.00, 31.10, 31.20, 31.30, 31.50, 31.75.
 - Grades:** Various percentages (e.g., 1.0%, 1.2%, 1.4%, 1.6%, 1.8%, 2.0%, 2.2%, 2.4%, 2.6%, 2.8%, 3.0%, 3.4%, 4.0%, 4.7%, 5.0%, 5.4%, 5.8%, 6.0%, 6.4%, 6.8%, 7.2%, 7.6%, 8.0%, 8.4%, 8.8%, 9.2%, 9.6%, 10.0%, 10.4%, 10.8%, 11.2%, 11.6%, 12.0%, 12.4%, 12.8%, 13.2%, 13.6%, 14.0%, 14.4%, 14.8%, 15.2%, 15.6%, 16.0%, 16.4%, 16.8%, 17.2%, 17.6%, 18.0%, 18.4%, 18.8%, 19.2%, 19.6%, 20.0%, 20.4%, 20.8%, 21.2%, 21.6%, 22.0%, 22.4%, 22.8%, 23.2%, 23.6%, 24.0%, 24.4%, 24.8%, 25.2%, 25.6%, 26.0%, 26.4%, 26.8%, 27.2%, 27.6%, 28.0%, 28.4%, 28.8%, 29.2%, 29.6%, 30.0%, 30.4%, 30.8%, 31.2%, 31.6%, 32.0%, 32.4%, 32.8%, 33.2%, 33.6%, 34.0%, 34.4%, 34.8%, 35.2%, 35.6%, 36.0%, 36.4%, 36.8%, 37.2%, 37.6%, 38.0%, 38.4%, 38.8%, 39.2%, 39.6%, 40.0%, 40.4%, 40.8%, 41.2%, 41.6%, 42.0%, 42.4%, 42.8%, 43.2%, 43.6%, 44.0%, 44.4%, 44.8%, 45.2%, 45.6%, 46.0%, 46.4%, 46.8%, 47.2%, 47.6%, 48.0%, 48.4%, 48.8%, 49.2%, 49.6%, 50.0%, 50.4%, 50.8%, 51.2%, 51.6%, 52.0%, 52.4%, 52.8%, 53.2%, 53.6%, 54.0%, 54.4%, 54.8%, 55.2%, 55.6%, 56.0%, 56.4%, 56.8%, 57.2%, 57.6%, 58.0%, 58.4%, 58.8%, 59.2%, 59.6%, 60.0%, 60.4%, 60.8%, 61.2%, 61.6%, 62.0%, 62.4%, 62.8%, 63.2%, 63.6%, 64.0%, 64.4%, 64.8%, 65.2%, 65.6%, 66.0%, 66.4%, 66.8%, 67.2%, 67.6%, 68.0%, 68.4%, 68.8%, 69.2%, 69.6%, 70.0%, 70.4%, 70.8%, 71.2%, 71.6%, 72.0%, 72.4%, 72.8%, 73.2%, 73.6%, 74.0%, 74.4%, 74.8%, 75.2%, 75.6%, 76.0%, 76.4%, 76.8%, 77.2%, 77.6%, 78.0%, 78.4%, 78.8%, 79.2%, 79.6%, 80.0%, 80.4%, 80.8%, 81.2%, 81.6%, 82.0%, 82.4%, 82.8%, 83.2%, 83.6%, 84.0%, 84.4%, 84.8%, 85.2%, 85.6%, 86.0%, 86.4%, 86.8%, 87.2%, 87.6%, 88.0%, 88.4%, 88.8%, 89.2%, 89.6%, 90.0%, 90.4%, 90.8%, 91.2%, 91.6%, 92.0%, 92.4%, 92.8%, 93.2%, 93.6%, 94.0%, 94.4%, 94.8%, 95.2%, 95.6%, 96.0%, 96.4%, 96.8%, 97.2%, 97.6%, 98.0%, 98.4%, 98.8%, 99.2%, 99.6%, 100.0%, 100.4%, 100.8%, 101.2%, 101.6%, 102.0%, 102.4%, 102.8%, 103.2%, 103.6%, 104.0%, 104.4%, 104.8%, 105.2%, 105.6%, 106.0%, 106.4%, 106.8%, 107.2%, 107.6%, 108.0%, 108.4%, 108.8%, 109.2%, 109.6%, 110.0%, 110.4%, 110.8%, 111.2%, 111.6%, 112.0%, 112.4%, 112.8%, 113.2%, 113.6%, 114.0%, 114.4%, 114.8%, 115.2%, 115.6%, 116.0%, 116.4%, 116.8%, 117.2%, 117.6%, 118.0%, 118.4%, 118.8%, 119.2%, 119.6%, 120.0%, 120.4%, 120.8%, 121.2%, 121.6%, 122.0%, 122.4%, 122.8%, 123.2%, 123.6%, 124.0%, 124.4%, 124.8%, 125.2%, 125.6%, 126.0%, 126.4%, 126.8%, 127.2%, 127.6%, 128.0%, 128.4%, 128.8%, 129.2%, 129.6%, 130.0%, 130.4%, 130.8%, 131.2%, 131.6%, 132.0%, 132.4%, 132.8%, 133.2%, 133.6%, 134.0%, 134.4%, 134.8%, 135.2%, 135.6%, 136.0%, 136.4%, 136.8%, 137.2%, 137.6%, 138.0%, 138.4%, 138.8%, 139.2%, 139.6%, 140.0%, 140.4%, 140.8%, 141.2%, 141.6%, 142.0%, 142.4%, 142.8%, 143.2%, 143.6%, 144.0%, 144.4%, 144.8%, 145.2%, 145.6%, 146.0%, 146.4%, 146.8%, 147.2%, 147.6%, 148.0%, 148.4%, 148.8%, 149.2%, 149.6%, 150.0%, 150.4%, 150.8%, 151.2%, 151.6%, 152.0%, 152.4%, 152.8%, 153.2%, 153.6%, 154.0%, 154.4%, 154.8%, 155.2%, 155.6%, 156.0%, 156.4%, 156.8%, 157.2%, 157.6%, 158.0%, 158.4%, 158.8%, 159.2%, 159.6%, 160.0%, 160.4%, 160.8%, 161.2%, 161.6%, 162.0%, 162.4%, 162.8%, 163.2%, 163.6%, 164.0%, 164.4%, 164.8%, 165.2%, 165.6%, 166.0%, 166.4%, 166.8%, 167.2%, 167.6%, 168.0%, 168.4%, 168.8%, 169.2%, 169.6%, 170.0%, 170.4%, 170.8%, 171.2%, 171.6%, 172.0%, 172.4%, 172.8%, 173.2%, 173.6%, 174.0%, 174.4%, 174.8%, 175.2%, 175.6%, 176.0%, 176.4%, 176.8%, 177.2%, 177.6%, 178.0%, 178.4%, 178.8%, 179.2%, 179.6%, 180.0%, 180.4%, 180.8%, 181.2%, 181.6%, 182.0%, 182.4%, 182.8%, 183.2%, 183.6%, 184.0%, 184.4%, 184.8%, 185.2%, 185.6%, 186.0%, 186.4%, 186.8%, 187.2%, 187.6%, 188.0%, 188.4%, 188.8%, 189.2%, 189.6%, 190.0%, 190.4%, 190.8%, 191.2%, 191.6%, 192.0%, 192.4%, 192.8%, 193.2%, 193.6%, 194.0%, 194.4%, 194.8%, 195.2%, 195.6%, 196.0%, 196.4%, 196.8%, 197.2%, 197.6%, 198.0%, 198.4%, 198.8%, 199.2%, 199.6%, 200.0%, 200.4%, 200.8%, 201.2%, 201.6%, 202.0%, 202.4%, 202.8%, 203.2%, 203.6%, 204.0%, 204.4%, 204.8%, 205.2%, 205.6%, 206.0%, 206.4%, 206.8%, 207.2%, 207.6%, 208.0%, 208.4%, 208.8%, 209.2%, 209.6%, 210.0%, 210.4%, 210.8%, 211.2%, 211.6%, 212.0%, 212.4%, 212.8%, 213.2%, 213.6%, 214.0%, 214.4%, 214.8%, 215.2%, 215.6%, 216.0%, 216.4%, 216.8%, 217.2%, 217.6%, 218.0%, 218.4%, 218.8%, 219.2%, 219.6%, 220.0%, 220.4%, 220.8%, 221.2%, 221.6%, 222.0%, 222.4%, 222.8%, 223.2%, 223.6%, 224.0%, 224.4%, 224.8%, 225.2%, 225.6%, 226.0%, 226.4%, 226.8%, 227.2%, 227.6%, 228.0%, 228.4%, 2

0 15 30 60
SCALE: 1" = 30'

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE

GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23
PER AGENCIES COMMENTS	04/26/24
PER AGENCIES COMMENTS	07/25/24
PER AGENCIES COMMENTS	09/06/24
UNIT LAYOUT CHANGE	11/18/24
GRADING/ENTRY CHANGES	04/30/26
UNIT & STORM CHANGES	06/12/26
FINAL SITE PLAN	08/11/26

ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023

DRAWING TITLE

SESC PLAN

PEA JOB NO. 2002-248A

P.M. JPB

DN. SWS

DES. SWS

DRAWING NUMBER:

C-5.0

LEGAL DESCRIPTION:

PART OF THE NORTH 1/2 OF SECTION 1, T.3N. R.8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 4 OF "PROSPECTORS SQUARE" CONDOMINIUM AS RECORDED IN LIBER 22118, PAGE 870, OAKLAND COUNTY RECORDS.

BENCHMARKS

(N.A.V.D. 88 DATUM)

SITE B.M. #1: STEEL GEAR-PIN IN S.W. FACE OF UTILITY POLE 60'± NORTH OF N 1/4 CORNER SEC. 1. UTILITY POLE HAS OH TO NORTH AND WSW ALONG WHITE LAKE RD. ELEV. 1031.58

SITE B.M. #2: STEEL GEAR-PIN IN NORTH FACE OF UTILITY POLE NORTH SIDE OF WHITE LAKE RD. ELEV. 1030.85

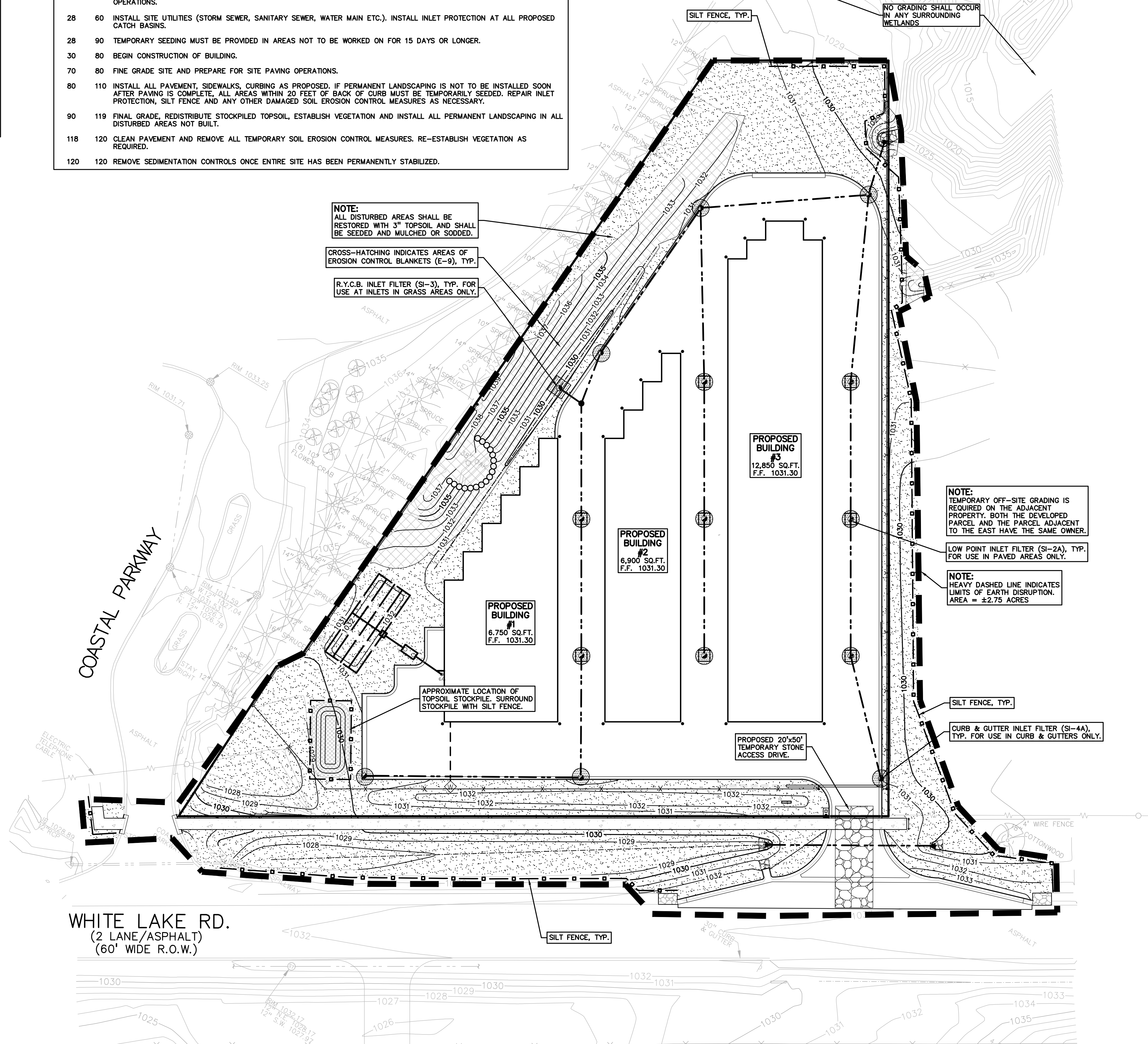
SITE B.M. #3: STEEL GEAR PIN IN N. FACE OF UTILITY POLE NORTH SIDE OF WHITE LAKE RD., 100'± WEST OF S.E. CORNER OF UNIT #4. ELEV. 1031.65

SITE B.M. #4: (AT CONDO RD, GRADE) STEEL GEAR PIN IN NORTH FACE OF UTILITY POLE, 40'± N.W. OF S.W. CORNER OF UNIT 4, N.W. CORNER OF WHITE LAKE ROAD AND GRAVEL ROAD TO N. TO "MARINERS CAVE CONDO" SITE. ELEV. 1031.88

REF. B.M.: (JOB # 97626) R.R. SPIKE IN N. FACE OF 36" OAK TREE ALONG S. PARENT PARCEL LINE (ACS SITE) 225' E. OF SECTION LINE AND 20' N. OF S. PARCEL LINE. ELEV. 1017.78

SEQUENCE OF CONSTRUCTION:

START DAY	END DAY	
1	90	INSTALL CRUSHED CONCRETE ACCESS APPROACH AT SITE ROAD APPROACH.
1	90	INSTALL TEMPORARY SOIL EROSION CONTROL MEASURES, SILT FENCES, INLET PROTECTION, ETC. AS NECESSARY.
1	120	MAINTAIN A 25' BUFFER OF VEGETATION AROUND PERIMETER OF SITE WHERE POSSIBLE.
1	15	REMOVE ALL VEGETATION, TREES AND BRUSH FROM THE PROPOSED CONSTRUCTION AREA UNLESS MARKED TO REMAIN. STRIP AND STOCKPILE TOPSOIL AS REQUIRED. ALL STOCKPILES MUST BE GRADED AND SEEDED.
5	14	REMOVE ALL PAVEMENT, CURB, UTILITIES, ETC. AS REQUIRED TO INSTALL THE PROPOSED WORK AS SHOWN ON THE TOPOGRAPHIC SURVEY AND DEMOLITION PLAN.
5	14	DISPOSE OF ALL EXCESS/UNSUITABLE MATERIALS OFF SITE IN A LEGAL MANNER. NO ON-SITE BURN OR BURY PITS ALLOWED.
14	28	ROUGH GRADE SITE. SEED AND MULCH BLANKETS MUST BE INSTALLED AS SHOWN WITHIN 5 DAYS OF FINAL GRADE. REPAIR AND/OR RE-INSTALL ANY TEMPORARY SOIL EROSION CONTROL MEASURES THAT WERE DAMAGED DURING GRADING OPERATIONS.
28	60	INSTALL SITE UTILITIES (STORM SEWER, SANITARY SEWER, WATER MAIN ETC.). INSTALL INLET PROTECTION AT ALL PROPOSED CATCH BASINS.
28	90	TEMPORARY SEEDING MUST BE PROVIDED IN AREAS NOT TO BE WORKED ON FOR 15 DAYS OR LONGER.
30	80	BEGIN CONSTRUCTION OF BUILDING.
70	80	FINE GRADE SITE AND PREPARE FOR SITE PAVING OPERATIONS.
80	110	INSTALL ALL PAVEMENT, SIDEWALKS, CURBING AS PROPOSED. IF PERMANENT LANDSCAPING IS NOT TO BE INSTALLED SOON AFTER PAVING IS COMPLETE, ALL AREAS WITHIN 20 FEET OF BACK OF CURB MUST BE TEMPORARILY SEEDED. REPAIR INLET PROTECTION, SILT FENCE AND ANY OTHER DAMAGED SOIL EROSION CONTROL MEASURES AS NECESSARY.
90	119	FINAL GRADE, REDISTRIBUTE STOCKPILED TOPSOIL, ESTABLISH VEGETATION AND INSTALL ALL PERMANENT LANDSCAPING IN ALL DISTURBED AREAS NOT BUILT.
118	120	CLEAN PAVEMENT AND REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS REQUIRED.
120	120	REMOVE SEDIMENTATION CONTROLS ONCE ENTIRE SITE HAS BEEN PERMANENTLY STABILIZED.



NOTE:
ALL DISTURBED AREAS SHALL BE RESTORED WITH 3" TOPSOIL AND SHALL BE SEEDED AND MULCHED OR SODDED.

CROSS-HATCHING INDICATES AREAS OF EROSION CONTROL BLANKETS (E-9), TYP.

R.Y.C.B. INLET FILTER (SI-3), TYP. FOR USE AT INLETS IN GRASS AREAS ONLY.

PROPOSED BUILDING #3
12,850 SQ.FT.
F.F. 1031.30

PROPOSED BUILDING #2
6,900 SQ.FT.
F.F. 1031.30

PROPOSED BUILDING #1
6,750 SQ.FT.
F.F. 1031.30

APPROXIMATE LOCATION OF TOPSOIL STOCKPILE. SURROUND STOCKPILE WITH SILT FENCE.

PROPOSED 20'x50' TEMPORARY STONE ACCESS DRIVE.

NOTE:
TEMPORARY OFF-SITE GRADING IS REQUIRED ON THE ADJACENT PROPERTY, BOTH THE DEVELOPED PARCEL AND THE PARCEL ADJACENT TO THE EAST HAVE THE SAME OWNER.

LOW POINT INLET FILTER (SI-2A), TYP. FOR USE IN PAVED AREAS ONLY.

NOTE:
HEAVY DASHED LINE INDICATES LIMITS OF EARTH DISRUPTION. AREA = ±2.75 ACRES

SILT FENCE, TYP.

CURB & GUTTER INLET FILTER (SI-4A), TYP. FOR USE IN CURB & GUTTERS ONLY.

SYMBOLS: EROSION CONTROL:

(SP-2) SILT FENCE

(SI-2A) LOW POINT INLET FILTER

(SP-9) TEMPORARY STONE ACCESS DRIVE

(E-9) EROSION CONTROL BLANKET

TEMPORARY SEED AND MULCH

REFER TO O.C.W.R.C. SOIL EROSION AND SEDIMENTATION CONTROL DETAILS SHEET FOR ALL DEVICE DETAILS.

EROSION CONTROL QUANTITIES:

SILT FENCE	960 LF
R.Y.C.B. INLET FILTER	1 EA.
LOW POINT INLET FILTER	14 EA.
TEMPORARY CONSTRUCTION ACCESS DRIVE	1 EA.
EROSION CONTROL BLANKETS	990 S.Y.
TEMPORARY SEEDING	4,376 S.Y.

SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE OF CONSTRUCTION

- SEE OAKLAND COUNTY W.R.C. SOIL EROSION AND SEDIMENTATION CONTROL DETAILS SHEET FOR ALL SOIL EROSION CONTROL RELATED DETAILS.
- PLACE SILT FENCE & INSTALL INLET FILTERS ON EXISTING STORM SEWER STRUCTURES, ACCORDING TO PLANS.
- INSTALL TEMPORARY CRUSHED CONCRETE ACCESS DRIVE AT ALL CONSTRUCTION ENTRANCES. (20'x80'x8" W/MINIMUM OF 1"-3" CRUSHED CONCRETE - NO FINES).
- REMOVE CURB, PAVEMENT, TREES, ETC. AS DIRECTED ON THE DEMOLITION PLAN.
- STRIP AND STOCKPILE TOPSOIL FOR RESTORATION REQUIREMENTS.
- DISPOSE OF ALL EXCESS, UNSUITABLE MATERIALS OFF SITE IN A LEGAL MANNER. NO BURN OR BURY PITS ALLOWED.
- UNSUITABLE MATERIALS CONSIST OF, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING: CONCRETE, ASPHALT, TREES, BRUSH, STUMPS, ROOTS, OR OTHER MISCELLANEOUS DEBRIS OR TRASH.
- MASS GRADE THE SITE IN ACCORDANCE WITH THE PLANS.
- INSTALL SEED, MULCH AND EROSION CONTROL BLANKETS AS SHOWN ON THE PLAN WITHIN 5 DAYS OF COMPLETION OF MASS GRADING OR WHENEVER DISTURBED AREAS WILL REMAIN UNCHANGED FOR 30 DAYS OR GREATER. 3-4" TOPSOIL WILL BE USED WHERE VEGETATION IS REQUIRED.
- COMPLETE ROUGH GRADING OF SITE AND INSTALL UTILITIES. PLACE INLET FILTERS AT ALL INLETS AND CATCH BASINS, AS SHOWN.
- FINISH GRADE AND PAVE SITE AS PROPOSED TO DRAIN TO STORM SEWER SYSTEM. REPAIR INLET FILTERS AS REQUIRED.
- APPLY TOPSOIL, SEED AND MULCH/SOD TO ALL DISTURBED AREAS UPON COMPLETION OF GRADING. THE CONTRACTOR SHALL STAGE CONSTRUCTION ACTIVITIES IN ORDER TO MINIMIZE THE EXPOSURE OF UNSTABILIZED AREAS.
- CLEAN PAVEMENT AND STORM SEWERS. REMOVE SILT FENCE, AND INLET FILTERS ONCE VEGETATION HAS BEEN ESTABLISHED.
- ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
- STREET CATCH BASINS TO BE PERIODICALLY CLEANED AND FILTER CLOTH CHANGED AND MAINTAINED.

SOIL EROSION MAINTENANCE SCHEDULE AND NOTES:

- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY:
TBD
- IF ANY DAMAGE HAS OCCURRED AS A RESULT OF STORM WATER DISCHARGE FROM THE SITE, THE FOLLOWING STEPS SHALL BE IMPLEMENTED.
- ANY DEBRIS OR DIRT ON ANY PAVED AREA RESULTING FROM CONSTRUCTION TRAFFIC SHALL BE CLEANED IN A PROMPT MANNER BY THE CONTRACTOR. THE CONSTRUCTION DRIVE SHALL BE CLEANED AT THE END OF EACH DAY.
- ALL DIRT AND MUD TRACKED ONTO PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR DAILY BY SCRAPING. STREET SWEEPING IS REQUIRED WEEKLY.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR REBACKFILL THE SILTATION FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
- INLET FILTER MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY ACCUMULATED SILT OR OTHER DEBRIS. THE REMOVAL OF SILT SHOULD BE WITH THE USE OF A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTERS CAN NOT BE CLEANED OR ARE DAMAGED, THEN THE FABRIC MUST BE REPLACED.
- CONTRACTOR SHALL PROVIDE WATER TRUCK TO WATER DOWN THE SITE ON A DAILY BASIS AS REQUIRED TO MAINTAIN DUST CONTROL.
- IF HIGH GROUNDWATER IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION A DEWATERING PLAN MUST BE SUBMITTED TO THE CITY ENGINEERING DIVISION FOR REVIEW.

GENERAL SITE CONDITIONS:

- ACCORDING TO THE USDA WEB SOIL SURVEY DATED APRIL 24, 2024, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:
UDIPSAMMENTS & URBAN LAND
- TOTAL DISTURBED AREA = ±2.75 ACRES
- N.P.D.E.S. NOTICE OF COVERAGE IS NOT REQUIRED

LEGAL DESCRIPTION:

PART OF THE NORTH 1/2 OF SECTION 1, T.3N. R.8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 4 OF "PROSPECTORS SQUARE" CONDOMINIUM AS RECORDED IN LIBER 22118, PAGE 870, OAKLAND COUNTY RECORDS.

BENCHMARKS
(N.A.V.D. 88 DATUM)

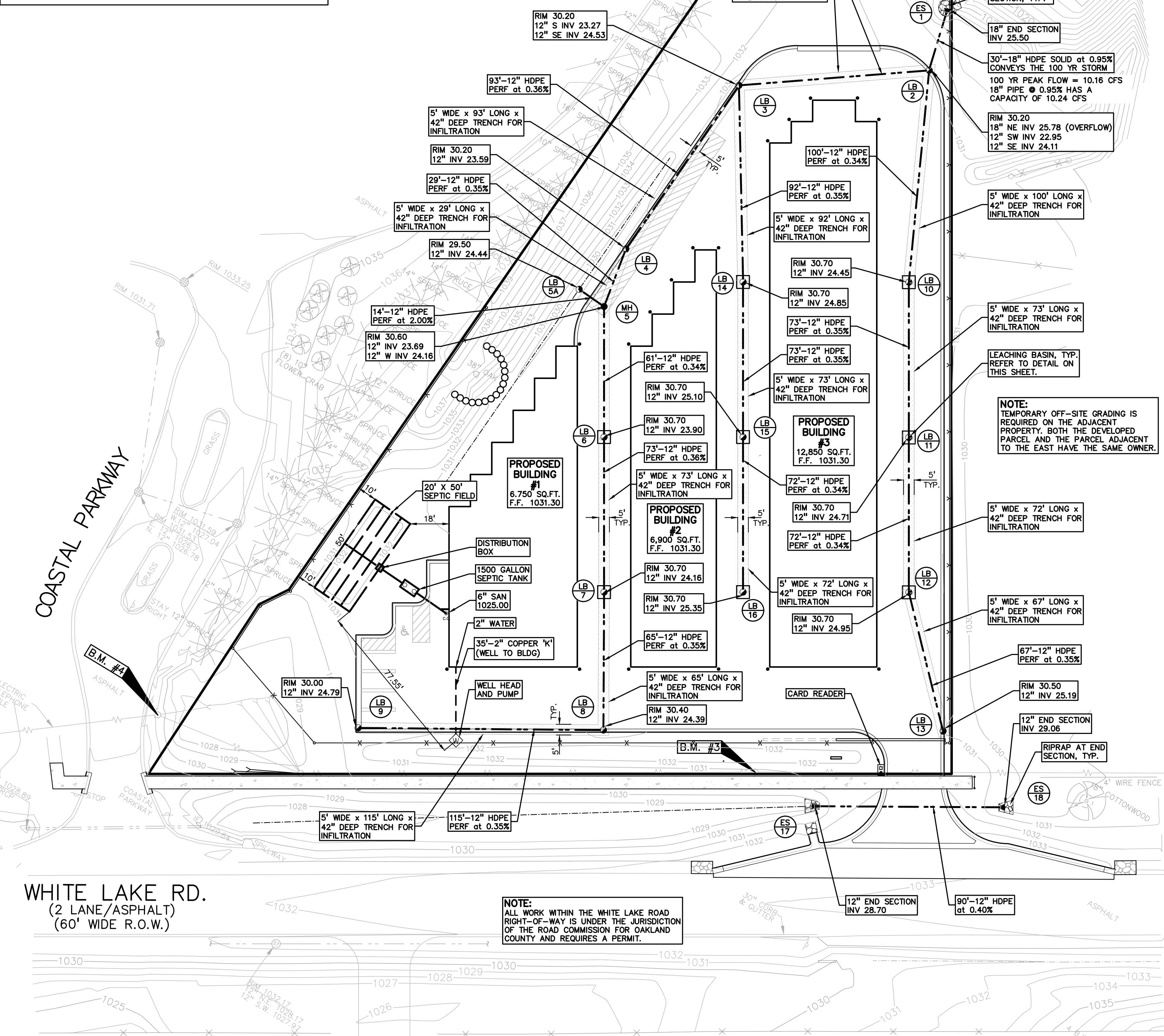
SITE B.M. #1: STEEL GEAR-PIN IN S.W. FACE OF UTILITY POLE 60± NORTH OF N 1/4 CORNER SEC. 1. UTILITY POLE HAS OH TO NORTH AND WSW ALONG WHITE LAKE RD. ELEV. 1031.58

SITE B.M. #2: STEEL GEAR-PIN IN NORTH FACE OF UTILITY POLE NORTH SIDE OF WHITE LAKE RD. ELEV. 1030.85

SITE B.M. #3: STEEL GEAR PIN IN N. FACE OF UTILITY POLE NORTH SIDE OF WHITE LAKE RD., 100± WEST OF S.E. CORNER OF UNIT #4. ELEV. 1031.65

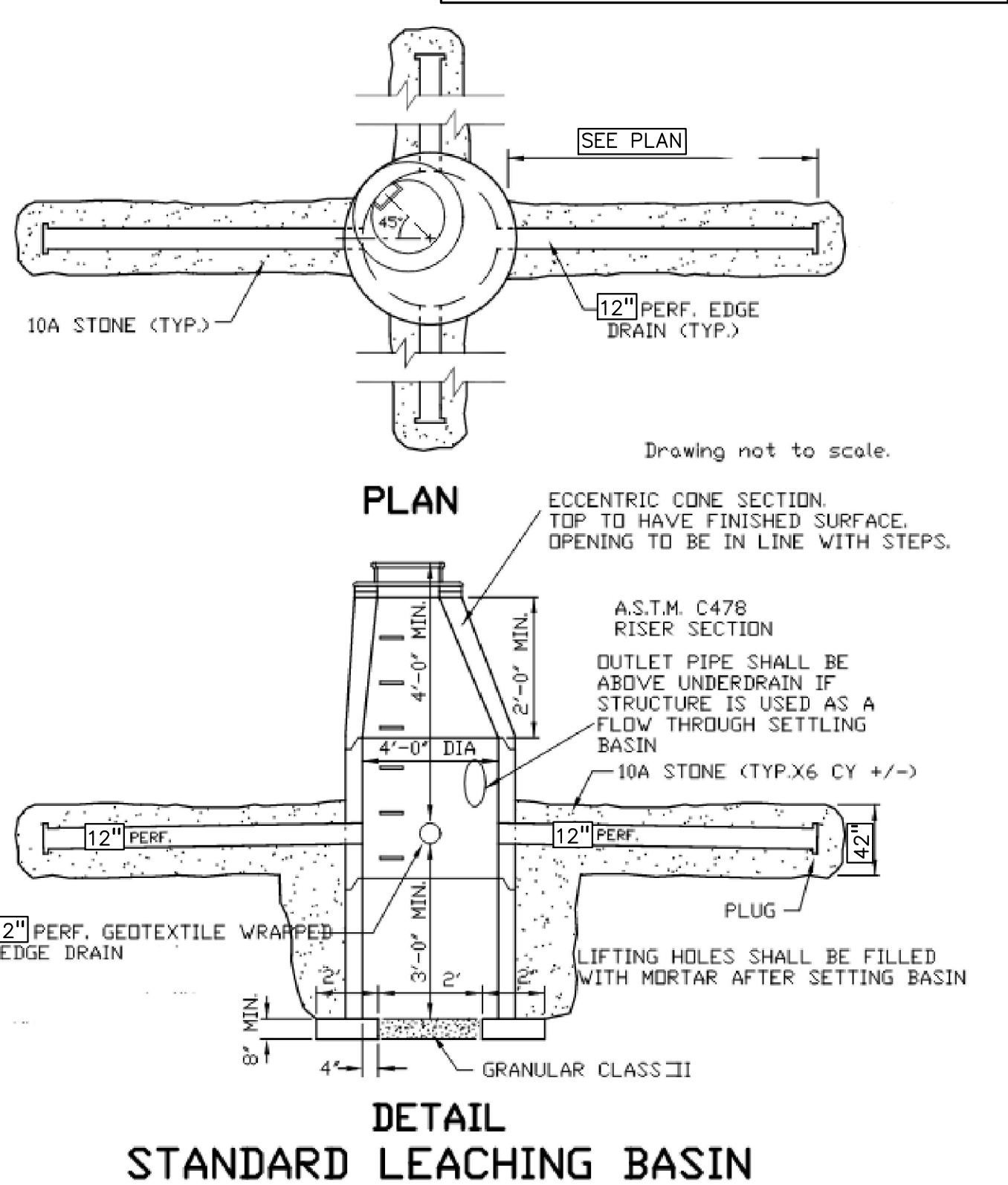
SITE B.M. #4: (AT CONDO RD, GRADE) STEEL GEAR PIN IN NORTH FACE OF UTILITY POLE, 40± N.W. OF S.W. CORNER OF UNIT 4, N.W. CORNER OF WHITE LAKE ROAD AND GRAVEL ROAD TO N. TO "MARINERS CAVE CONDO" SITE. ELEV. 1031.88

REF. B.M.: (JOB # 97626) R.R. SPIKE IN N. FACE OF 36" OAK TREE ALONG S. PARENT PARCEL LINE (ACS SITE) 225' E. OF SECTION LINE AND 20' N. OF S. PARCEL LINE. ELEV. 1017.78



Site Drainage Data	
Total Area (A):	2.15 acre
Weighted Coefficient of Runoff (C):	0.62
Rainfall Intensity	
Time of Concentration (Tc)	10.00 min
Since Tc <= 15 min, I1 = 2.0 in/hr	
I1 = 30.2 / [(T + 9.17) ^{0.81}]	2.00 in/hr
I10 = 50.12 / (T + 9.17) ^{0.81}	4.58 in/hr
I100 = 83.3 / (T + 9.17) ^{0.81}	7.62 in/hr
100-Year Peak Inflow	
Q100N = C(I100)A	10.16 cfs
CPVC: Channel Protection Volume	
Vcpcv = (4,719)CA	6,290 cf
Retention / Infiltration Storage Volume (Vrb)	
Vrb = (18,985 x C x A) - Vcpcv	19,017 cf
Design Requirements	
CPVC	6,290 cf
Retention Storage Volume	19,017 cf
Provided Pipe Volume:	
Average Infiltration Area (At)	
At = 1010 LF storm pipe x 5' wide	5,050 sf
Surface Storage Volume (Vss)	
Vss = At x H (3.5' high) x .40	7,070 cf
minus 12" storm pipe void x .40	316 cf
	6,754 cf
Subsurface Storage Volume (Vsubsurface)	
Vsubsurface = NO Engineered Sub Soils	0 cf
Infiltration Volume (Vi) (based on 6 Hr period)	
Ksat = Infiltration Rate per "A" soil group	4.58 in/hr
Sf = Ksat safety factor	1
Vi = (Ksat x Sf x 6 x At) / 12 in	11,565 cf
Total Sedimentation Storage Volume (Vt)	
Vt = Vss + Vsubsurface + Vi	18,319 cf
Pipe Storage Design	
Length =	1010.00 ft.
Pipe Diameter =	12.00 in.
c.f. / ft. =	0.7850 c/ft
Volume =	792.85 cf
Total Volume =	19111.35 cf ok

UTILITY LEGEND:	
OH-ELEC-W-O	EX. OH. ELEC. POLE & GUY WIRE
UG-CATH-□	EX. U.G. CABLE TV & PEDESTAL
UG-COMM-□	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
UG-ELEC-□	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
---	EX. GAS LINE
□	EX. GAS VALVE & GAS LINE MARKER
□	EX. TRANSFORMER & IRRIGATION VALVE
---	EX. WATER MAIN
⊕	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊕	EX. WATER VALVE BOX & SHUTOFF
⊕	EX. SANITARY SEWER
⊕	EX. SANITARY CLEANOUT & MANHOLE
⊕	EX. COMBINED SEWER MANHOLE
⊕	EX. STORM SEWER
⊕	EX. CLEANOUT & MANHOLE
⊕	EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
⊕	EX. YARD DRAIN & ROOF DRAIN
⊕	EX. UNIDENTIFIED STRUCTURE
---	PROPOSED WATER MAIN
⊕	PROPOSED HYDRANT AND GATE VALVE
⊕	PROPOSED TAPPING SLEEVE, VALVE & WELL
---	PROPOSED SANITARY SEWER
⊕	PROPOSED SANITARY CLEANOUT & MANHOLE
---	PROPOSED STORM SEWER
⊕	PROPOSED STORM SEWER CLEANOUT & MANHOLE
⊕	PROPOSED CATCH BASIN, INLET & YARD DRAIN



SEPTIC CALCULATIONS

Project:	Ginko Self Storage
Location:	White Lake Township, Michigan
Project No:	2002-248A

Design per the USEPA Onsite Wastewater Treatment System Manual, dated February, 2002 as well as the amount of customers serviced with the Average Tank Size

Building Usage:	
Office/Sales	
Current Building Space:	50 SF
Total Number of Employees	1 Employees
Office or Industrial (Flow per Employee): Table 3-4 USEPA 7-16 gal	16 gallons/person/day
Employee Design Flow (Daily Peak Flow):	16 gallons/day
Number of Customer/day	2 Customers
Public Lavatory (Table 3-4 USEPA) per user	6 gal/customer/day
Customer Daily Design Usage	12 gallons/day
Peak Facility Design Flow	28 gallons/day
Hydraulic Loading Rate: (for a bed system)	0.40 gpd/ft ²
Septic Field Area Requirement (Soil Dispersal Area):	70 sq ft
Proposed Septic Field Calculations	
PRIMARY Septic Field Width:	20 ft
PRIMARY Septic Field Length:	50 ft
PRIMARY Septic Field Area:	1,000 sq ft
Septic Tank Calculations	
Required Septic Tank Capacity Per Oakland County for Commercial Site for flows under 1000 gal/day is 1500 gallons	
Proposed Septic Tank Capacity:	1,500 gallons

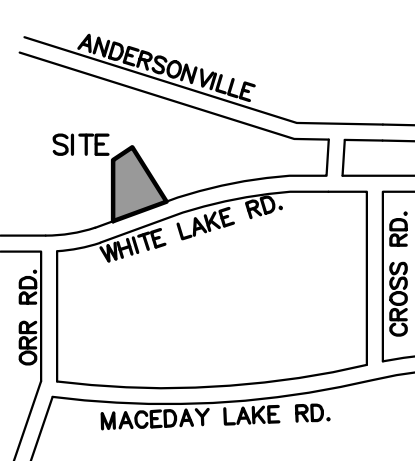
PEA GROUP
t: 844.813.2949
www.peagroup.com



0 15 30 60
SCALE: 1" = 30'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE
GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23
PER AGENCIES COMMENTS	04/26/24
PER AGENCIES COMMENTS	07/25/24
PER AGENCIES COMMENTS	09/06/24
UNIT LAYOUT CHANGE	11/18/24
GRADING/ENTRY CHANGES	04/30/26
UNIT & STORM CHANGES	06/12/26
FINAL SITE PLAN	08/11/26

ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023

DRAWING TITLE
UTILITY PLAN

PEA JOB NO. 2002-248A

P.M. JPB

DN. SWS

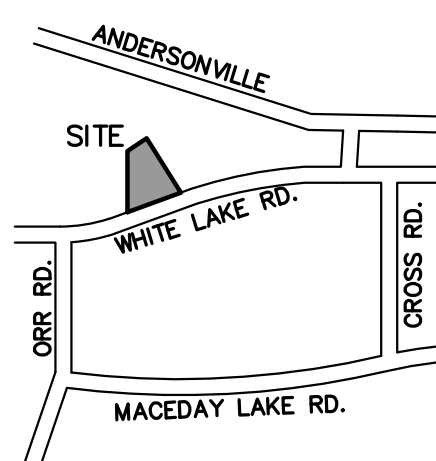
DES. SWS

DRAWING NUMBER:

C-6.0



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE
GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS		
PER AGENCIES COMMENTS	05/30/23	
PER AGENCIES COMMENTS	06/29/23	
PER AGENCIES COMMENTS	08/04/23	
PER AGENCIES COMMENTS	09/22/23	
PER AGENCIES COMMENTS	10/24/23	
PER AGENCIES COMMENTS	04/26/24	
PER AGENCIES COMMENTS	07/25/24	
PER AGENCIES COMMENTS	09/06/24	
UNIT LAYOUT CHANGE	11/18/24	
GRADING/ENTRY CHANGES	04/30/26	
UNIT & STORM CHANGES	06/12/26	
FINAL SITE PLAN	08/11/26	

ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023

DRAWING TITLE
UTILITY PROFILES

PEA JOB NO. 2002-248A

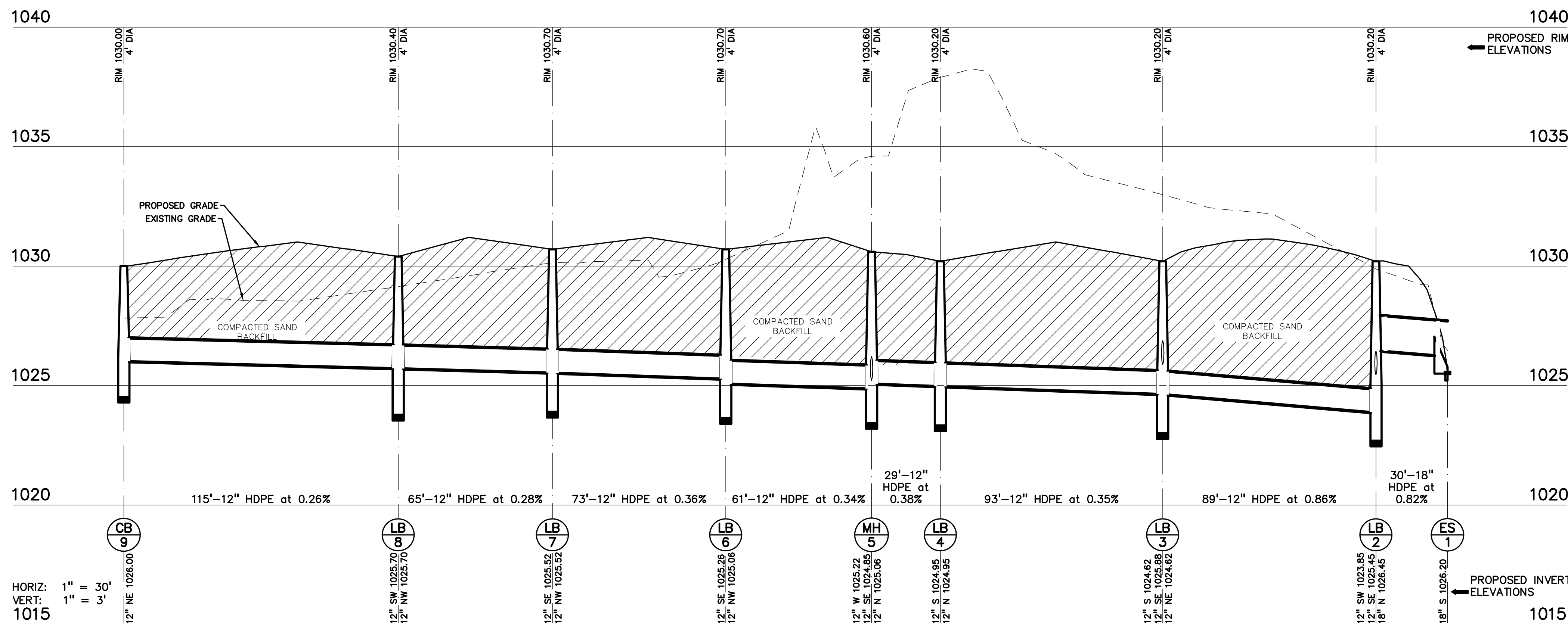
P.M. JPB

DN. SWS

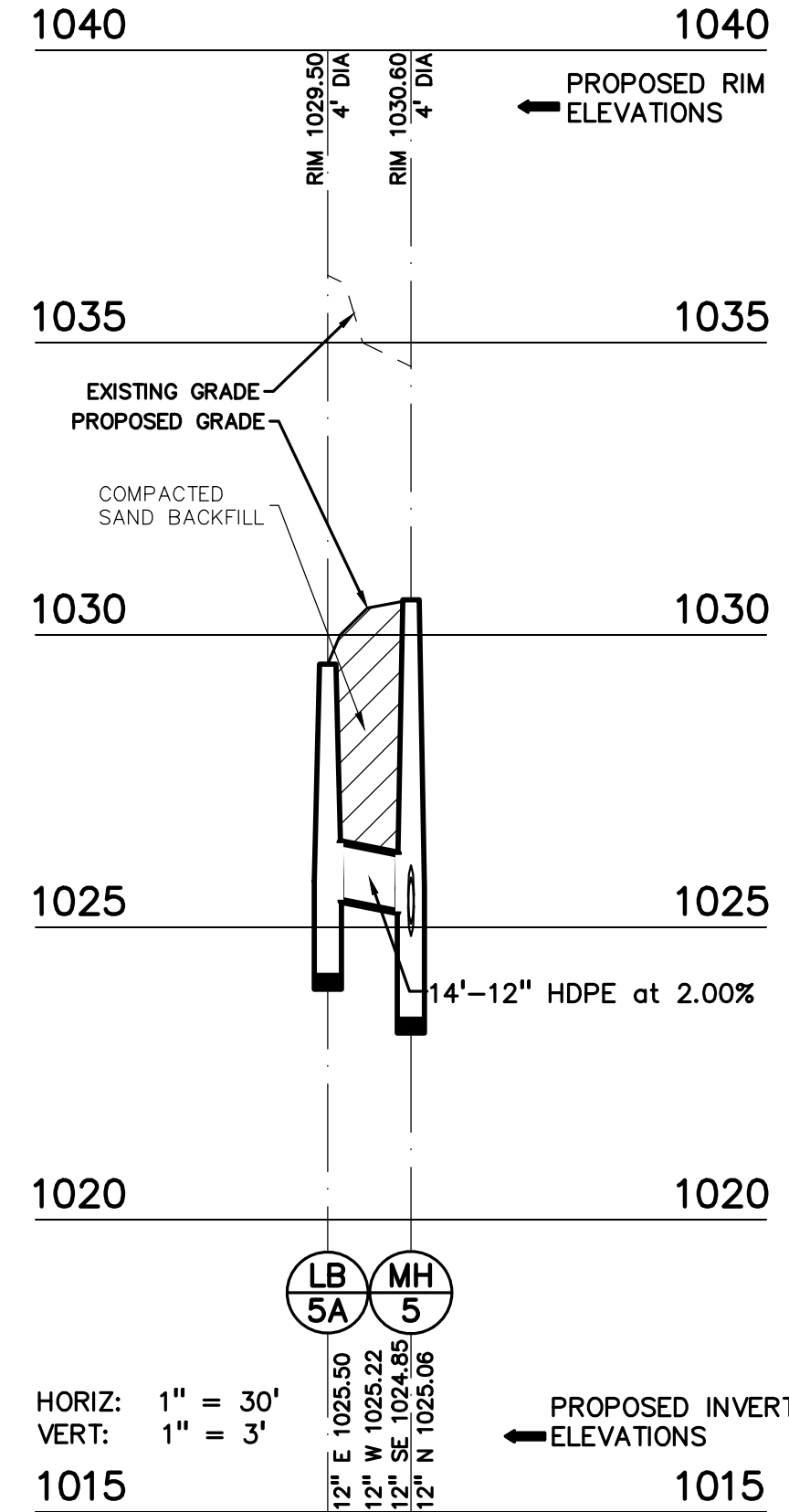
DES. SWS

DRAWING NUMBER:

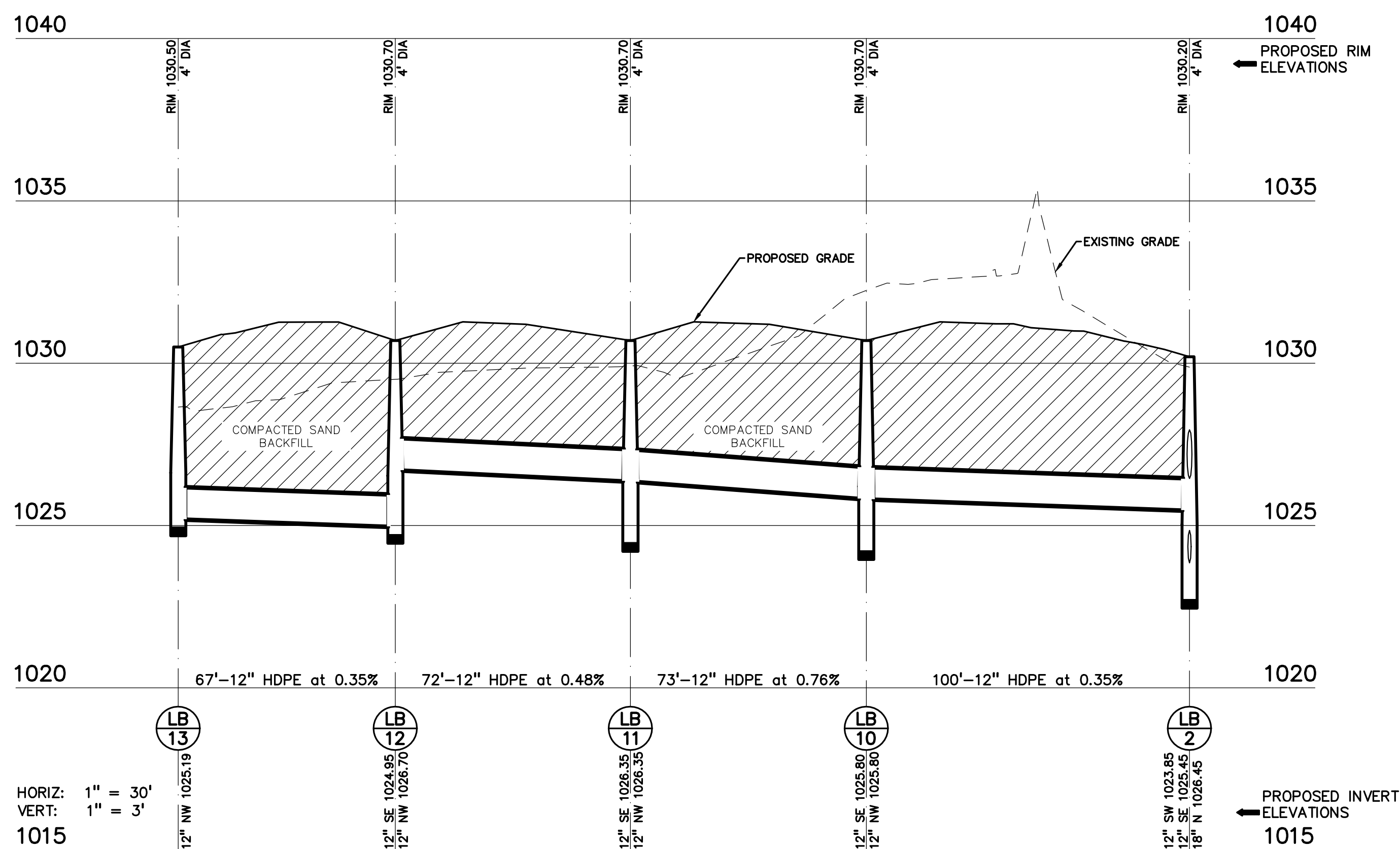
C-7.0



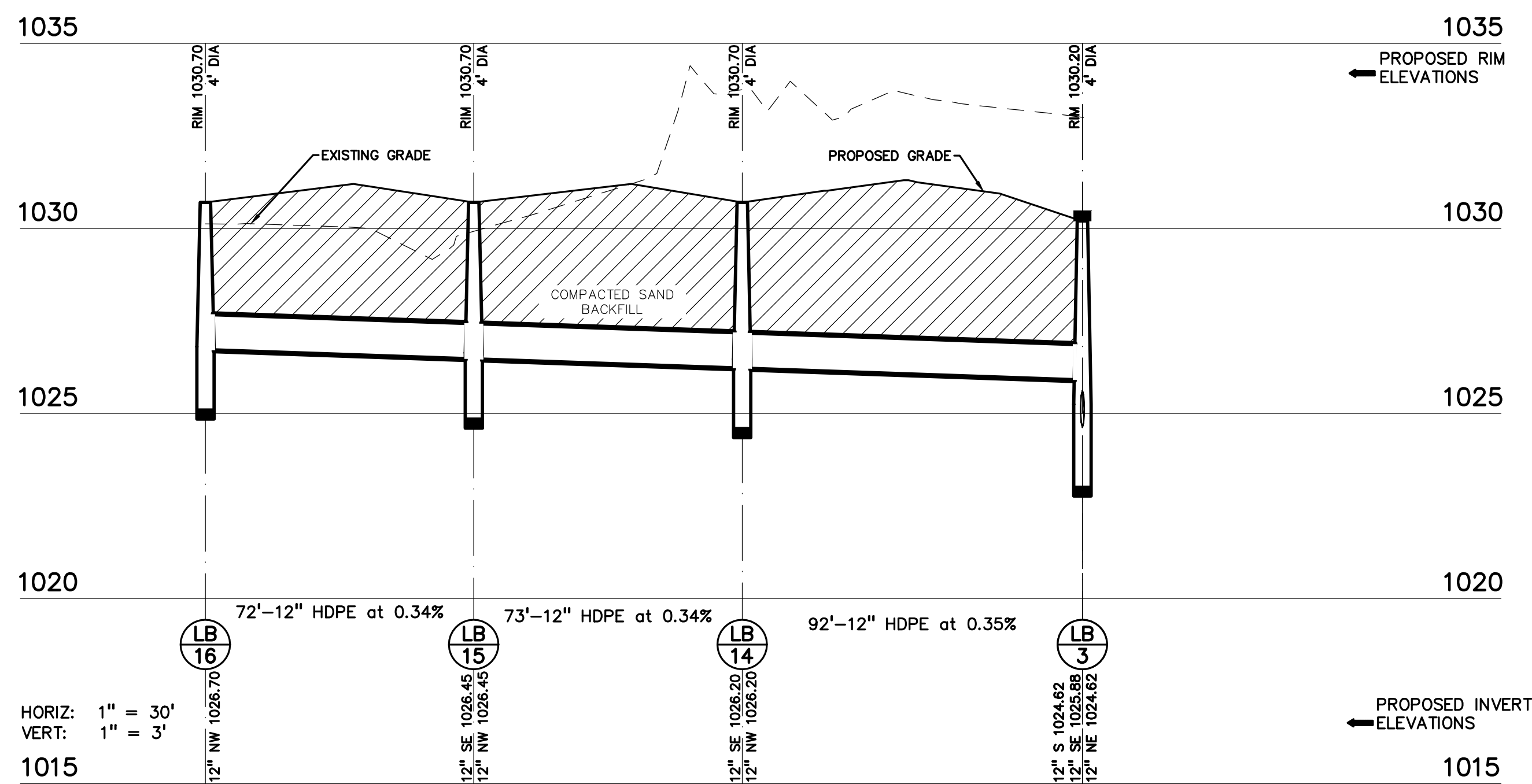
LB 9 - ES 1 PROFILE



LB 17 - MH 5 PROFILE



LB 13 - LB 2 PROFILE



LB 15 - LB 3 PROFILE



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY FOR INFORMATION. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48863

PROJECT TITLE

GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23
PER AGENCIES COMMENTS	04/26/24
PER AGENCIES COMMENTS	07/25/24
PER AGENCIES COMMENTS	09/06/24
UNIT LAYOUT CHANGE	11/18/24
GRADING/ENTRY CHANGES	04/30/26
UNIT & STORM CHANGES	06/12/26
FINAL SITE PLAN	09/11/26
ORIGINAL ISSUE DATE:	FEBRUARY 2, 2023

DRAWING TITLE

NOTES AND DETAILS

PEA JOB NO. 2002-248A

P.M. JPB

DN. SWS

DES. SWS

DRAWING NUMBER:

C-9.0

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
- ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL TOWNSHIP INSPECTION FEES.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, TOWNSHIP AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

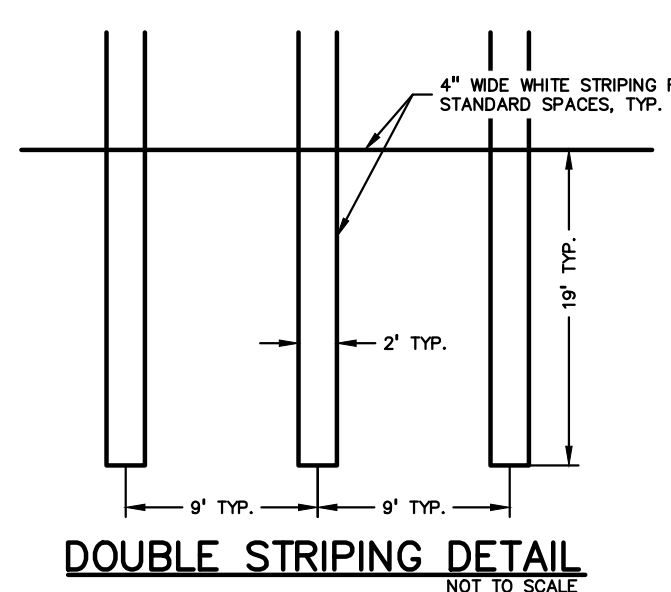
PAVING NOTES:

- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
- CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
- ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
- CONCRETE CURBING JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
 - JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT
 - PLACE CONTRACTION JOINTS AT 10' INTERVALS
 - PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - PLACE 1" EXPANSION JOINT
 - AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIUS LOCATIONS IN A CURVE
 - AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
 - AT THE END OF RADIUS AT OPPOSITE ENDS IN A CURBED LANDSCAPE ISLAND
 - JOINTS WHEN TIED TO CONCRETE PAVEMENT
 - PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT
 - PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - PLACE 1" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
 - CURB AND GUTTER AND CONCRETE SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL LANE TIE JOINT (MDOT B1 JOINT)
- IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT):
 - CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
 - IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT SPECIFICATIONS
- CONCRETE SIDEWALK JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
 - PLACE TRANSVERSE CONTRACTION JOINTS LESS THAN 8'
 - PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'
 - PLACE 1" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADIUS IN INTERSECTION
 - PLACE TRANSVERSE 1/2" EXPANSION JOINT AT MAXIMUM OF 100' SPACING
 - PLACE 1/2" EXPANSION JOINT WHEN ABUTTING A FIXED STRUCTURE OR OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS

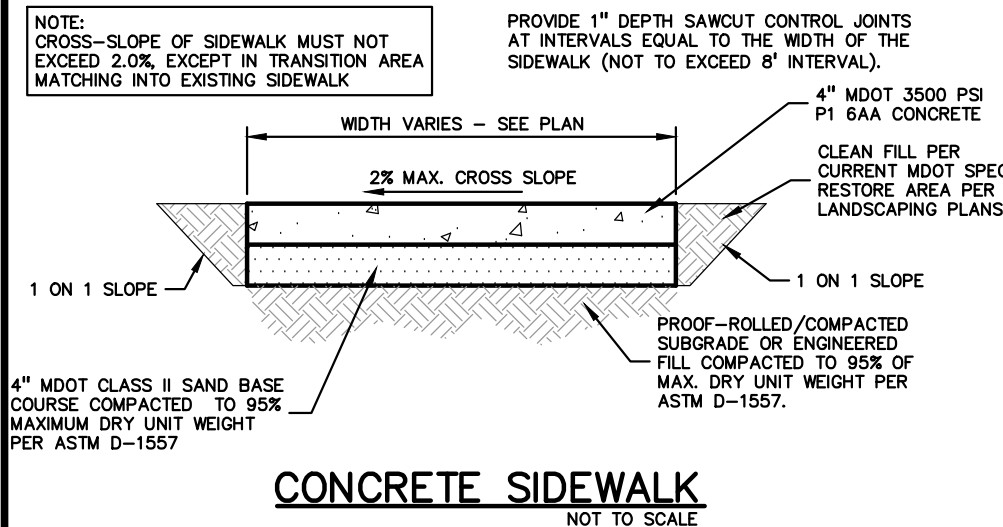
GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE COUNTY PRIOR TO CONSTRUCTION.
- ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.
- REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THIRD PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
- ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
- THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOTIGS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
- SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW PROPOSED SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
- SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.
- ANY SUBGRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.



DOUBLE STRIPING DETAIL
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

GENERAL UTILITY NOTES:

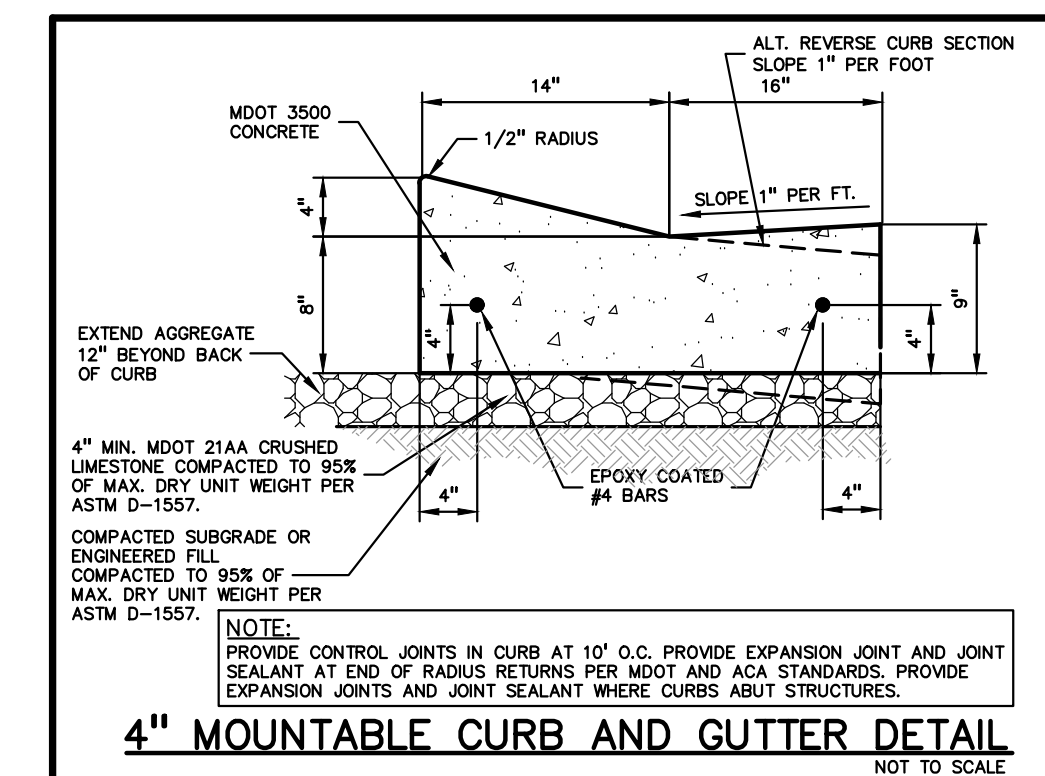
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP.
- ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
- WHERE EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY UTILITIES.
- THE CONTRACTOR SHALL COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
- PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL INSPECT ALL EXISTING PUBLIC STORM SEWER, SANITARY SEWER AND WATER MAIN STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION AND WITH THE GOVERNING AGENCY INSPECTOR PRIOR TO ESTABLISHING FINAL GRADE. NOTIFY THE ENGINEER, OWNER/DEVELOPER, AND GOVERNING AGENCY IF STRUCTURE IS DEEMED TO BE STRUCTURALLY UNSOUND AND/OR IN NEED OF REPAIR.

WATER MAIN NOTES:

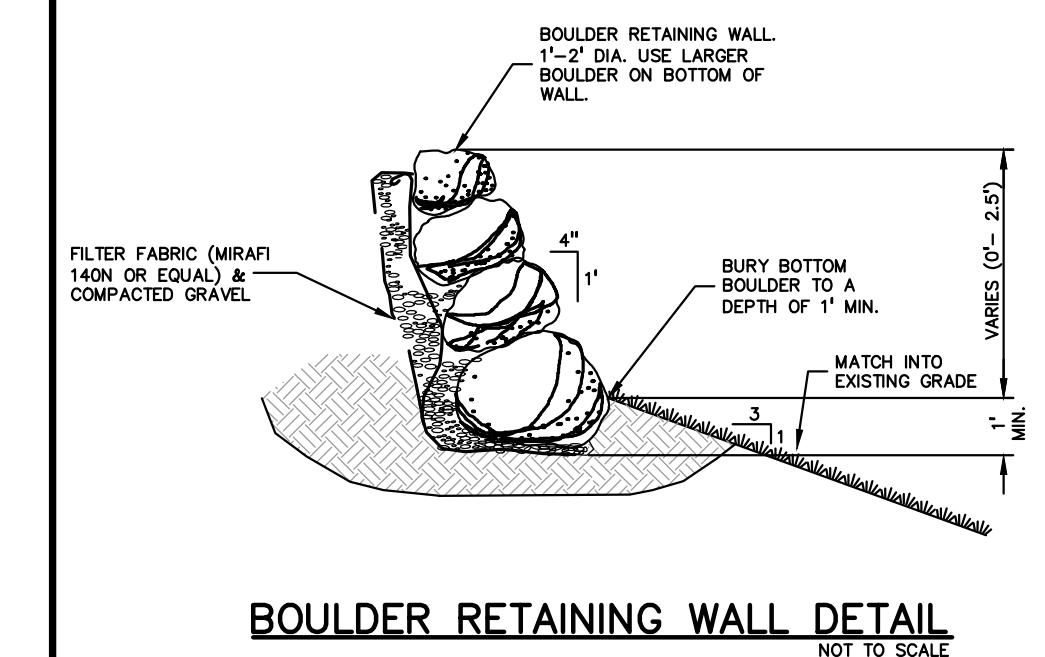
- ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 6.0' BELOW FINISH GRADE.
- ALL TEES, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
- MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
- ALL NEW WATER MAIN MUST PASS PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE TOWNSHIP.
- WATER MAIN SERVICE LEADS SHALL BE TYPE "K" ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
- ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING BLOCKS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE TOWNSHIP.
- THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION DEPARTMENT AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

SANITARY SEWER NOTES:

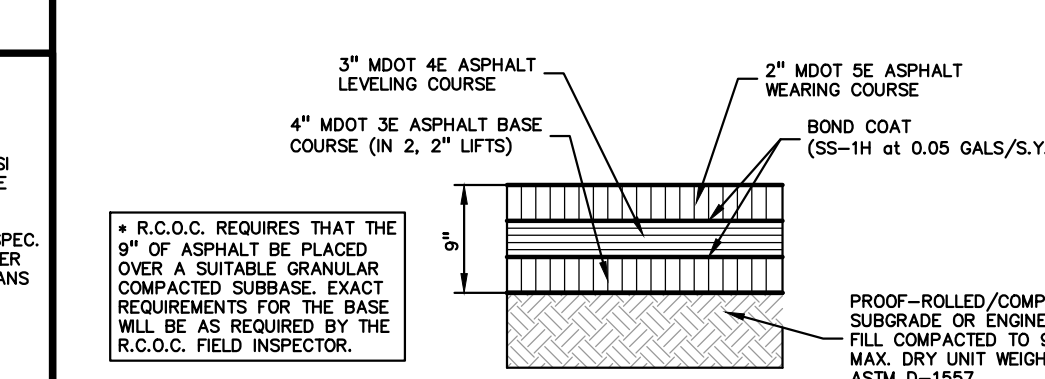
- DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
- ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
- ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 75 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.



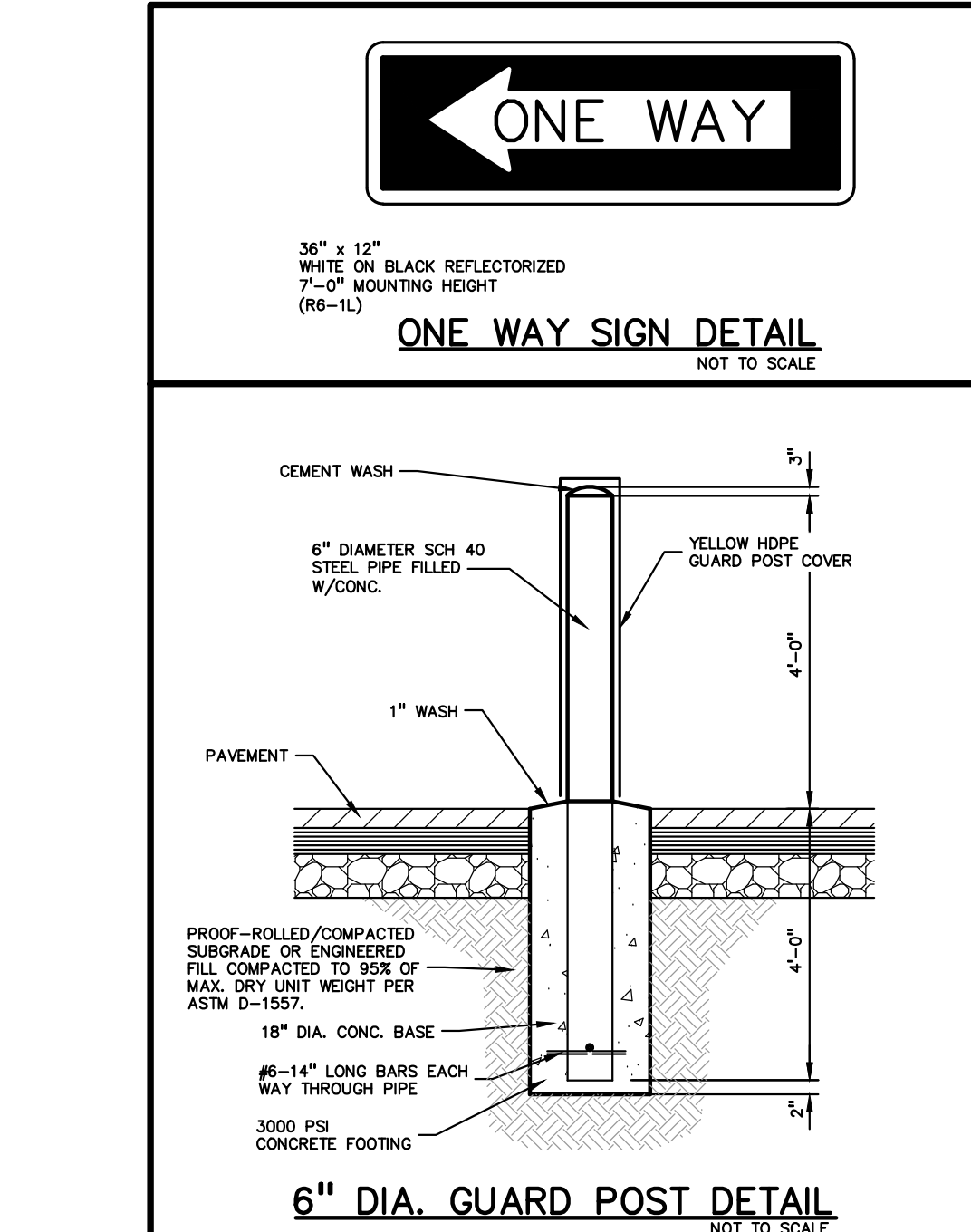
4" MOUNTABLE CURB AND GUTTER DETAIL
NOT TO SCALE



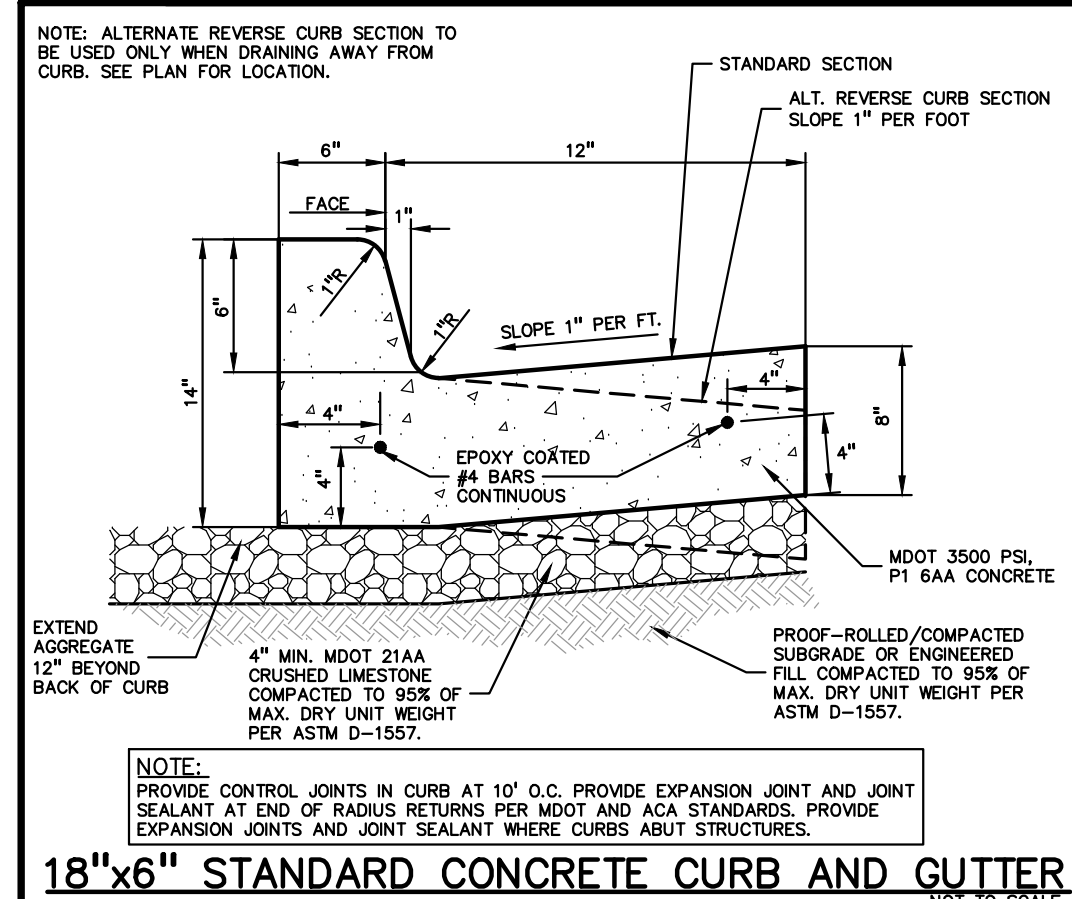
BOULDER RETAINING WALL DETAIL
NOT TO SCALE



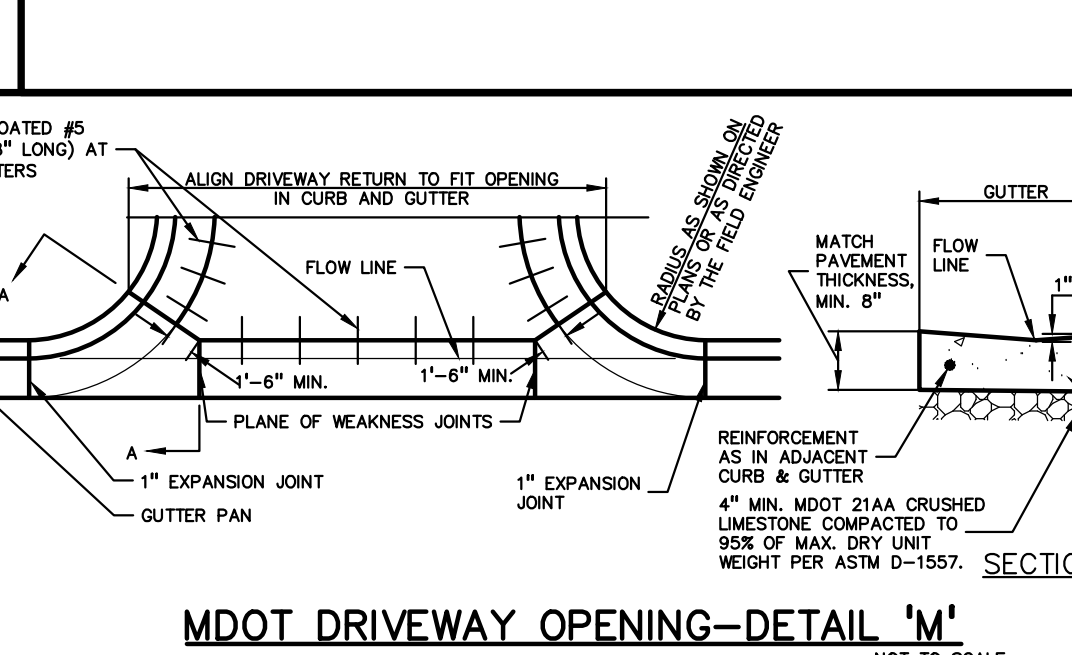
9" DEEP STRENGTH ASPHALT DETAIL (R.C.O.C.)
NOT TO SCALE



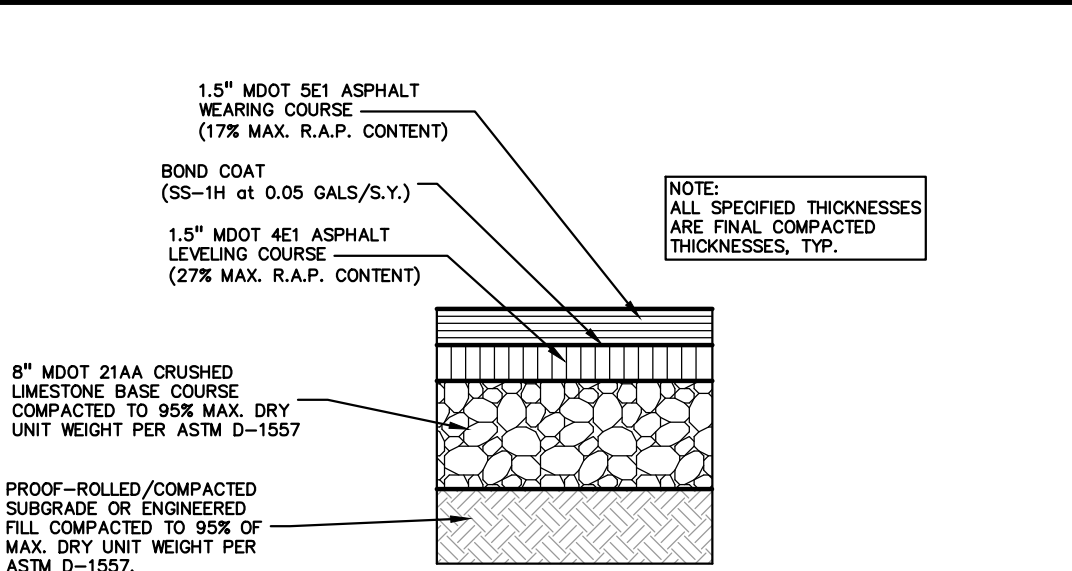
6" DIA. GUARD POST DETAIL
NOT TO SCALE



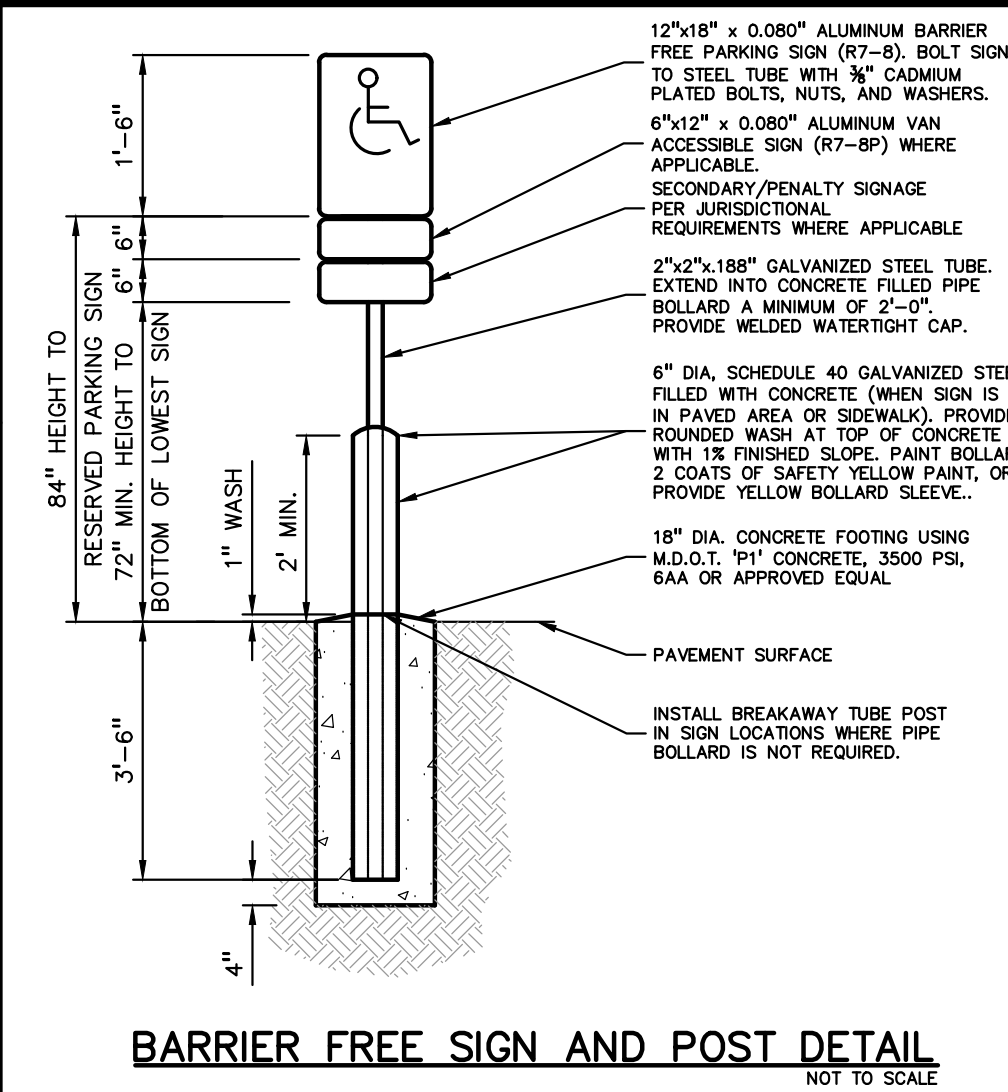
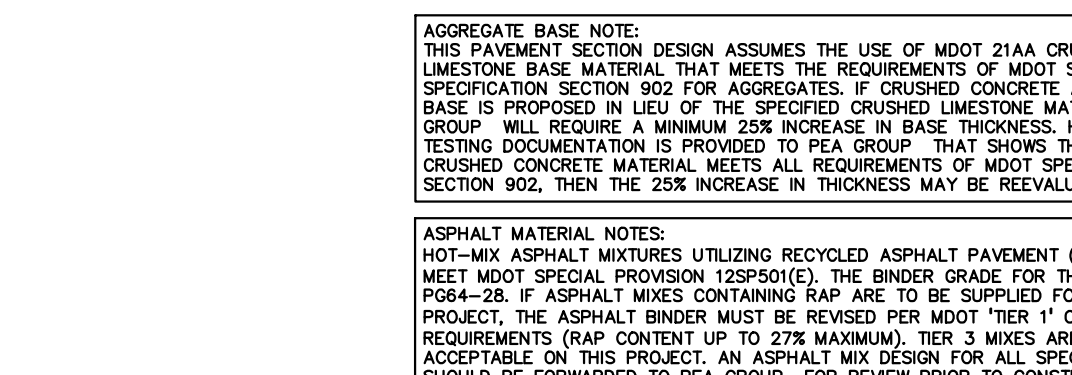
18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE



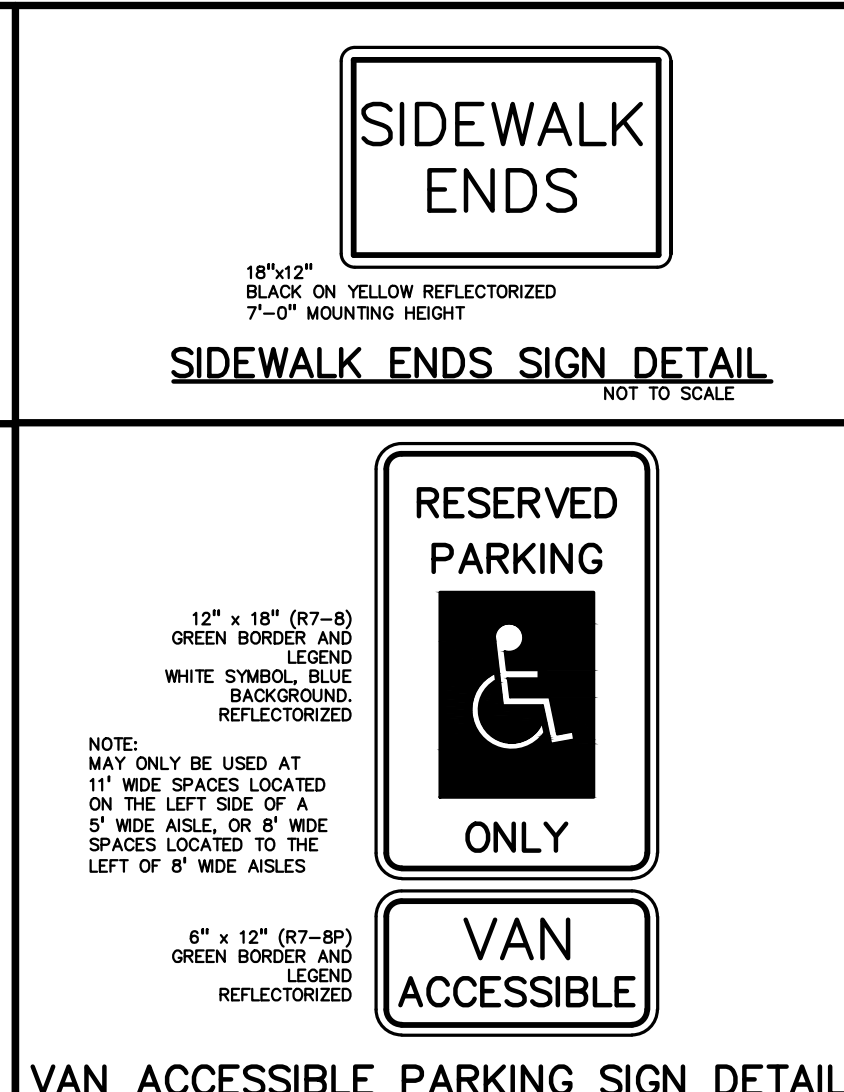
MDOT DRIVEWAY OPENING-DETAIL 'M'
NOT TO SCALE



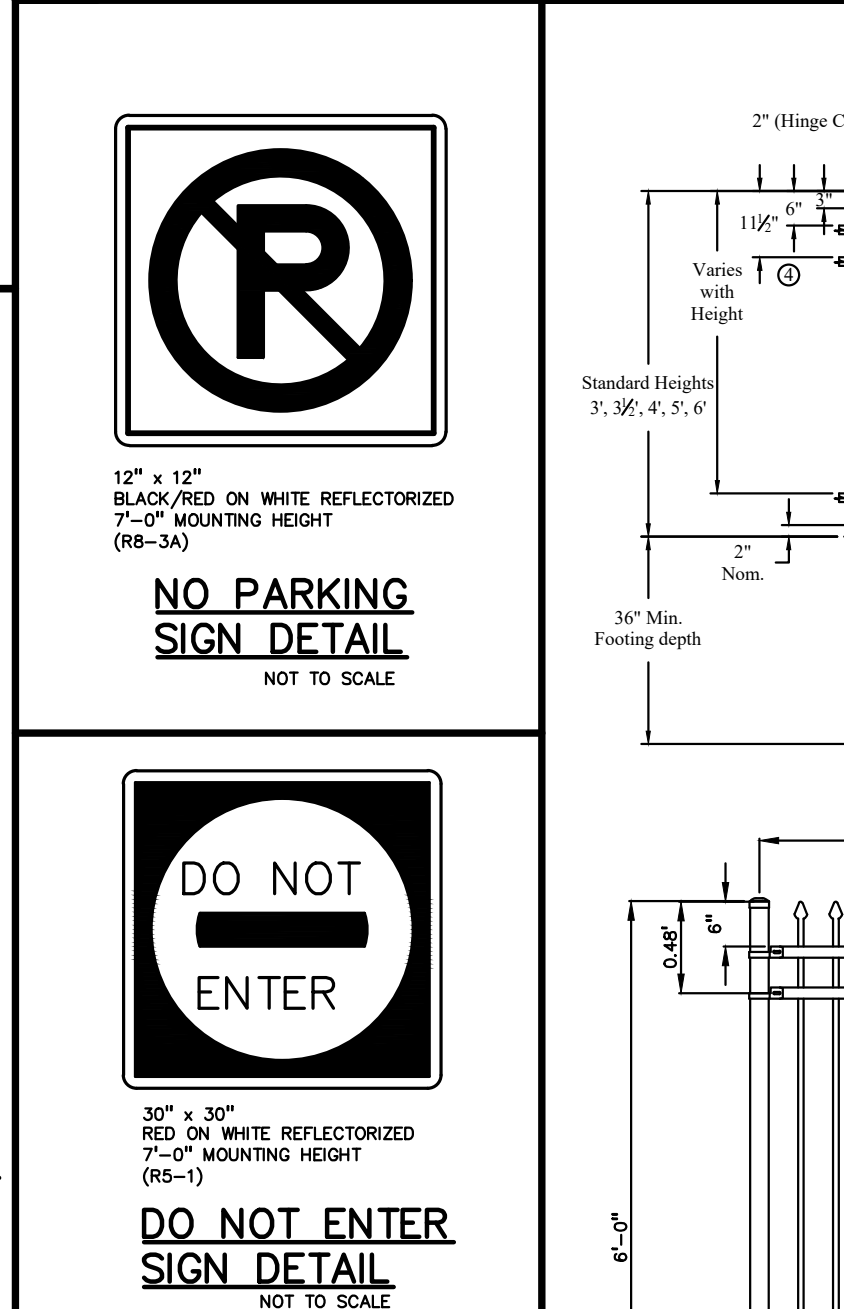
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)



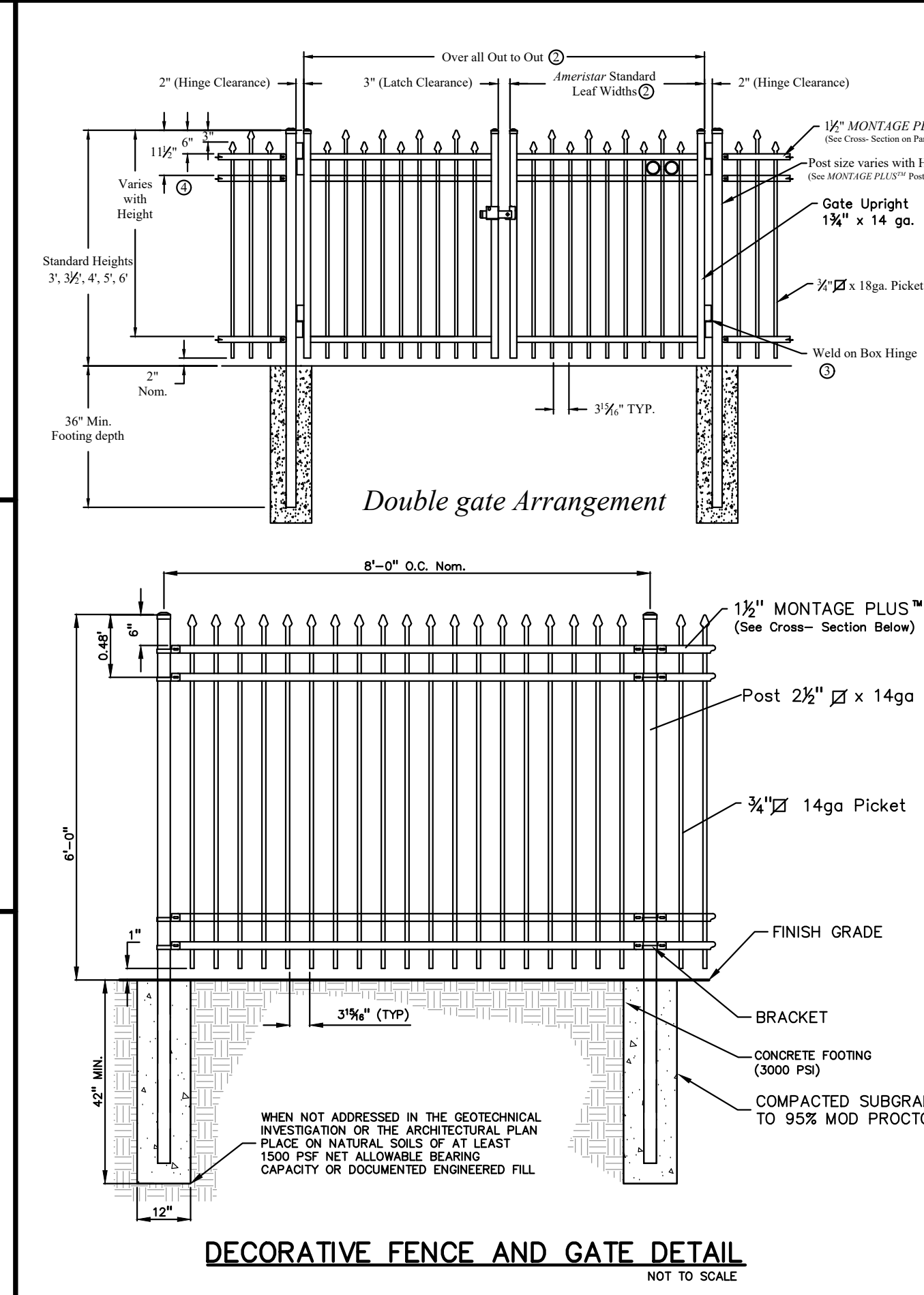
BARRIER FREE SIGN AND POST DETAIL
NOT TO SCALE



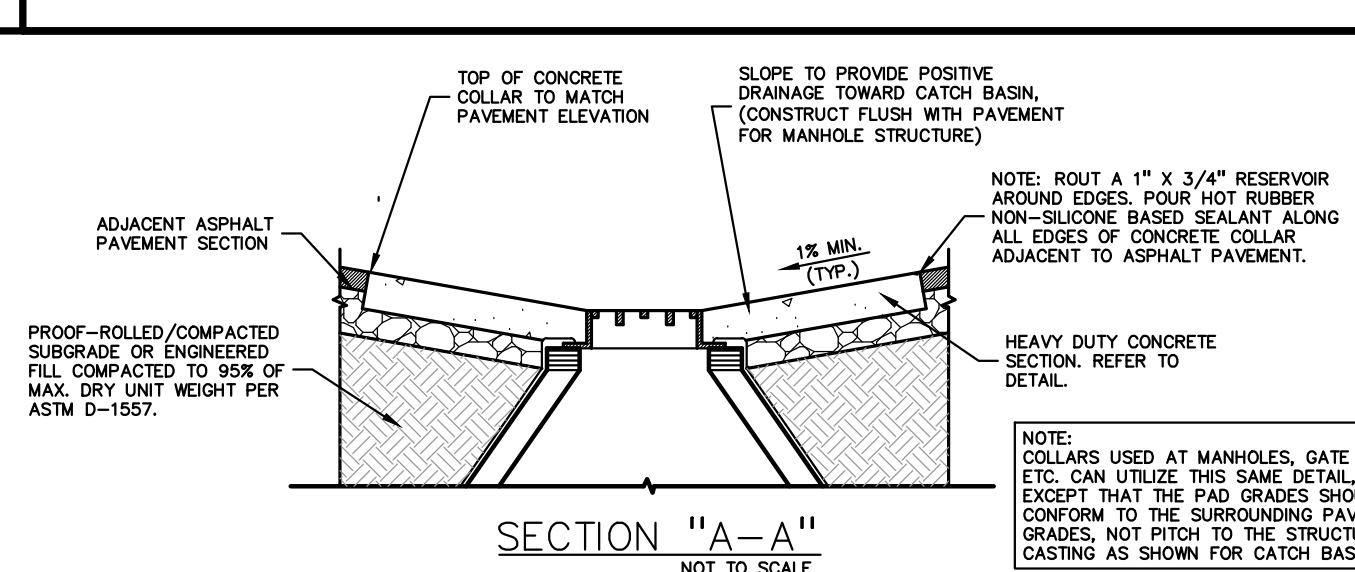
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



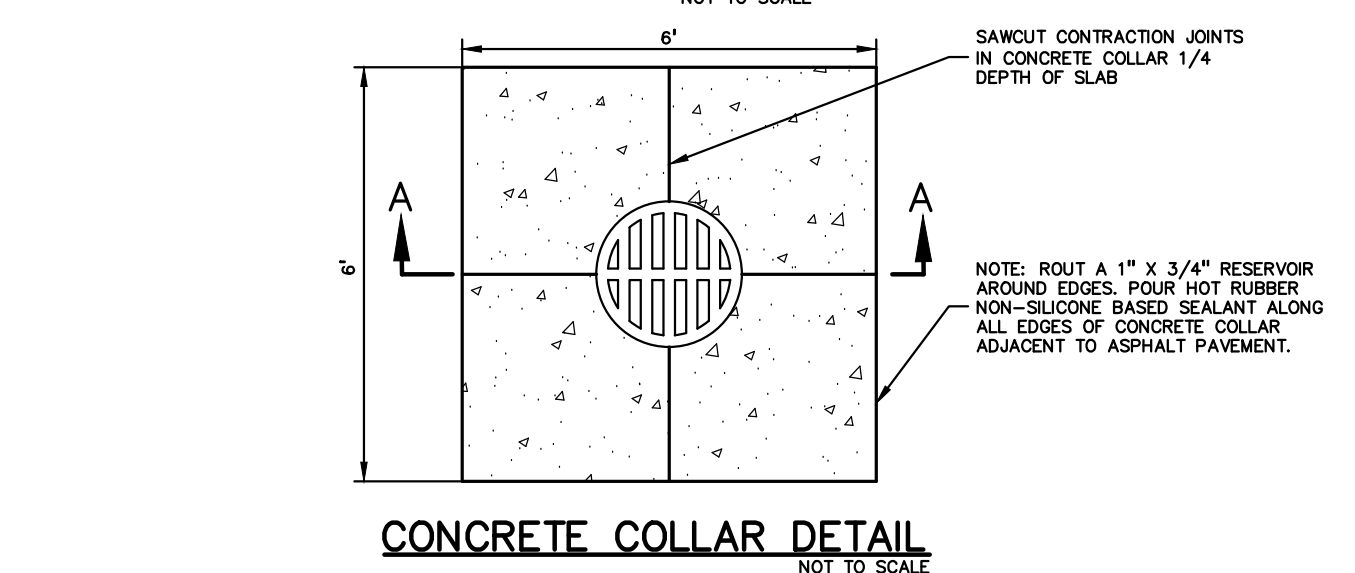
DO NOT ENTER SIGN DETAIL
NOT TO SCALE



DECORATIVE FENCE AND GATE DETAIL
NOT TO SCALE



SECTION "A-A"
NOT TO SCALE



CONCRETE COLLAR DETAIL
NOT TO SCALE



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE

GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23
PER AGENCIES COMMENTS	04/26/24
PER AGENCIES COMMENTS	07/25/24
PER AGENCIES COMMENTS	09/06/24
UNIT LAYOUT CHANGE	11/18/24
GRADING/ENTRY CHANGES	04/30/26
UNIT & STORM CHANGES	06/12/26
FINAL SITE PLAN	08/11/26

ORIGINAL ISSUE DATE:

FEBRUARY 2, 2023

DRAWING TITLE

DETAILS

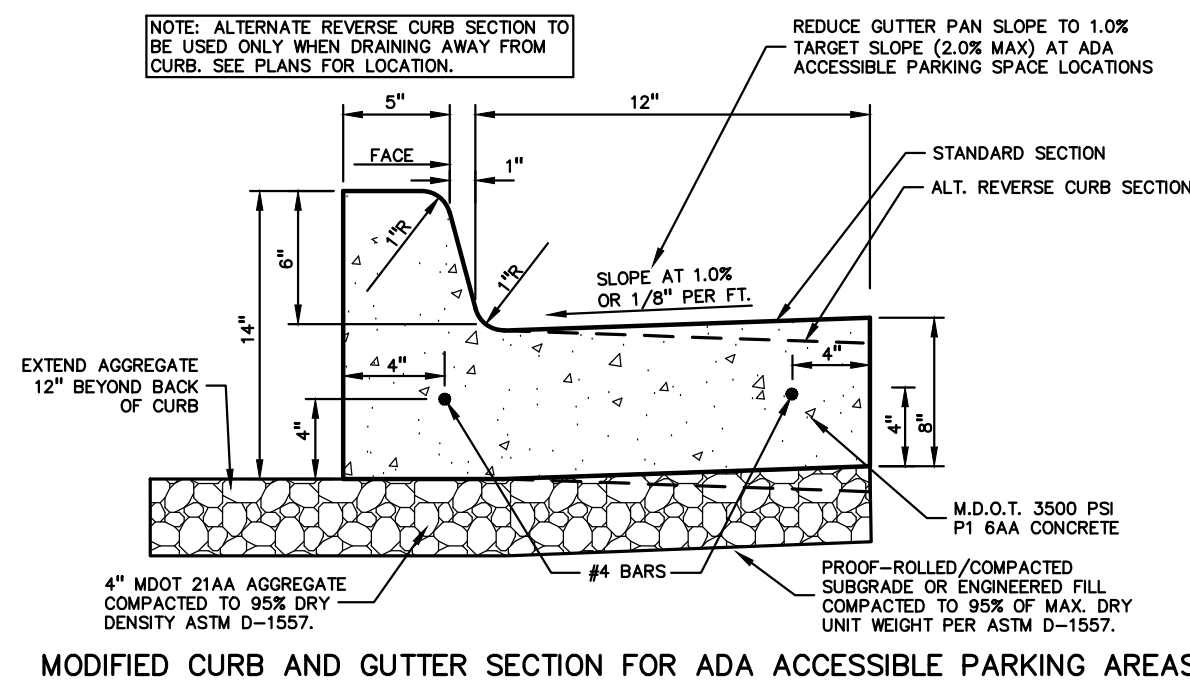
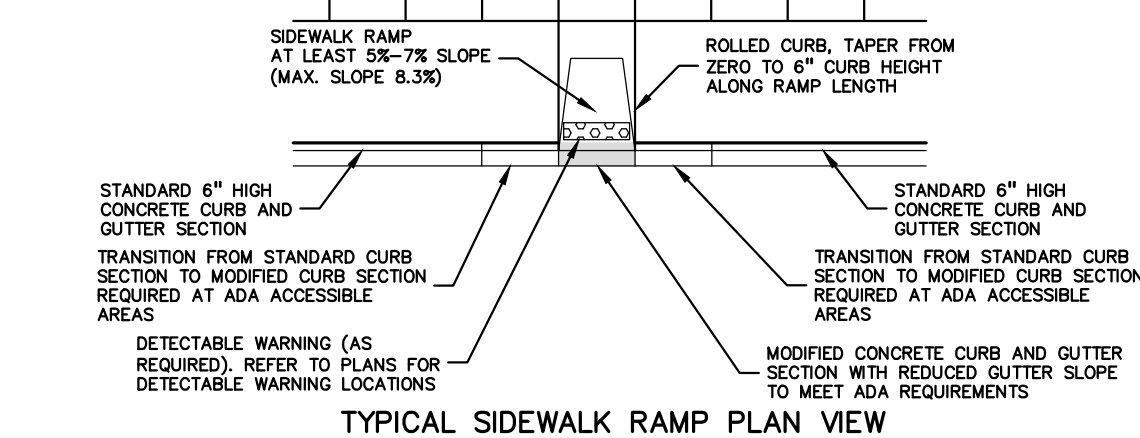
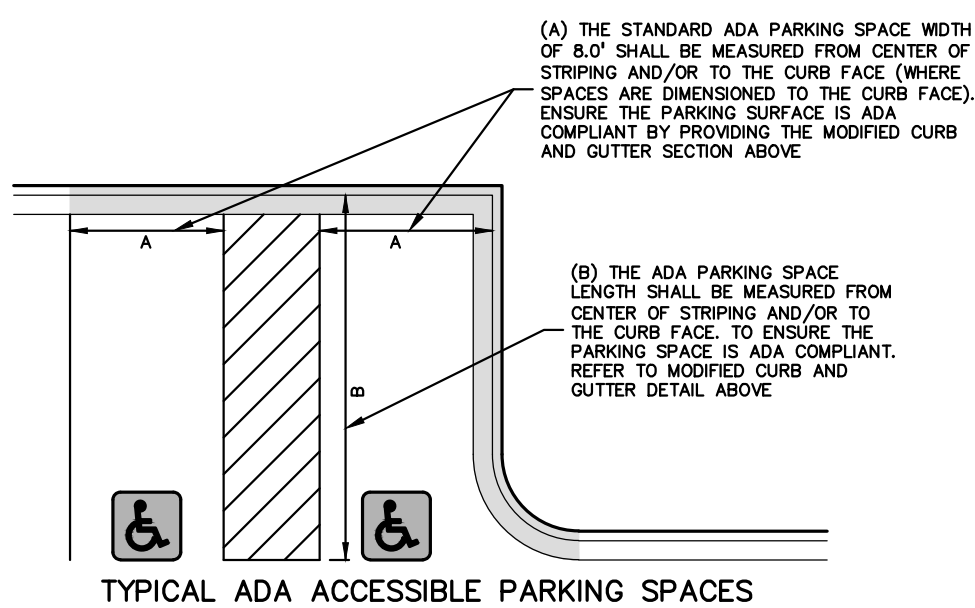
PEA JOB NO. 2002-248A

P.M. JPB

DN. SWS

DES. SWS

DRAWING NUMBER:

C-9.1**MODIFIED CURB AND GUTTER SECTION FOR ADA ACCESSIBLE PARKING AREAS****TYPICAL SIDEWALK RAMP PLAN VIEW****TYPICAL ADA ACCESSIBLE PARKING SPACES**

MODIFIED 18"x6" CONCRETE CURB AND GUTTER DETAIL TO BE USED IN ADA ACCESSIBLE AREAS

NOT TO SCALE

SCHLAGE

650 Series
Keyswitches

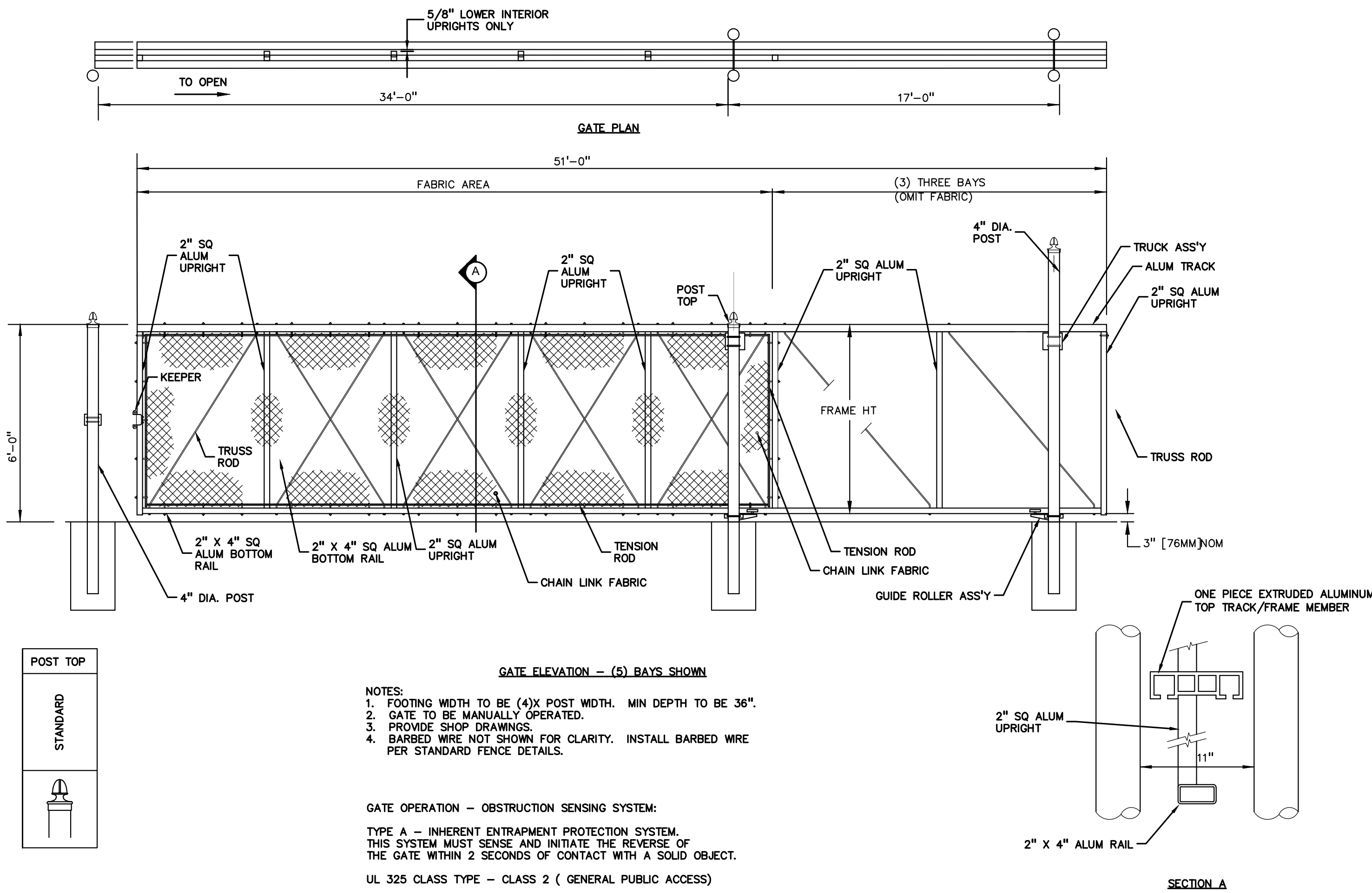
Overview

Schlage 650 Series keyswitches utilize an innovative magnetic spring design which allows installers to configure both clockwise and counterclockwise way turn direction as well as momentary or maintained action in seconds. Single gang and narrow stile are available with numerous options which include heavy-duty plate, weather resistant cover (single gang stile only), 21 LED lights - green/red, anti-tamper switch and Schlage Everest cylinder. In addition to the standard (650) satin stainless steel finish, there are five additional architectural finishes to choose from.

Features and benefits

- Easy to install and maintain
- Single gang and narrow stile offer ultimate flexibility
- Multiple options
- Patented magnetic spring design allows installers to configure momentary to maintained action in seconds
- Available options include red/green LED lights, anti-tamper switch and Schlage Everest cylinder
- Available water-resistant cover
- Single pole, double throw or double pole, double throw in both maintained and momentary action with a variety of combinations
- Standard 630 satin stainless steel plate with 5 additional finish options on heavy-duty plate
- Standard or narrow stile cover options

KNOX BOX
NOT TO SCALE

**GATE ELEVATION - (6) BAYS SHOWN**

- NOTES:
1. FOOTING WIDTH TO BE (4)X POST WIDTH. MIN DEPTH TO BE 36".
 2. GATE TO BE MANUALLY OPERATED.
 3. PROVIDE SHOP DRAWINGS.
 4. BARBED WIRE NOT SHOWN FOR CLARITY. INSTALL BARBED WIRE PER STANDARD FENCE DETAILS.

GATE OPERATION - OBSTRUCTION SENSING SYSTEM:

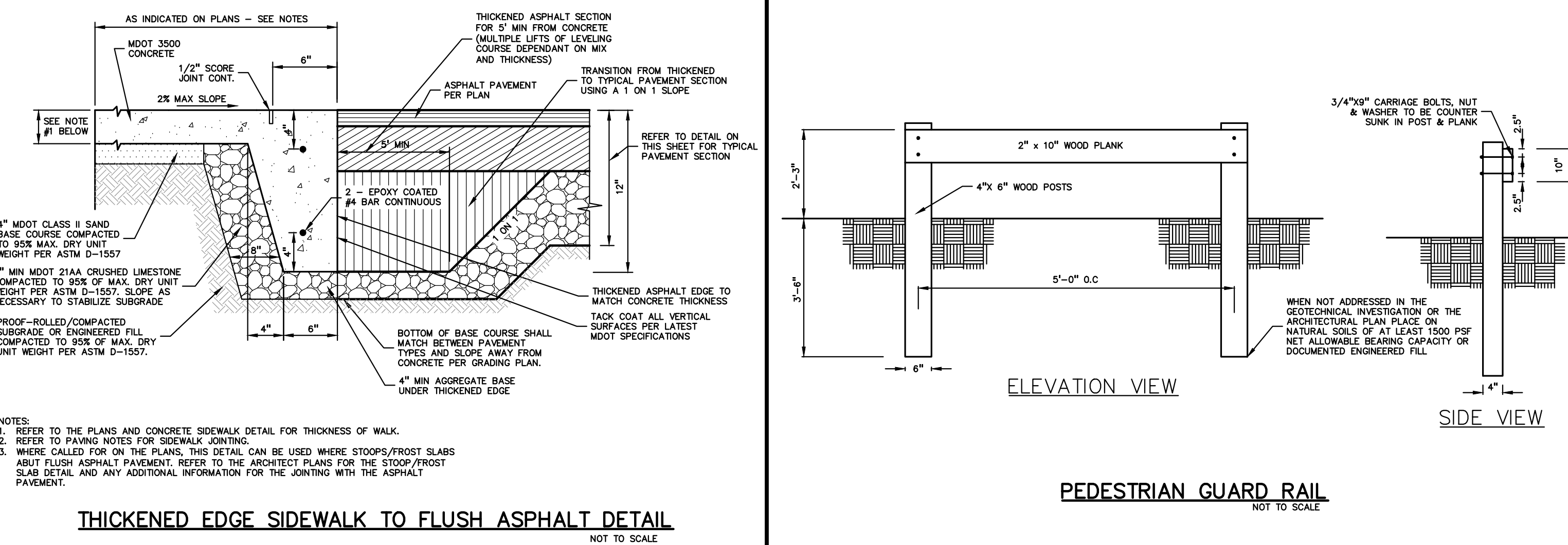
TYPE A - INHERENT ENTRAPMENT PROTECTION SYSTEM.
THIS SYSTEM MUST SENSE AND INITIATE THE REVERSE OF THE GATE WITHIN 2 SECONDS OF CONTACT WITH A SOLID OBJECT.

UL 325 CLASS TYPE - CLASS 2 (GENERAL PUBLIC ACCESS)

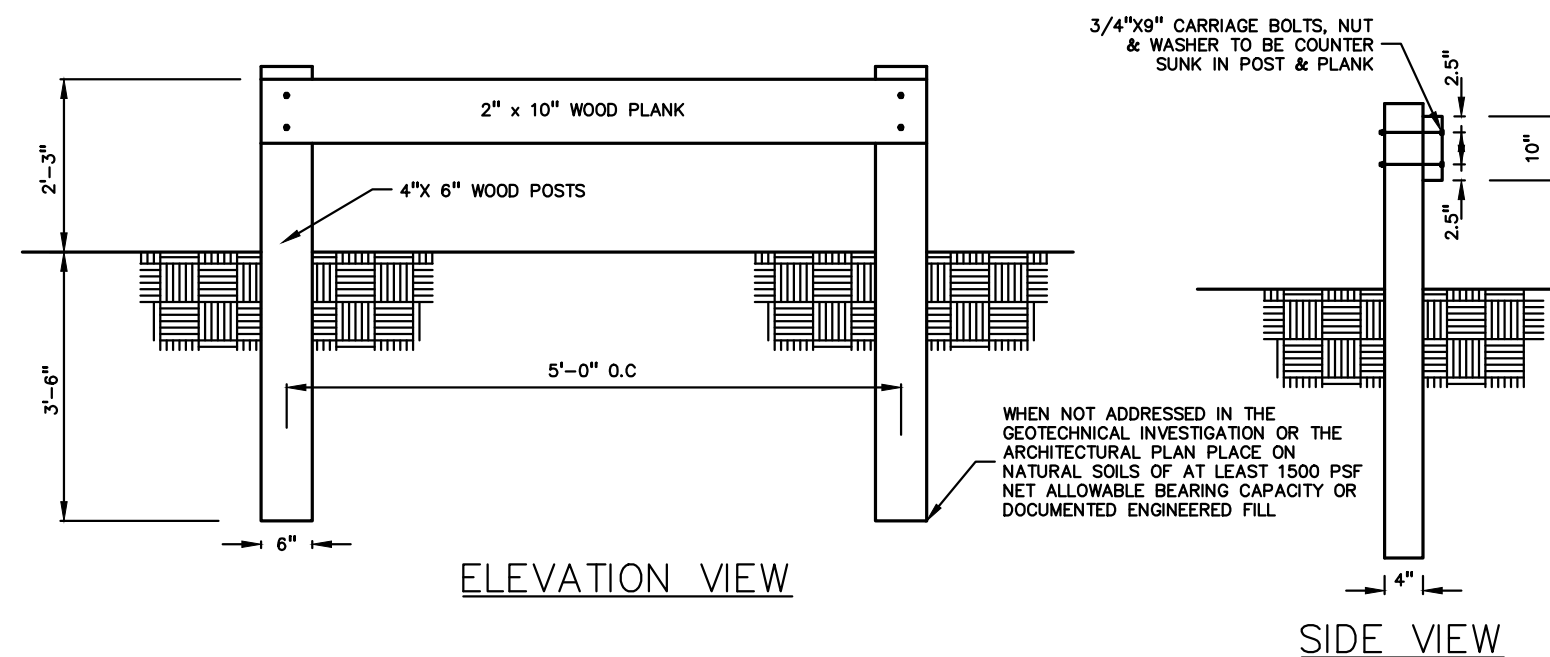
GATE OPERATOR TO HAVE A MANUAL RELEASE LEVER IN CASE OF POWER OUTAGE

CANTILEVERED SLIDING GATE WITH ROUND POST

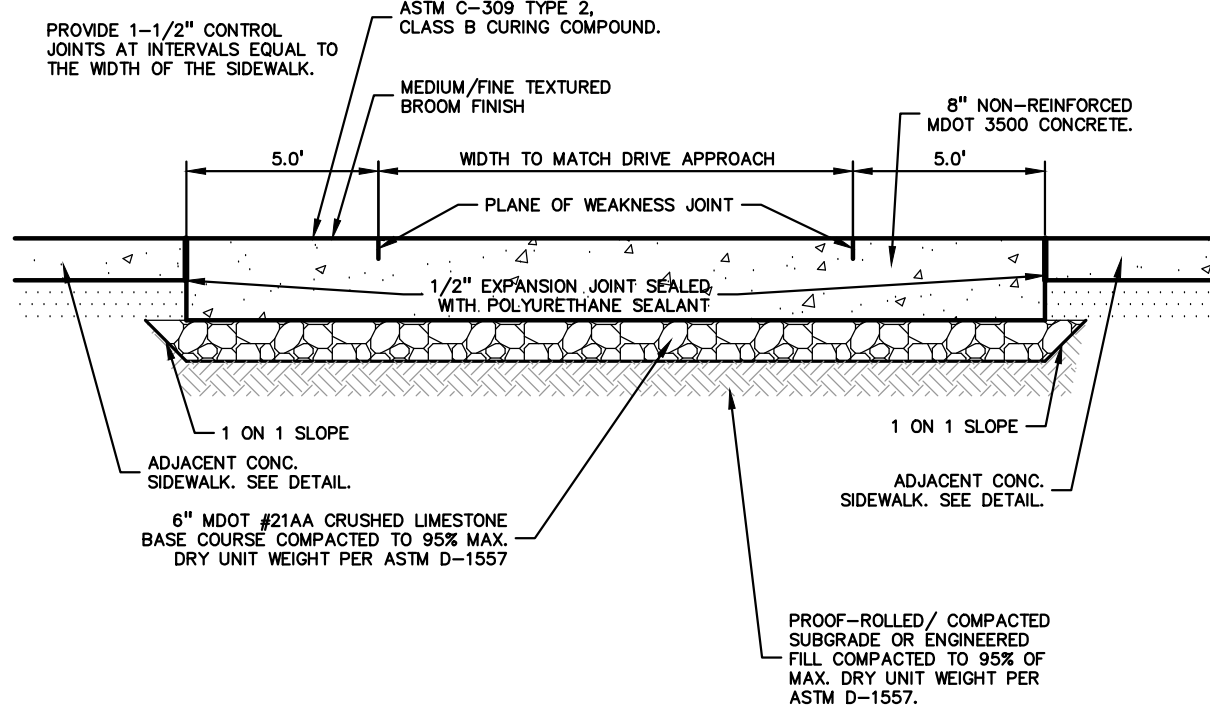
NOT TO SCALE

**THICKENED EDGE SIDEWALK TO FLUSH ASPHALT DETAIL**

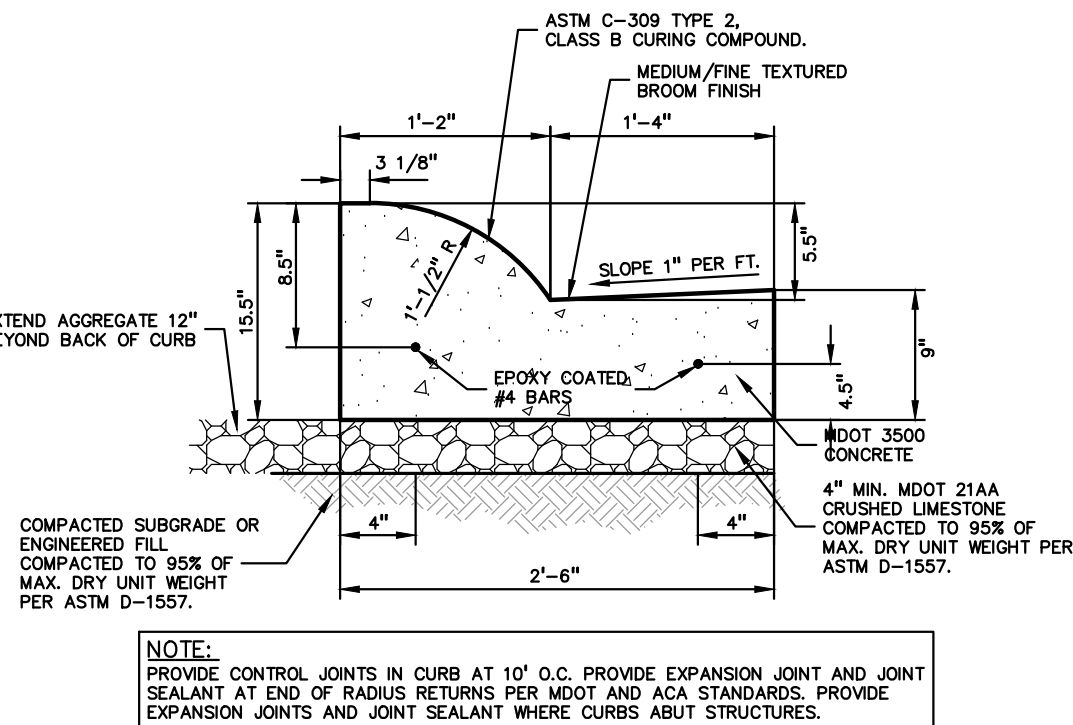
NOT TO SCALE

**ELEVATION VIEW****PEDESTRIAN GUARD RAIL**

NOT TO SCALE

**THICKENED SIDEWALK AT DRIVE APPROACH DETAIL**

NOT TO SCALE

**MDOT CURB DETAIL "B-2" (MODIFIED)**

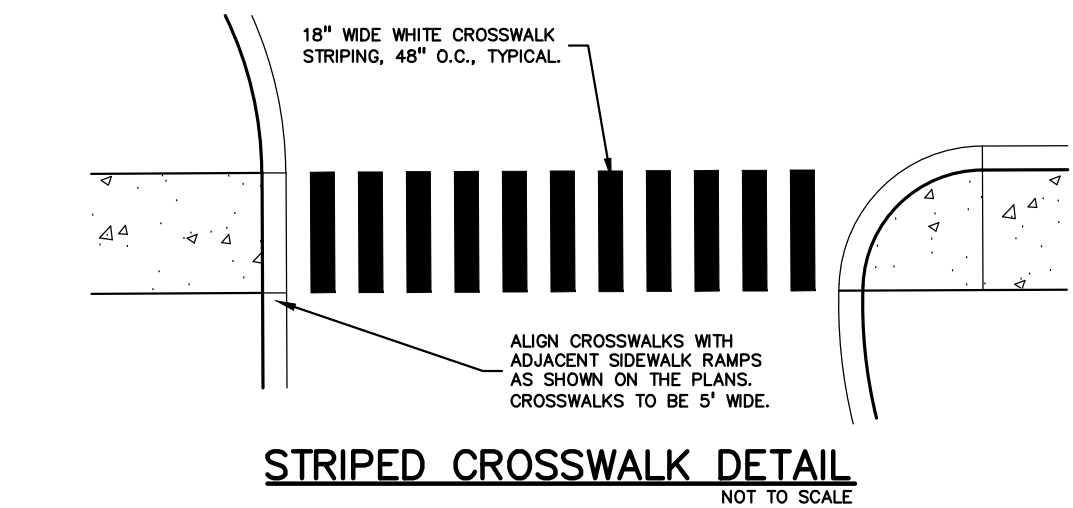
NOT TO SCALE

Ginko Self Storage

MASONRY BASE

PROPOSED GROUND SIGN

NOT TO SCALE

**STRIPED CROSSWALK DETAIL**

NOT TO SCALE

INTERIOR LANDSCAPING PLANT LIST

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AC8	Shadblow Serviceberry	<i>Amelanchier canadensis</i>	8-10' Ht.	B&B
2	AT2.5	Paw Paw Tree	<i>Asimina triloba</i>	2.5" cal.	B&B
2	CA8	Alternate Leaved Dogwood	<i>Cornus alternifolia</i>	8' Ht.	B&B
5	CC8	Redbud	<i>Cercis canadensis</i>	8' Ht.	B&B
1	QA3	White Oak	<i>Quercus alba</i>	3" cal.	SPADE MOVED
14	TOTAL DECIDUOUS TREES				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
5	AB8	Balsam Fir	<i>Abies balsamea</i>	8' Ht.	B&B
19	JV8	Eastern Red Cedar	<i>Juniperus virginiana</i>	8' Ht.	SPADE MOVED
5	PG8	White Spruce	<i>Picea glauca</i>	8' Ht.	B&B
11	TP8	Green Giant Arborvitae	<i>Thuja plicata x standishii</i> 'Green Giant'	8' Ht.	B&B
40	TOTAL EVERGREEN TREES				
54	TOTAL TREES				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
32	CS30	Kelsey Dwarf Dogwood	<i>Cornus sericea</i> 'Kelsey'	30" Ht.	Cont.
42	HV5	Common Witch-hazel	<i>Hamamelis virginiana</i>	5' Ht.	B&B
44	IV36	Michigan Holly	<i>Ilex verticillata</i>	36" Ht.	B&B
82	RA18	Gro-low Sumac	<i>Rhus aromatica</i>	18" Ht.	B&B
33	VD30	Arrowwood Viburnum	<i>Viburnum dentatum</i>	30" Ht.	B&B
233	TOTAL SHRUBS				

FRONTAGE TREE LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
5	GB2.5	Autumn Gold Ginkgo	<i>Ginkgo biloba</i> 'Princeton Sentry'	2.5" Cal.	B&B
2	PG8	White Spruce	<i>Picea glauca</i>	8' Ht.	B&B
5	ML8	Jane Magnolia	<i>Magnolia liliflora</i> 'Jane'	8' Ht.	B&B
12	TOTAL DECIDUOUS TREES				
12	TOTAL TREES				

"SINGLE FAMILY RESIDENTIAL" DISTRICT

THE NATIVE DROUGHT RESISTANT PLANT SPECIES WITHIN THIS WEST PROPERTY LINE AREA INCLUDES TREES AND SHRUBS DESIGNATED BY THE MICHIGAN FLORISTIC QUALITY ASSESSMENT (DEVELOPED BY THE M.D.N.R. NATURAL HERITAGE PROGRAM) AS A "MICHIGAN NATIVE PLANT". DO NOT IRRIGATE.

PROPOSED TREES AND SHRUBS ON WEST SIDE, TO CREATE BUFFER AND BLEND WITH EXISTING TREES, PROPOSED PLANTINGS TO FILL VOID AREAS.

DUE TO SEVERITY OF SLOPE, NO BERM WAS PLACED ALONG WEST PROPERTY LINE. AMONGST THE EXISTING LANDSCAPE AND PROPOSED LANDSCAPE, PROTECT EXISTING TREES.

END FENCE HERE, IN ORDER TO SAVE 2 ADDITIONAL EXISTING EVERGREEN TREES PER TWP'S COMMENT

EXISTING TREES AT GREENBELT ADJACENT TO WEST PROPERTY LINE

END FENCE

BOULDER RETAINING ROCK WALL, MAX. HEIGHT 30" REFER TO DETAIL ON SHEET C-9.0

1 EXISTING 38" OAK TO REMAIN, PROTECT

6' HIGH DECORATIVE FENCING, TYP. REFER TO DETAIL ON SHEET C-9.0

CUT PLANT BED EDGE

PROPOSED BUILDING

SNOW STORAGE AREA, TYP.

MOUNTABLE CURB AND GUTTER FOR SNOW STORAGE AREA. REFER TO DETAIL ON SHEET C-9.0

6' HIGH DECORATIVE FENCING, TYP. REFER TO DETAIL ON SHEET C-9.0

WELL

IRRIGATED SOD REQUIRED IN FRONT YARD

4" HIGH x 6" WIDE GROUND SIGN, TREES TO NOT BLOCK SIGN

PROPOSED TREES AND SHRUBS AT FRONTAGE TO BE CENTERED ON TOP OF BERM

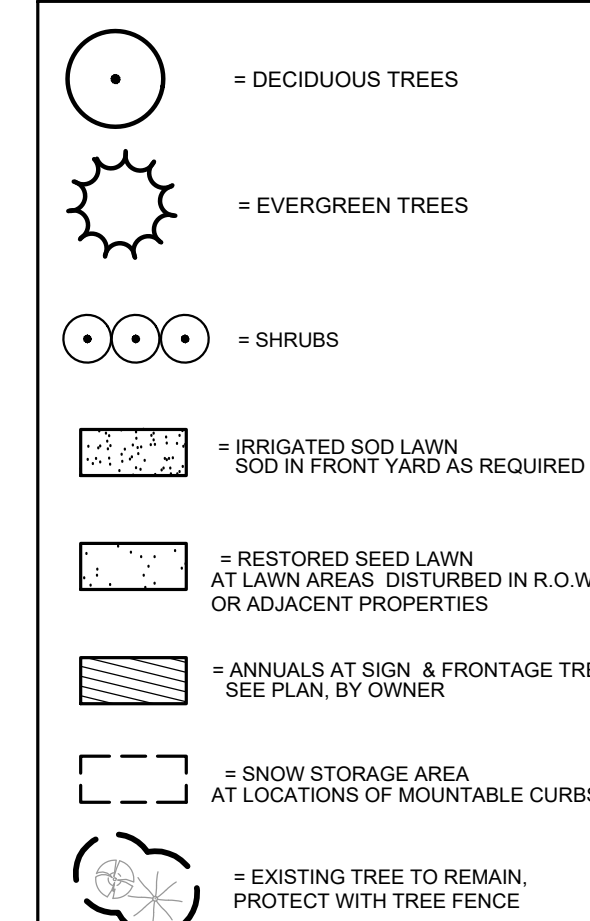
SUMMER ANNUALS PLANTED AT SIGN OR BASE OF TREE

NO TREE TO BE PLANTED WITHIN 4' OF PROPERTY LINE, TYP.

RESTORE DISTURBED AREA WITH LAWN, TYP. CONTRACTOR TO FIELD VERIFY LIMITS.

WHITE LAKE RD.

KEY:



NO CONSTRUCTION SHALL OCCUR UNTIL TREE PROTECTION HAS BEEN INSTALLED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
SEE L-1.1 FOR LANDSCAPE DETAILS
IRRIGATION PLANS (WITH RAIN SENSOR) PROVIDED FOR CONSTRUCTION DWGS.

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSEYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 4" DOUBLE SHREDDED HARDWOOD BARK MULCH WITH PRE-EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 4" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS. PLANT REPLACEMENT SHALL BE DONE WITHIN 30 DAYS.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY. NEWLY PLANTED MATERIALS SHALL BE REGULARLY WATERED UNTIL ESTABLISHED, ANY PROPOSED IRRIGATION SYSTEMS SHALL NOT BE LOCATED WITHIN THE RIGHT-OF-WAY.
- RECOMMENDED PLANTING DATES ARE MARCH 1 TO MAY 15 FOR ALL MATERIALS AND OCTOBER 15 TO DECEMBER 15 FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR TOWNSHIP APPROVAL, AND MAY REQUIRE SPECIAL TREATMENT, SUCH AS EXTRA WATERING OR MULCHING, TO INCREASE SURVIVAL POTENTIAL.
- IRRIGATION PLANS PROVIDED FOR CONSTRUCTION DWGS. A RAIN SENSOR OR SIMILAR MEASURE SHALL BE PROVIDED TO ENSURE IRRIGATION DOES NOT OCCUR DURING OR SHORTLY AFTER PRECIPITATION.
- NO TREE TO BE PLANTED WITHIN 4' OF PROPERTY LINE.
- NO WHITE PINE TO BE PROPOSED AND NO MORE THAN TWO PLANTED TREES IN A ROW SHALL BE OF THE SAME SPECIES, PER TWP'S ORDINANCE.
- NO CONSTRUCTION SHALL OCCUR UNTIL TREE PROTECTION HAS BEEN INSTALLED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

LANDSCAPE CALCULATIONS PER WHITE LAKE TWP.: ZONED LM LIGHT MANUFACTURING DISTRICT

TOTAL SITE AREA		1.37 ACRES (59,526 SF) NET AND GROSS
REQUIREMENT	REQUIRED	PROVIDED
	15% OF TOTAL LOT AREA 93,090 SQ FT. X .15 = 13,963 SQ FT. REQ.	31,529 SF LANDSCAPE AREA (33.9 %)
INTERIOR LANDSCAPING	13,963 SQ FT / 300 = 46.5 46.5 * 1 = 47 DECIDUOUS TREES 46.5 * 5 = 233 SHRUBS	54 PROPOSED TREES, 233 PROPOSED SHRUBS,
FRONTAGE LANDSCAPING	1 TREE PER 20 LF; LESS DRIVE ACCESS APPROX 237 LF / 20 = 12 TREES	12 PROPOSED TREES AT WHITE LAKE RD. (10 DEC TREES AND 2 EVERGREEN)

VARIANCES GRANTED BY ZBA ON 03-28-2024; AS NOTED ON SHT. C-3.0

- APPROVAL TO ELIMINATE THE REQUIREMENT FOR THE INSTALLATION OF A 6 FOOT HIGH BERM, OR A 3 FOOT HIGH BERM AND A 6 FOOT HIGH MASONRY SCREEN WALL ALONG THE WEST PROPERTY LINE.
- APPROVAL TO INSTALL A 20 FOOT GREENBELT IN LIEU OF A 38 FOOT WIDE EXTENSIVE LAND FORM BUFFER ALONG THE WHITE LAKE ROAD RIGHT-OF-WAY.

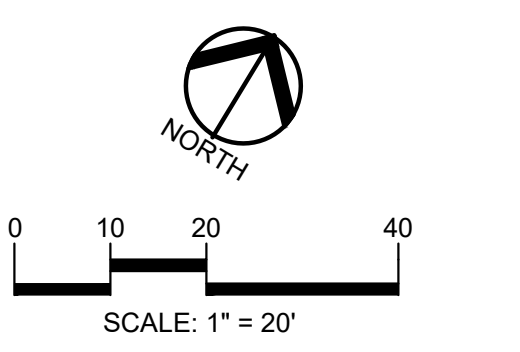
LANDSCAPE VARIANCES GRANTED BY ZBA ON 03-28-2024

- APPROVAL TO END THE FENCE MIDWAY ON THE SOUTHWEST SIDE OF THE SITE, IN ORDER TO SAVE 2 ADDITIONAL EXISTING EVERGREEN TREES AND OTHER EXISTING EVERGREENS.
- APPROVAL TO NOT PROVIDE THE DECORATIVE FENCE TO ENCOMPASS THE ENTIRE SITE, SO AS TO PRESERVE AND PROTECT ADDITIONAL EXISTING TREES ON THE WEST BORDER. CLIENT DOES NOT FEEL THE FENCE IS NECESSARY AROUND THE ENTIRE SITE FOR SECURITY DUE TO PRESERVING THE EXISTING VEGETATION.

Item A.

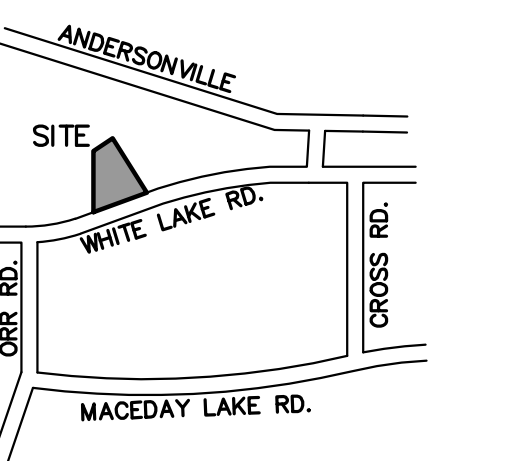
PEA GROUP
t: 844.813.2949
www.peagroup.com

PATRICK S. GONROY
LANDSCAPE ARCHITECT
NO. 862



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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48863

PROJECT TITLE
GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

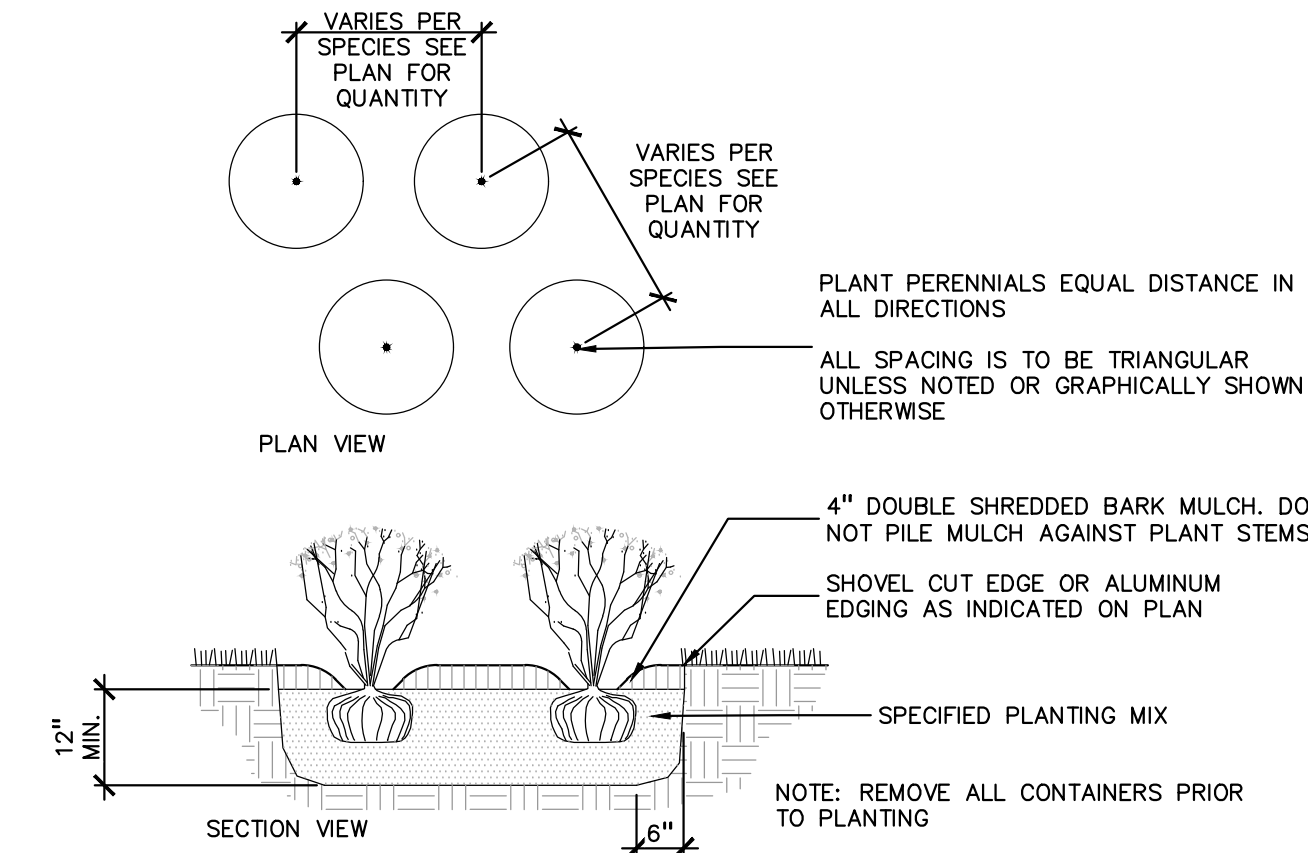
REVISIONS	
PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23
PER AGENCIES COMMENTS	04/26/24
PER AGENCIES COMMENTS	07/25/24
PER AGENCIES COMMENTS	09/06/24
UNIT LAYOUT CHANGE	11/18/24
GRADING/ENTRY CHANGES	04/30/26
UNIT & STORM CHANGES	06/12/26
FINAL SITE PLAN	08/11/26
ORIGINAL ISSUE DATE: FEBRUARY 2, 2023	
DRAWING TITLE	

LANDSCAPE PLAN

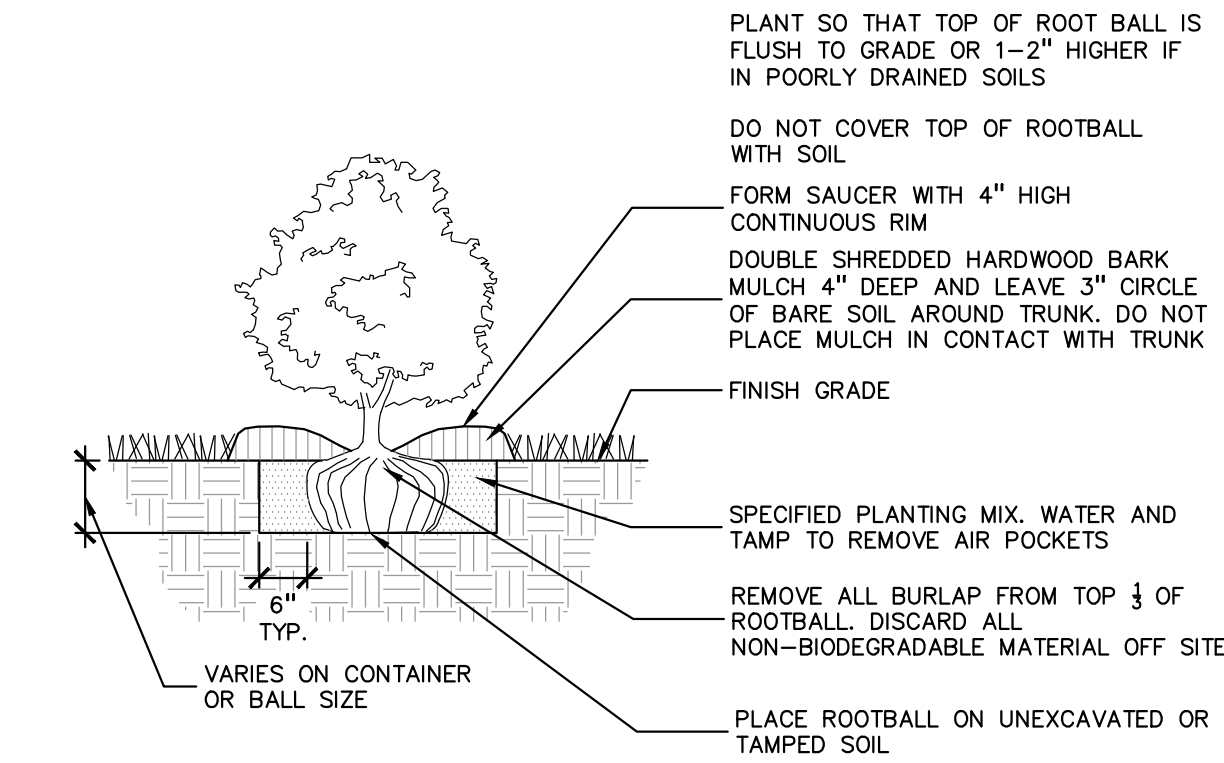
PEA JOB NO. 2002-248A
P.M. JPB
D.N. JLE
DES. JLE
DRAWING NUMBER:

L-1.0

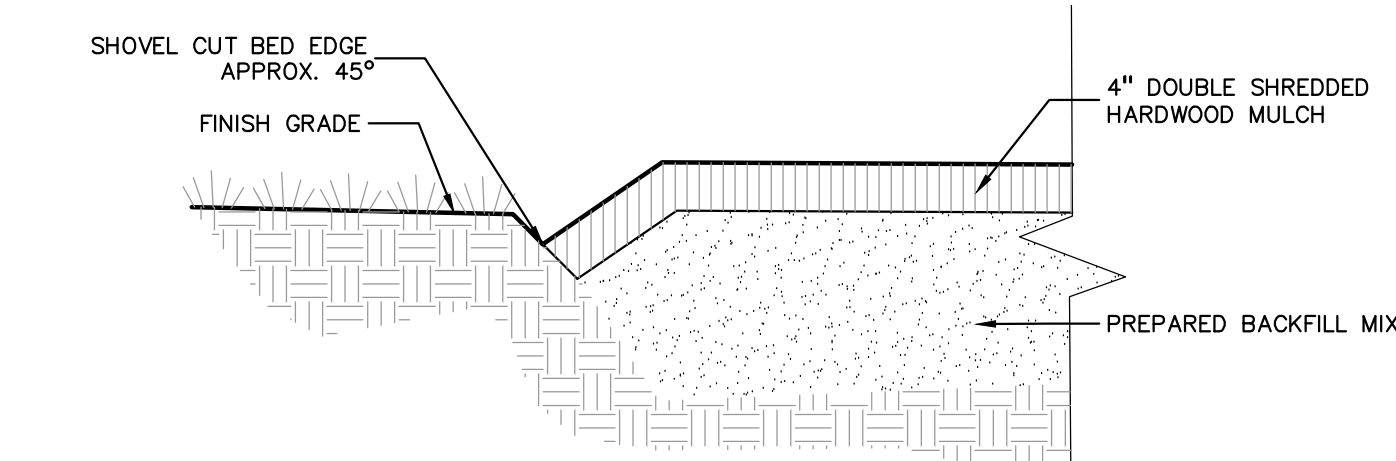
\\pear-am-hq1\Share\PROJECTS\2002\2002248A\LAND CONSTRUCTION-2002\1-11 LANDSCAPE DETAILS-2002\248A.dwg



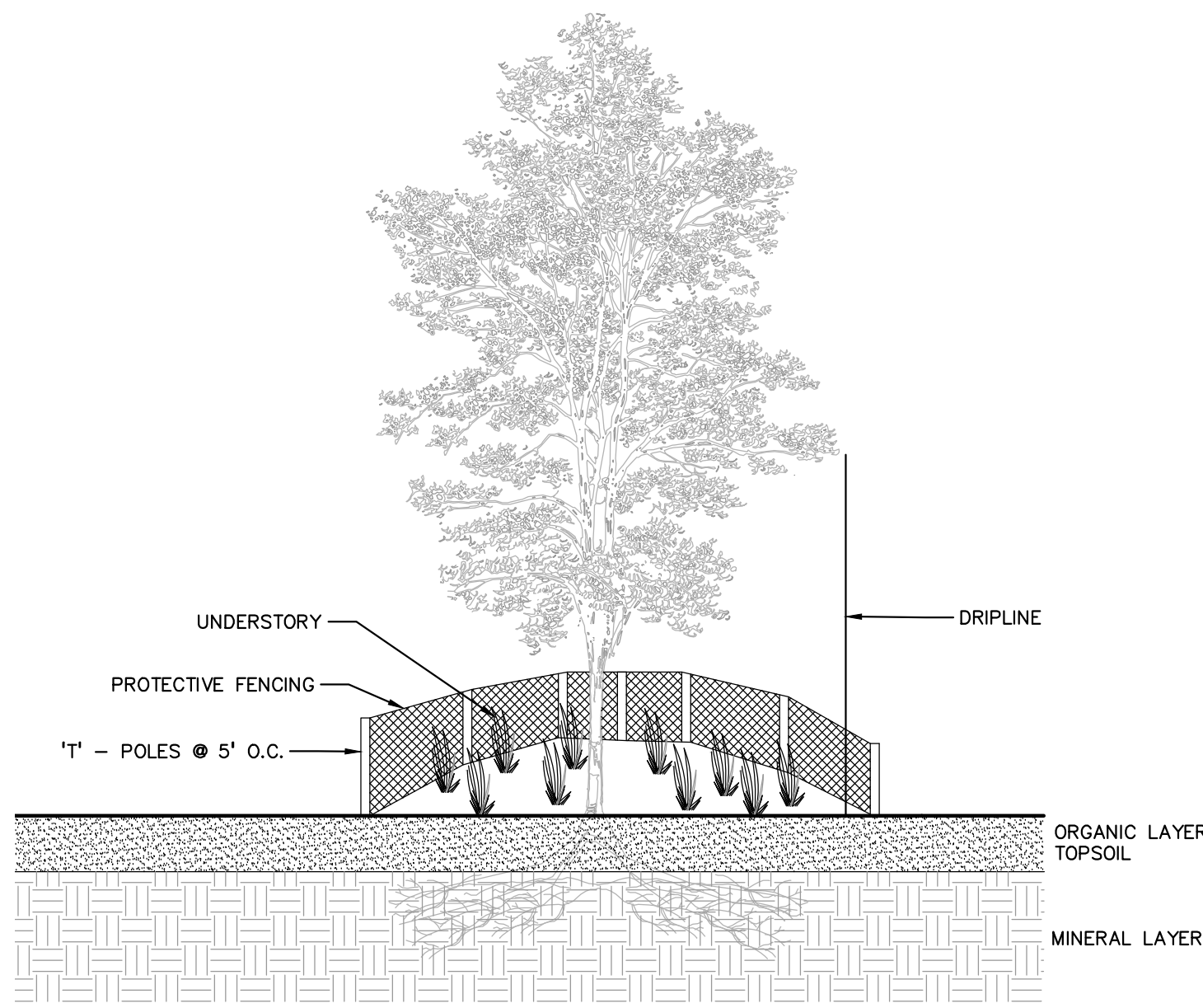
6 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



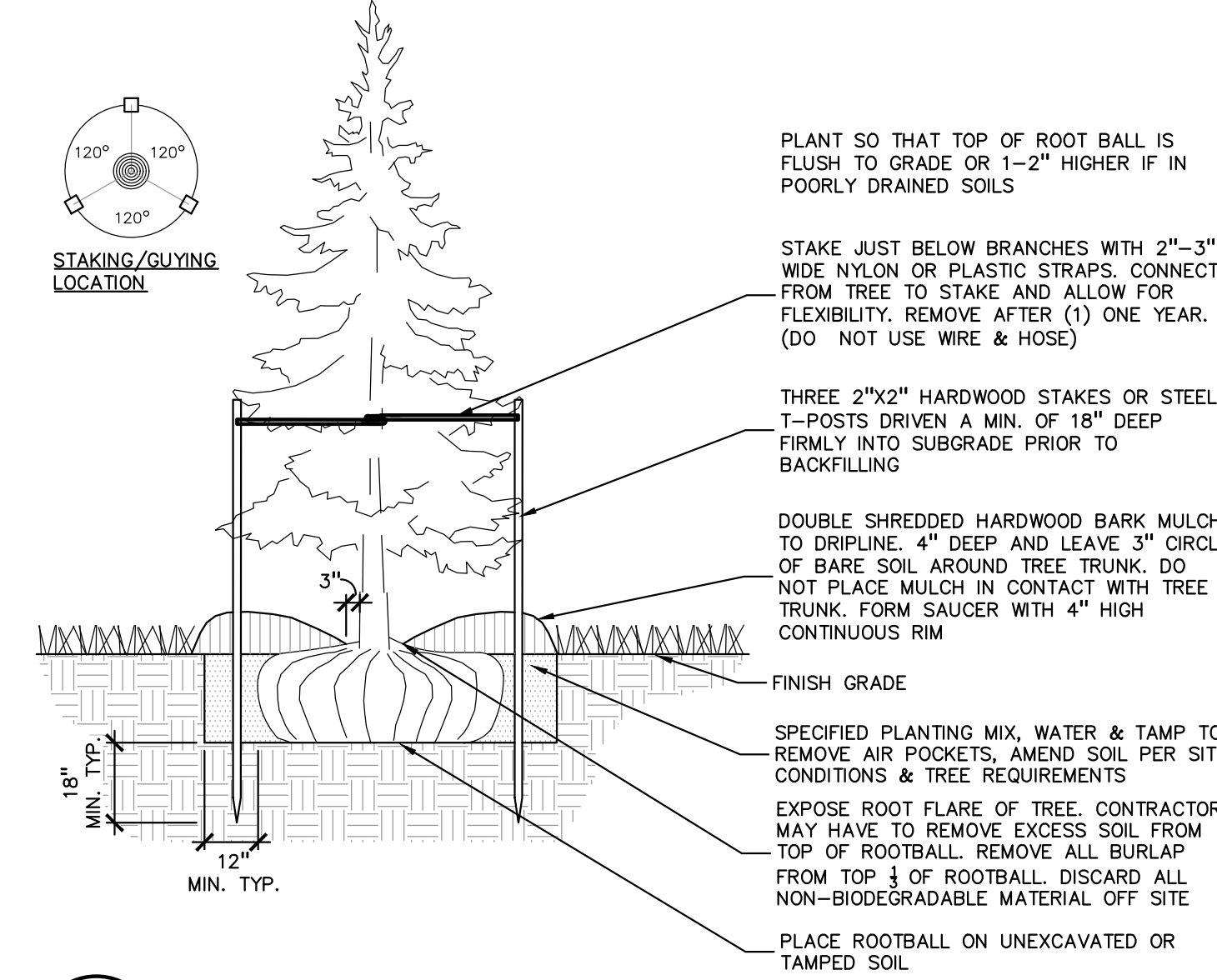
5 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



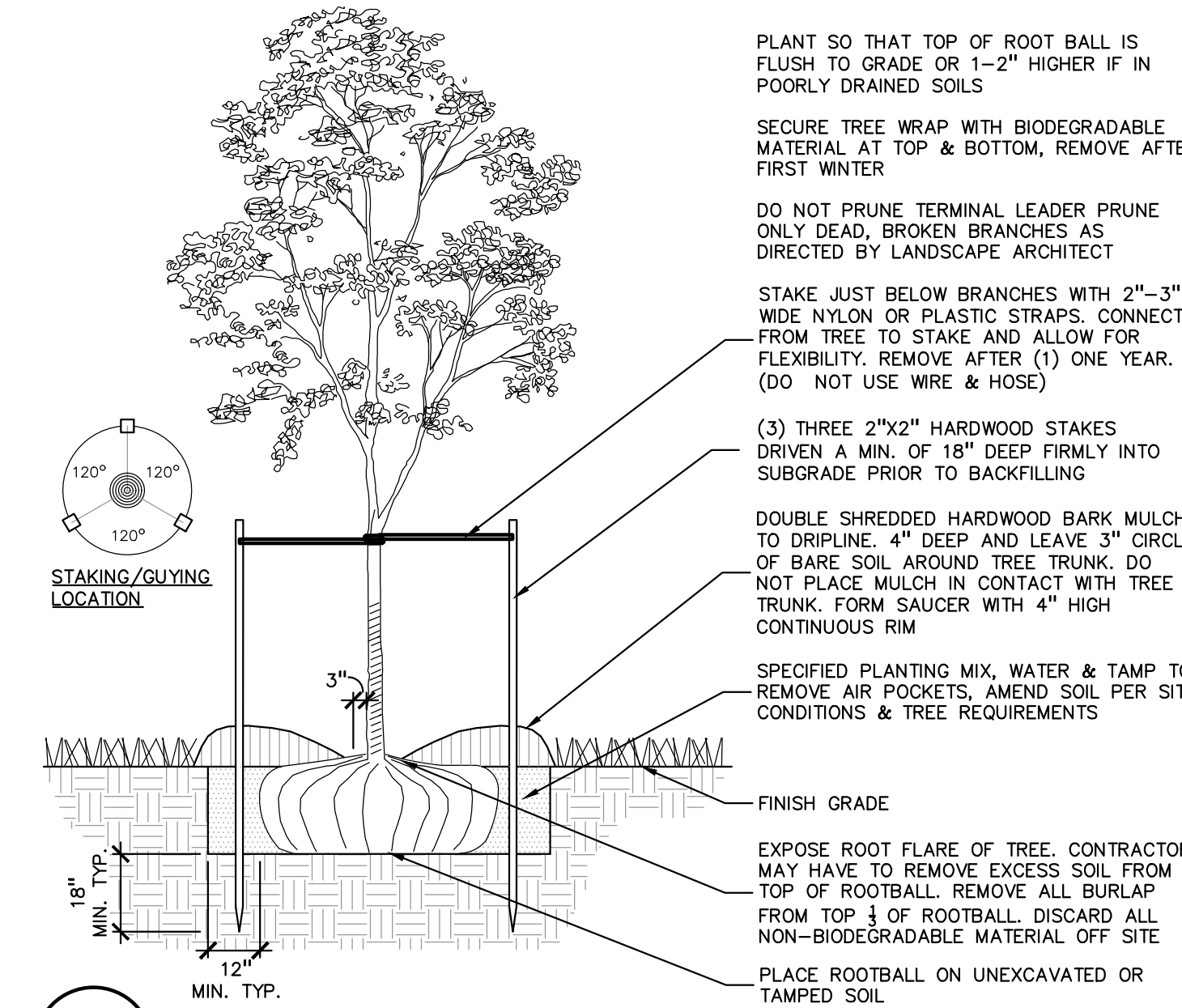
4 CUT BED EDGE DETAIL
SCALE: 1" = 1'-0"



3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

Item A.

PEA GROUP

t: 844.813.2949
www.peagroup.com

PATRICK S. COHROY
LANDSCAPE ARCHITECT
NO. 862
MICHIGAN LANDSCAPE ARCHITECT

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE

GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23
PER AGENCIES COMMENTS	04/26/24
PER AGENCIES COMMENTS	07/25/24
PER AGENCIES COMMENTS	09/06/24
UNIT LAYOUT CHANGE	11/18/24
GRADING/ENTRY CHANGES	04/30/26
UNIT & STORM CHANGES	06/12/26
FINAL SITE PLAN	08/11/26
ORIGINAL ISSUE DATE: FEBRUARY 2, 2023	
DRAWING TITLE	

LANDSCAPE DETAILS

PEA JOB NO.	2002-248A
P.M.	JPB
DN.	JLE
DES.	JLE

DRAWING NUMBER:

L-1.1

GENERAL LANDSCAPING REQUIREMENTS

1.0	GENERAL
1.1	SUMMARY
1.1.1	Includes But Not Limited To
1.	General procedures and requirements for Site Work.
2.0	PRODUCTS - Not Used
3.0	EXECUTION
3.1	PREPARATION
3.1.1	Protection
1.	Spillage:
A.	Avoid spillage by covering and securing loads when hauling on or adjacent to public streets or highways.
B.	Remove spillage and sweep, wash, or otherwise clean project, streets, and highways.
2.	Erosion Control:
A.	Take precautions necessary to prevent erosion and transportation of soil downstream, to adjacent properties, and into on-site or off-site drainage systems.
B.	Develop, install, and maintain an erosion control plan if required by law.
C.	Repair and correct damage caused by erosion.
3.	Existing Plants And Features:
A.	Do not damage tops, trunks, and roots of existing trees and shrubs on site which are intended to remain.
B.	Do not use heavy equipment within branch spread. Interfering branches may be removed only with permission of Landscape Architect.
C.	Do not damage other plants and features which are to remain.

3.1.2 If specified precautions are not taken or corrections and repairs made promptly, Owner may take such steps as may be deemed necessary and deduct costs of such from monies due to Contractor. Such action or lack of action on Owner's part does not relieve Contractor from responsibility for proper protection of the Work.

END OF SECTION

LANDSCAPING PREPARATION

1.0	GENERAL
1.1	SUMMARY
1.1.1	Includes But Not Limited To
1.	General landscape work requirements.
1.2	QUALITY ASSURANCE
1.2.1	Comply with all applicable local, state and federal requirements, regarding materials, methods of work, and disposal of excess and waste materials.
1.2.2	Obtain and pay for all required inspections, permits, and fees.
1.2.3	Provide notices required by governmental authorities.
1.3	PROJECT CONDITIONS
1.3.1	Locate and identify existing underground and overhead services and utilities within contract limit work areas. (Call Miss Dig: 1-800-482-7171 in Michigan).
1.3.2	Provide adequate means to protect utilities and services designated to remain.
1.3.3	Repair utilities damaged during site work operations at Subcontractor's expense.
1.3.4	When uncharted or incorrectly charted underground piping or other utilities and services are encountered during site work operations, notify the applicable utility company immediately to obtain procedure directions. Cooperate with the applicable utility company in maintaining active services in operation.
1.3.5	Locate, protect, and maintain benchmarks, monuments, control points and project engineering reference points. Re-establish disturbed or destroyed items at Subcontractor's expense.
1.3.6	Perform landscape work operations and the removal of debris and materials to assure minimum interference with streets, walks, and other adjacent facilities.
1.3.7	Obtain governing authorities' written permission when required to close or obstruct streets, walks and adjacent facilities. Provide alternate routes around closed or obstructed traffic ways when required by governing authorities.
1.3.8	Protect and maintain street lights, utility poles and services, traffic signal control boxes, curb boxes, valves and other services, except items designated for removal.
1.3.9	The General Contractor will occupy the premises and adjacent facilities during the entire period of construction. Perform landscape work operations to minimize conflicts and to facilitate General Contractor's use of the premises and conduct of his normal operations.
1.3.10	Perform landscape preparation work before commencing landscape construction.
1.3.11	Provide necessary barricades, coverings and protection to prevent damage to existing improvements indicated to remain.
1.3.12	Protect existing trees scheduled to remain against injury or damage including cutting, breaking or skinning of roots, trunks or branches, smothering by stockpiled construction materials, excavated materials or vehicular traffic within branch spread.

2.0 PRODUCTS

2.1	MATERIALS/EQUIPMENT
2.1.1	As selected by the General Contractor, except as indicated.
1.	Tree protection:
A.	Wood fencing - Snow fencing 4' height.
B.	Posts - Steel fence post.
C.	Herbicide for lawn restoration - "Round-up" by Monsanto.

3.0 EXECUTION

3.1 EXISTING UTILITIES

3.1.1 Call "MISS DIG" 811 before construction begins. Information on the drawings related to existing utility lines and services is from the best sources presently available. All such information is furnished only for information and is not guaranteed. Excavate test pits as required to determine exact locations of existing utilities.

3.2 CLEARING

3.2.1 Locate and suitably identify trees and improvements indicated to remain.

3.2.2 Fencing/soil erosion fence is to be installed.

3.2.3 Any equipment that compacts the soil in the areas of existing trees is not allowed.

3.2.4 Protect trees scheduled to remain with 4' high snow fence per plans.

3.2.5 No vehicular traffic is permitted beneath drip line at any time. All lawn areas are to be worked by hand.

3.2.6 Clear and grub areas within contract limits as required for site access and execution of the work.

3.2.7 Remove trees, plants, undergrowth, other vegetation and debris, except items indicated to remain.

3.2.8 Treat planting and lawn areas as required with herbicide per manufacturer recommendations to kill existing vegetation prior to planting, seeding and sodding.

3.2.9 Remove stumps and roots to a clear depth of 36" below subgrades. Remove stumps and roots to their full depth within 5'0" of underground structures, utility lines, footings, and paved areas.

3.3 DISPOSAL OF WASTE MATERIALS

3.3.1 Stockpile, haul from site and legally dispose of waste materials and debris. Accumulation is not permitted.

3.3.2	Maintain disposal routes, clear, clean and free of debris.
3.3.3	On site burning of combustible cleared materials is not permitted.
3.3.4	Upon completion of landscape preparation work, clean areas within contract limits, remove tools and equipment. Site to be clear, clean and free of materials and debris and suitable for site work operations.
3.3.5	Materials, items and equipment not scheduled for reinstallation or salvaged for the General Contractor are the property of the Landscape Contractor. Remove cleared materials from the site as the work progresses. Storage and sale of Landscape Contractors salvage items on site is not permitted.

END OF SECTION

FINISH GRADING AND TOPSOIL PLACEMENT

1.0	GENERAL
1.1	SUMMARY
1.1.1	Includes But Not Limited To
1.	Perform finish grading and topsoil placement required to prepare site for installation of landscaping as described in Contract Documents.
1.2	SUBMITTALS
1.2.1	Quality Assurance
1.	Submit test on imported topsoil and on site stockpiled topsoil by independent licensed testing laboratory prior to use. Imported topsoil shall meet minimum specified requirements and be approved by Landscape Architect prior to use.
2.	Provide and pay for testing and inspection during topsoil operations. Laboratory, inspection services, and Soils Engineer shall be acceptable to the Landscape Architect.
3.	Submit report stating location of source of imported topsoil and account of recent use.
4.	Test for pH factor, mechanical analysis, and percentage of organic content.
5.	Submit test reports to General Contractor.
6.	Sub-Contractor, or testing agency to make recommendations on type of quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring nutrients to satisfactory level for planting.

1.3 QUALITY ASSURANCE

1.3.1 Participate in pre-installation meeting with Landscape Architect.

1.4 PROJECT CONDITIONS

1.4.1 Also see Landscape Preparation Section.

1.4.2 Protect existing trees, plants, lawns, and other features designated to remain as part of the landscaping work.

1.4.3 Promptly repair damage to adjacent facilities caused by topsoil operations. Cost of repair at Subcontractor's expense.

1.4.4 Promptly notify the General Contractor and Landscape Architect of unexpected subsurface conditions.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Topsoil: supplied and stockpiled topsoil proposed for use must meet the testing criteria results specified. Topsoil must conform to adjustments and recommendations from the soil test and by the Landscape Architect.

2.1.2 Existing topsoil: existing topsoil from on-site stockpile shall be utilized. All processing, cleaning, and preparation of this stored topsoil to render it acceptable for use is the responsibility of the Subcontractor.

2.1.3 Provide additional topsoil as required to complete the job. Topsoil must meet testing criteria results specified.

2.1.4 All processing, cleaning, and preparation of this supplied topsoil to render it acceptable for use is the responsibility of the Subcontractor.

2.1.5 Supplied and stockpiled topsoil, shall be fertile, friable, dark in color and representative of local productive soil, capable of sustaining vigorous plant growth and free of clay lumps, subsoil, noxious weeds or other foreign matter such as stones of 1" in any dimension, roots, sticks, and other extraneous material; not frozen or muddy. PH of soil range between 5.0 and 7.5

2.1.6 Soil shall not contain more than 2 percent of particles measuring over 2.0 mm in largest size

2.1.7 Prepared topsoil shall be used in planting mixtures as specified in Trees, Plants, and Ground Cover; all beds prepared as specified.

3.0 EXECUTION

3.1 EXAMINATION

3.1.1 Do not commence work of this Section until grading tolerances specified are met.

3.2 PREPARATION

3.2.2 Prior to grading, dig out weeds from planting areas by their roots and remove from site. Before placing top soil inlandscape areas, remove rocks larger than 1 inch in any dimension and foreign matter such as building rubble, wire, cans, sticks, concrete, etc.

3.2.3 Prior to placing topsoil, remove any imported base material present in planting areas down to natural subgrade or other material as specified by Landscape Architect.

3.3 PERFORMANCE

3.3.1 Site Tolerances

- Total Topsoil Depth -
 - Lawn And Groundcover Planting Areas - 3 inches minimum compacted.
 - Shrub Planting Areas - 12 inches minimum throughout entire shrub bed area.
- Elevation of topsoil relative to walks or curbs -
 - Seeded Lawn Areas - 1/4 inch below
 - Sodded Lawn Areas - 1 1/2 inches below
 - Shrub And Ground Cover Areas - 3 inches below

3.3.2 Do not expose or damage existing shrub or tree roots.

3.3.3 Redistribute approved existing top soil stored on site as a result of rough grading. Remove organic material, rocks and clods greater than 1 inch in any dimension, and other objectionable materials. Provide additional approved imported topsoil required for specified topsoil depth and bring surface to specified elevation relative to walk or curb.

3.3.4 For trees, shrubs, ground cover beds and plant mix for beds see Exterior Plants section.

3.3.5 Provide earth berming where indicated on Plans.

3.3.6 Berming to be free flowing in shape and design, as indicated, and to blend into existing grades gradually so that the toe of slope is not readily visible. Landscape Architect or General Contractor's representative to verify final contouring before planting.

3.3.7 Regardless of finish grading elevations indicated, it is intended that grading be such that proper drainage of surface water away from buildings will occur and that no low areas are created to allow ponding. Subcontractor to consult the General Contractor and Landscape Architect regarding variations in grade elevations before rough grading is completed.

3.3.8 Slope grade away from building for 12 feet minimum from walls at slope of 1/2 inch per ft minimum unless otherwise noted. High point of finish grade at building foundation shall be 6 inches minimum below finish floor level. Direct surface drainage in manner indicated on Drawings by molding surface to facilitate natural run-off of water. Fill low spots and pockets with top soil and grade to drain properly.

3.3.9 Rake all topsoil to remove clods, rocks, weeds, and debris.

3.3.10 Grade and shape area to bring surface to true uniform planes free from irregularities and to provide proper drainage and slopes per plans.

3.4 CLEANING

3.4.1 Upon completion of topsoil operations, clean areas within contract limits, remove tools, equipment, and haul all excess topsoil off-site. Site shall be clear, clean, free of debris, and suitable for site work operations.

END OF SECTION

LAWN SEEDING

1.0 GENERAL

1.1	SUMMARY
1.1.1	Includes But Not Limited To
1.	Furnish and install seeded lawn as described in Contract Documents.
1.2	SUBMITTALS
1.2.1	Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species.
1.3	DELIVERY AND STORAGE
1.3.1	Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.
1.4	PROJECT CONDITIONS
1.4.1	See landscape preparation section.
1.4.2	Work notification: Notify Landscape Architect of General Contractor's representative at least seven (7) working days prior to start of seeding operation.
1.4.3	Protect existing utilities, paving, and other facilities from damage caused by seeding operations.
1.4.4	Perform seeding work only after planting and other work affecting ground surface has been completed.
1.4.5	Provide hose and lawn watering equipment as required.
1.4.6	The irrigation system will be installed prior to seeding. Locate, protect, and maintain the irrigation system during seeding operations. Repair irrigation system components damaged during seeding operations at the Sub-Contractor's expense.

1.5 WARRANTY

See Landscape Maintenance and Warranty Section

2.0 PRODUCTS

2.1 MATERIALS

Topsoil for Seeded Areas: See Topsoil Placement and Drawings.

2.1.2 Lawn seeded areas: Fresh, clean and new crop seed mixture. Mixed by approved methods.

2.1.3 Seed mixture composed of the following varieties, mixed to the specified proportions by weight and tested to minimum percentages of purity and germination.

2.1.4 Irrigated Lawn Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Kentucky Bluegrass	50%	90%	75%
Penn Lawn Fescue	30%	95%	80%
Annual Ryegrass	20%	95%	80%

2.1.5 Non-Irrigated Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Penn Lawn Fescue	60%	90%	85%
Kentucky 28# Common Bluegrass	20%	90%	90%
Pennfine Perennial Rye	20%	90%	90%

2.1.6 Fertilizer: granular, non burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.

2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

2.1.8 Straw Mulch: Used in crimping process only. Clean oat or wheat straw well seasoned before baling, free from mature seed-bearing status, or roots of prohibited or noxious weeds.

2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start seeding work until unsatisfactory conditions are corrected.

3.2 PREPARATION

3.2.1 SURFACE PREPARATION

- Seven days maximum prior to seeding, -
 - Treat Lawn areas if required with "Round-Up" by Monsanto, per label direction to kill existing vegetation prior to seeding.
 - Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.
 - Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.
 - Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.
 - Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more than 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.
 - Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).
 - Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.
 - After lawn areas have been prepared, take no heavy objects over them except lawn rollers.
 - After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs according to soil type.
 - Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.
 - Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to seeding.

3.3 INSTALLATION

3.3.1 SEEDING

- Seed laws only between April 1, and June 1, and fall seeding between August 15, and October 15, or at such other times acceptable to Landscape Architect.
- Seed immediately after preparation of bed. Seed indicated areas within contract Limits and areas adjoining contract limits disturbed as a result of construction operations.
- Perform seeding operations when the soil is dry and when the winds do not exceed five(5) miles per hour velocity.
- Apply seed with a rotary or drop type distributor. Install seed evenly by sowing equal quantities in two (2) directions, at right angles to each other.
- Sow seed at a rate of 300 lbs./acre.
- After seeding, rake or drag surface of soil lightly to incorporate seed into top 1/8" of soil. Roll with light lawn roller.
- Provide soil erosion planting mat where grade conditions required to stabilize the planting area.

3.3.2 HYDRO-SEEDING

- Hydro-seeding: The application of grass seed and a wood cellulose fiber mulch tinted green shall be accomplished in one operation by use of an approved spraying machine.
 - Mix seed, fertilizer, and wood cellulose fiber in required amount of water to produce a homogeneous slurry. Add wood cellulose fiber after seed, water, and fertilizer have been thoroughly mixed and apply at the rate of 200 pounds per acre dry weight.
 - For hydro-seeding, wood cellulose fiber shall be used. Silva-Fiber Mulch by Weyerhaeuser Company, Tacoma, WA (800-443-9179).
 - Hydraulically spray material on ground to form a uniform cover impregnated with grass seed.
 - Immediately following application of slurry mix, make separate application of wood

cellulose mulch at the rate of 1,000 pounds, dry weight, per acre.

E. Apply cover so that rainfall or applied water will percolate to underlying soil.

3.3.3 MULCHING

- Place straw mulch on seeded areas within 24-hours after seeding.
 - Place straw mulch uniformly in a continuous blanket at a rate of 2-1/2 tons per acre, or two (2) 50 lb. bales per 1,000 sq. ft. of area. A mechanical blower may be used for straw mulch application when acceptable to the Landscape Architect.
 - Crimp straw into soil by use of a "crimper". Two passes in alternate direction required. Alternative methods on areas too small for crimper must be approved by the Landscape Architect or Owner's Representative.
- 3.3.3 ESTABLISH LAWN
- Establish dense lawn of permanent grasses, free from lumps and depressions. Any area failing to show uniform germination to be reseeded; continue until dense lawn established.
 - Damage to seeded area resulting from erosion to be repaired by Sub Contractor.
 - In event Sub Contractor does not establish dense lawn during first germination period, return to project to re-fertilize and reseed to establish dense lawn.
 - Should the seeded lawn become largely weeds after germination, Sub Contractor is responsible to kill the weeds and reseed the proposed lawn areas to produce a dense turf, as specified.

3.4 CLEANING

3.4.1 Perform Cleaning during installation of the work and upon completion of the work to the approval of the Landscape Architect. Remove from site all excess materials, debris, and equipment. Repair damage resulting from seeding operations.

3.5 MAINTENANCE

3.5.1 See Landscape Maintenance and Warranty Section.

3.6 ACCEPTANCE

3.6.1 See Landscape Maintenance and Warranty Section.

END OF SECTION

LAWN SODDING

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1.1.1.1 Furnish and install sodded lawn as described in Contract Documents.

1.2 QUALITY ASSURANCE

1.2.1 Sod: Comply with American Sod Producers Association (ASPA) classes of sod materials.

1.3 SUBMITTALS

1.3.1 Submit sod growers certification of grass species. Identify source location.

1.3.2 Submit manufacturer's certification of fertilizer.

1.4 DELIVERY, STORAGE, AND HANDLING

1.4.1 Cut, deliver, and install sod within 24 hour period.

1.4.2 Do not harvest or transport sod when moisture content may adversely affect sod survival.

1.4.3 Protect sod from sun, wind, and dehydration prior to installation. Do not tear, stretch, or drop sod during handling and installation.

1.4.4 Sod which dries out before installation will be rejected.

1.5 PROJECT CONDITIONS

1.5.1 See Landscape Preparation section.

1.5.2 Work notification: Notify Landscape Architect or General Contractor's representative at least seven (7) working days prior to start of sodding operation.

1.5.3 Protect existing utilities, paving, and other facilities from damage caused by sodding operations.

1.5.4 Perform sodding work only after planting and other work affecting ground surface has been completed.

1.5.5 Restrict traffic from lawn areas until grass is established. Erect signs and barriers as required.

1.5.6 Provide hose and lawn watering equipment as required.

1.5.7 The irrigation system will be installed prior to sodding. Locate, protect, and maintain the irrigation system during sodding operations. Repair irrigation system components damaged during sodding operations at the Subcontractor's expense.

1.6 WARRANTY

1.6.1 See Landscape Maintenance and Warranty Section.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Sod: An "approved" nursery grown blend of improved Kentucky Bluegrass varieties.

2.1.2 Sod containing Common Bermudagrass, Quackgrass, Johnsonsgrass, Poison Ivy, Nutsedge, Nymblew, Canada Thistle, Timothy, Bentgrass, Wild Garlic, Ground Ivy, Perennial Sorrel, or Bramegrass weeds will not be acceptable.

2.1.3 Provide well rooted, healthy sod, free of diseases, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density, and free of weeds, undesirable grasses, stones, roots, thatch, and extraneous material; viable and capable of growth and development when planted.

2.1.4 Furnish sod, machine stripped in square pads or strips not more than 3'-0" long; uniformly 1" to 1-1/2" thick with clean cut edges. Mow sod before stripping.

2.1.5 Fertilizer: granular, non burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.

2.1.6 Type A: starter fertilizer containing 20% nitrogen, 12% phosphoric acid, and 8% potash by by weight or similar approved composition.

2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

2.1.8 Stakes: softwood, 3/4" x 8" long.

2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.

2.1.10 Topsoil: see Topsoil Placement section.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start sodding work until unsatisfactory conditions are corrected.

3.2 PREPARATION

3.2.1 Surface Preparation:

- Seven days maximum prior to sodding, -
 - Treat Lawn areas if required with herbicide per manufacturer recommendations to kill existing vegetation prior to sodding.
 - Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.
 - Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.
 - Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.
 - Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more than 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.

- f. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).
- g. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.
- h. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.
- i. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs.
- j. Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.
- k. Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to sodding.
- l. Dampen dry soil prior to sodding.

3.3 INSTALLATION

3.3.1 Sodding:

- Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips. Do not overlap edges. Slagger strips to offset joints in adjacent course. Remove excess sod to avoid overthring of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.
- Do not lay dormant sod or install sod on saturated, frozen soil.
- Install initial row of sod in a straight line, beginning at the bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and tightly against previously installed row.
- Peg sod on slopes greater than 3 to 1 or in centerline of swales to prevent slippage at a rate of 2 stakes per yard of sod.
- Water sod thoroughly with a fine spray immediately after laying to obtain moisture penetration through sod into top 4 inches of topsoil.
- Roll with light lawn roller in two directions perpendicular to each other to ensure contact with sub grade.
- Install sod at indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
- Damage to sodded area resulting from erosion to be repaired by Subcontractor.

3.4 CLEANING

EXTERIOR PLANTS

1.0	GENERAL
1.1	SUMMARY
1.1.1	Includes But Not Limited To
1.2	QUALITY ASSURANCE
1.2.1	Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.
1.2.2	Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.
1.2.3	All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years.
1.2.4	Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional charge. Larger plants shall not be cut back to size indicated.
1.2.5	Provide "specimen" plants with a special height, shape, or character of growth. Landscape Subcontractor is to tag specimen trees or shrubs at the source of supply. The Landscape Subcontractor shall inspect all plant material at source prior to Landscape Architect's approval. Landscape Subcontractor shall accompany Landscape Architect on final selection trip. The Landscape Architect will inspect specimen selections for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of the proposed specimen plants for approval.
1.2.6	Plants may be inspected and approved at the place of growth for compliance with specification requirements for quality, size, and variety.
1.2.7	Approval of plant selection at the place of growth shall not impair the right of inspection and rejection upon delivery at the site or during progress of the work.
1.2.8	Provide percolation testing by filling plant pits with water and monitoring length of time for water to completely percolate into soil. Submit test results to Landscape Architect prior to starting work.
1.2.9	Before proceeding with work, check and verify dimensions and quantities. Report variations between Drawings and site to Landscape Architect before proceeding with work of this section.
1.2.10	Plant totals are for convenience only and are not guaranteed. Verify amounts shown on Drawings. All plantings indicated on Drawings are required unless indicated otherwise.
1.3	SUBMITTALS
1.3.1	Provide and pay for material testing. Testing agency shall be acceptable to the Landscape Architect. Provide the following data:
1.3.2	1. The loss of weight by ignition and moisture absorption capacity shall be tested for peat moss.
1.3.3	Submit the following material samples to Landscape Architect:
1.3.3.1	1. Peat moss, shredded hardwood bark mulch, planting accessories, pre-emergent herbicides, and plant fertilizers.
1.3.3.2	Submit the following materials certification to Landscape Architect:
1.3.3.3	1. Topsoil source and ph value, peat moss, and plant fertilizer.
1.4	DELIVERY, STORAGE, AND HANDLING
1.4.1	Deliver fertilizer materials in original, unopened and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.
1.4.2	Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected.
1.4.3	Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration.
1.4.4	Dig, pack, transport, and handle plants with care to ensure protection against injury.
1.4.5	Inspection certificates required by law shall accompany each shipment invoice or order to stock on arrival. The certificate shall be filed with the General Contractor's representative.
1.4.6	Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, shredded hardwood bark mulch, or in a manner acceptable to the General Contractor's representative.
1.4.7	Water heeled in plantings daily.
1.4.8	No plant shall be bound with rope or wire in a manner that could damage or break the branches.
1.4.9	Cover plants transported on open vehicles with a protective covering to prevent wind burn.
1.4.10	Frozen or muddy topsoil is not acceptable.
1.5	PROJECT CONDITIONS
1.5.1	See Landscape Preparation Section.
1.5.2	Work notification: notify Landscape Architect at least seven working days prior to installation of plant material.
1.5.3	Protect existing utilities, paving, and other facilities from damage caused by landscaping operations.
1.5.4	A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the proposal form. In the event that quantity discrepancies or material omissions occur in the proposal form, Subcontractor shall notify the Landscape Architect during the proposal bidding process.
1.5.5	An irrigation system will be installed prior to planting. Locate, protect, and maintain the irrigation system during planting operations. Repair irrigation system components, damaged during planting operations, at the Landscape Subcontractor's expense.
1.5.6	The Landscape Subcontractor shall inspect existing soil conditions in all areas of the site where his operations will take place, prior to the beginning of work. It is the responsibility of the Landscape Subcontractor to notify the General Contractor's representative and the Landscape Architect in writing of any conditions which could affect the survivability of plant material to be installed.
1.6	WARRANTY
1.6.1	See Landscape Maintenance and Warranty Standards.
2.0	PRODUCTS
2.1	MATERIALS
2.1.1	Plants: Provide plants typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, unsucced injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
2.1.2	1. Dig balled and burlapped plants with firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable.
2.1.3	2. All trees shall have clay or clay loam balls. Trees with sand balls will be rejected.
2.1.4	3. Provide tree species that mature at heights over 25'-0" with a single, main trunk. Trees that have the main trunk forming a "Y" shape are not acceptable.
2.1.5	4. Plants planted in rows shall be matched in form, (see specimen stock).
2.1.6	5. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
2.1.7	6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
2.1.8	7. Evergreen trees shall be unsharred and branched to the ground.
2.1.9	8. Shrubs and small plants shall meet the requirements for spread and height indicated on the drawings.
2.1.10	9. Plant materials shall be subject to approval by the Landscape Architect as to size, health, quality, and character.
2.1.11	10. Bare root trees are not acceptable.
2.1.12	11. Provide plant materials from licensed nursery or grower.
2.1.13	Bare root plants: dug with adequate fibrous roots, to be covered with a uniformly thick coating of mud by being puddled immediately after they are dug or packed in moist straw or peat moss.
2.1.14	Container grown stock: grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm, and whole.

2.1.15	1. No plants shall be loose in the container.
2.1.16	2. Container stock shall not be root bound.
2.1.17	3. Single stemmed or thin plants will not be accepted.
2.1.18	4. Side branches shall be generous, well twigged, and the plant as a whole well bushed to the ground.
2.1.19	5. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.
2.1.20	6. Rough sides of excavations.
2.1.21	7. Provide premixed planting mixture "Type A" for use around the balls and roots of all deciduous and evergreen tree plantings.
2.1.22	3.3.3 Percolation Testing of Plant Beds
2.1.23	Provide percolation testing by filling plant pits with water and monitoring length of time for water to completely percolate into soil. Submit test results to Landscape Architect prior to starting work.
2.1.24	1. Dig a hole at least 12" in diameter by 12" in depth, with straight sides, in excavated plant beds.
2.1.25	2. Fill hole with water and let it sit overnight.
2.1.26	3. Refill hole the next day.
2.1.27	4. Measure the water level by laying a straight edge across the top of the hole, then use a tape measure or yardstick to determine the water level. Continue to measure the water level every hour until the hole is empty, noting the number of inches the water level drops per hour.
2.1.28	Any test holes with a rate of 1" or less an hour is considered to slow and recommendations to remedy issue shall be provide to Architect and Owner.
2.1.29	3.3.4 Ground Cover Beds, Perennial Flower Beds, and Ericaceous Plant Beds
2.1.30	1. Excavate existing soil to 12" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Set plants according to drawings and backfill entire bed with premixed planting mixture "Type B". Ground Cover shall be planted after bed has been backfilled with plant mix and mulched. Plant ground cover through mulch and into plant mix.
2.1.31	3.3.5 Mass Shrub Beds / Hedge Beds:
2.1.32	1. Excavate existing soil to 18" depth over entire bed area and remove soil from site. Scarify bottom of the bed to a 4" depth. Set plants according to drawings and Specifications. Backfill entire bed with (premixed) specified planting mixture Type "A".
2.1.33	3.3.6 Annual Flower Beds:
2.1.34	1. Excavate existing soil to 8" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Backfill entire bed to an 8" depth with premixed planting mixture "Type B".
2.1.35	3.4 INSTALLATION
2.1.36	3.4.1 Planting shall be performed only by experienced workman familiar with planting procedures under the supervision of a qualified supervisor.
2.1.37	3.4.2 Planting pits shall be round, with vertical sides and flat bottoms, and sized in accordance with outlines and dimensions shown on the planting details.
2.1.38	3.4.3 See drawings for planting details.
2.1.39	3.4.4 If obstructions are encountered that are not indicated, do not proceed with planting operations until alternative plant locations have been selected and approved in writing by the Landscape Architect. Where location or spacing dimensions are not clearly shown, request clarification by the Landscape Architect.
2.1.40	3.4.5 Set plant material in the planting pit to proper grade and alignment.
2.1.41	1. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure.
2.1.42	2. Set plant material so it is flush to finish grade after settling, or 1-2" higher in poorly drained soil, or as directed by Landscape Architect.
2.1.43	3. No filling will be permitted around the trunks or stems.
2.1.44	4. Do not cover top of root ball with soil.
2.1.45	5. Backfill pit with planting mixture. Do not use frozen or muddy mixtures for backfilling.
2.1.46	6. Form a ring of soil around the edge of the planting pit to retain water.
2.1.47	3.4.6 After balled and burlapped plants are set, tamp planting mixture around of balls and fill all voids and remove air pockets.
2.1.48	3.4.7 Remove all burlap, ropes, and wires from top 1/3 of balls.
2.1.49	3.4.8 Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 12" of trunks and shrubs and to within 6" of planting bed.
2.1.50	3.4.9 Spread and arrange roots of bare rooted plants in their natural position. Work in planting mixture. Do not mat roots together. Cut all broken and frayed roots before installing planting mixture.
2.1.51	3.4.10 Water immediately after planting.
2.1.52	3.4.11 Apply pre-emergent herbicide to bed areas per manufacturer's recommendations before mulching.
2.1.53	3.5 MULCHING
2.1.54	3.5.1 Mulch trees and shrub planting pits and shrub beds with shredded hardwood bark mulch 3" deep to drip line immediately after planting. Leave 3" circle of bare soil around tree trunk. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.
2.1.55	3.5.2 Mulch shall not be placed in contact with trunks or stems.
2.1.56	3.5.3 Mulch ground cover beds with shredded bark mulch 2" to 3" deep prior to planting.
2.1.57	3.5.4 Plant ground cover through mulch.
2.1.58	3.6 WRAPPING, GUYING, AND STAKING
2.1.59	3.6.1 Inspect trees for injury to trunks, evidence of insect infestation and improper pruning before wrapping.
2.1.60	3.6.2 Wrap trunks of all trees spirally from bottom to top with specified tree wrap and secure in place.
2.1.61	3.6.3 Stake deciduous trees under 4" caliper. Stake evergreen trees under 6'-0" tall and over with metal fence post, three (3)per tree.
2.1.62	3.6.4 Stake/guy all trees immediately after installation. When high winds or other conditions which may effect tree survival or appearance occur during the warranty period, the Sub-Contractor shall immediately repair the staking/guying.
2.1.63	3.6.5 Guy deciduous trees 4" caliper and over. Stake evergreen trees 6'-0" tall and over with metal fence post, three (3) per tree.
2.1.64	3.6.6 All work shall be acceptable to the Landscape Architect/Owner's representative.
2.1.65	3.7 PRUNING
2.1.66	3.7.1 Remove or cut back broken, damaged, and unsymmetrical growth of new wood.
2.1.67	3.7.2 Multiple leader plants: preserve the leader which will best promote the symmetry of the plant. Do not prune terminal leader.
2.1.68	Cut branches flush with the trunk of the main branch, at a point beyond a lateral shoot or bud a distance of not less than 1/4 the diameter of the supporting branch. Make cut on an angle.
2.1.69	3.7.3 Prune evergreens only to remove broken or damaged branches.
2.1.70	3.8 MAINTENANCE
2.1.71	3.8.1 See Landscape Maintenance and Warranty Standards.
2.1.72	3.9 CLEANING
2.1.73	3.9.1 Perform cleaning during installation of the work and upon completion of the work. Remove from all site excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.
2.1.74	END OF SECTION
2.1.75	LANDSCAPE MAINTENANCE AND WARRANTY STANDARDS
2.1.76	1.0 GENERAL
2.1.77	1.1 SUMMARY
2.1.78	1.1.1 Includes But Not Limited To
2.1.79	1. Provide maintenance for new landscaping as described in Contract Documents.
2.1.80	2. The requirements of the Section include a one (1) year warranty period from date of acceptance of installation performed by the General Contractor's Representative and Landscape Architect.

2.0	PRODUCTS - Not Used
3.0	EXECUTION
3.1	PERFORMANCE
3.1.1	Acceptance of Installation
3.1.2	1. At the completion of all landscape installation, or pre-approved portions thereof, the Landscape Subcontractor shall request in writing an inspection for Acceptance of Installation in which the Landscape Subcontractor, Landscape Architect, and General Contractor's Representative shall be present.
3.1.3	a. Following the acceptance inspection a punch list will be issued by the Landscape Architect.
3.1.4	b. Upon completion of all punch list items, the Landscape Architect and/or General Contractor's Representative shall reinspect the project and issue a written statement of Acceptance of Installation and establish the beginning of the Project Warranty Period.
3.1.5	c. At the time of acceptance all plant material shall be of vigorous health and planting bed and mulch rings are weed free.
3.1.6	d. It is the responsibility of the Landscape Subcontractor to make the written request for inspection of installation in a timely fashion.
3.1.7	e. If there is plant material loss prior to the Landscape Subcontractor's written request for inspection of installation, the Landscape Contractor shall make all replacements of this dead material at no additional cost These replacements are not considered to be the required one (1) replacement of dead plant material by the Landscape Subcontractor during the one (1) year project warranty period, as outlined below.
3.1.8	2. Landscape work may be inspected for acceptance in parts agreeable to the General Contractor's Representative and Landscape Architect provided work offered for Inspection is complete, including maintenance as required.
3.1.9	3. For work to be inspected for partial acceptance, the Landscape Subcontractor shall provide a drawing outlining work completed and supply a written statement requesting acceptance of this work completed to date.
3.1.10	3.1.2 Project Warranty
3.1.11	1. The Project Warranty Period begins upon written preliminary acceptance of the project installation by the Landscape Architect and General Contractor's representative.
3.1.12	2. The Landscape Subcontractor shall guarantee trees, shrubs, ground cover beds and seeded or sodded areas through construction and for a period of one (1) year after date of Acceptance of Installation against defects including death and unsatisfactory growth, except for defects resulting from neglect, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Subcontractor's control.
3.1.13	3.1.3 Maintenance During One (1) Year Project Warranty
3.1.14	1. To insure guarantee standards, the following maintenance procedures for trees, shrubs, and ground covers shall be executed during construction and for the full Project Warranty Periods.
3.1.15	a. Landscape Subcontractor shall be responsible for only one (1) replacement of any plant materials during the one (1) year Project Warranty Period. These include those which are dead or in the opinion of the Landscape Architect are in an unhealthy or unsightly condition, or having lost natural shape, resulting from dieback, excessive pruning, or inadequate or improper maintenance as part of the guarantee.
3.1.16	b. Prior to any replacements, Landscape Subcontractor shall review individual plants in question with Landscape Architect to determine reason for plant demise.
3.1.17	c. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.
3.1.18	d. Fill in, as necessary, soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
3.1.19	e. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices when possible to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
3.1.20	f. The contractor will be responsible for irrigation system operation, watering schedules, watering amounts and general monitoring of irrigation system throughout construction, maintenance, and warranty period. Over watering or lack of water from the irrigation system is the responsibility of the landscape contractor and any required replacements at the cost of the contractor and not part of the warranty replacement.
3.1.21	2. Replacements must meet the standards specified on the Landscape plans and in the specifications, i.e. quality, species of plant material and planting procedures to receive approval of replacement materials by Landscape Architect.
3.1.22	3. Costs for replacements are assumed part of bid quotations and therefore will not result in an additional cost to General Contractor or Landscape Architect.
3.1.23	4. Areas damaged as a result of replacement operation are to be restored by Landscape Subcontractor at no cost to the General Contractor or Landscape Architect.
3.1.24	5. The Landscape Subcontractor shall be responsible for watering all plantings through the warranty period and shall keep guy wires taut, raise tree balls which settle, furnish and apply sprays as necessary to keep the plantings free of disease and insects until the end of the warranty period.
3.1.25	6. The Landscape Subcontractor shall remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition.
3.1.26	a. Rejected plants and materials shall be removed promptly.
3.1.27	b. Replacements shall be made during the following normal planting schedule.
3.1.28	c. Trees and shrubs which are in doubt shall be replaced, unless, in the opinion of the Landscape Architect, it is advisable to extend Project Warranty Period for full growing Season.
3.1.29	7. The Landscape Contractor shall apply anti-desiccants on evergreen trees and evergreen shrub beds within 150' of major streets and drives, no later than December 1, during the one (1) year project warranty.
3.1.30	8. The first spring after plant installation the contractor shall check all trees to insure twine has rotted from around the trunk. If twine is still present, it shall be removed and disposed of off-site.
3.1.31	9. All stakes, guy wires, tree wrap paper, dead twigs and branches shall be removed from tree and plant materials at the end of this warranty period.
3.1.32	3.1.4 Maintenance of Seeded Lawn Areas
3.1.33	1. The Landscape Subcontractor shall maintain seeded lawn areas.
3.1.34	a. Water, fertilize, weed, and apply chemicals until a dense lawn of permanent grasses, free from lumps and depressions or any bare spots, none of which is larger than one (1) foot of area up to a maximum of 3% of the total seeded lawn area is established.
3.1.35	b. Seeded lawn that fails to show a uniform growth and/or germination shall be reseeded until a dense cover is established, regardless of what season the seed was installed.
3.1.36	2. The Landscape Subcontractor shall maintain and mow all lawn areas for until acceptance of installation (typically 3 mows). When lawn reaches 3" in height it shall be cut to 2" in height.
3.1.37	3. The Owner assumes cutting responsibilities following the Acceptance of Installation of the seeded lawn.
3.1.38	4. At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all seeded lawn maintenance responsibilities.
3.1.39	3.1.5 Maintenance of Sodded Lawn Areas
3.1.40	1. The Landscape Subcontractor shall maintain sodded lawn areas.
3.1.41	a. Water, fertilize, spot weed, apply herbicides, fungicides, insecticides and resod until a full uniform, smooth stand of sod is knitted to topsoil, and accepted by the Landscape Architect or his or her representative.
3.1.42	2. Water sod thoroughly, as required to establish proper rooting.
3.1.43	3. Repair, rework, and resod all areas that have washed out or are eroded. Replace undesirable or dead areas with new sod.
3.1.44	4. Mow lawn areas once as soon as sod has rooted sufficiently and knitted to the topsoil. Cut back to 2" height. Not more than 40% of grass leaf shall be removed at any single mowing. Excess clipping to be removed by the Landscape Subcontractor. The Landscape Subcontractor shall be responsible for lawn mowing until acceptance of installation (typically 3-mows).
3.1.45	5. The Owner assumes mowing responsibilities following the Acceptance of Installation of the sodded lawn.

6.	At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all sodded lawn maintenance responsibilities.
3.1.6	Final Acceptance Upon Conclusion of the Warranty Period
3.1.7	1. At the conclusion of the Project Warranty Period the Landscape Subcontractor shall request a project inspection for final acceptance in which the Landscape Contractor, Landscape Architect and Owner's Representative shall be present.
3.1.8	2. After the inspection for final acceptance, a punch list will be issued by the Landscape Architect. Upon completion of all punch list items, the Landscape Architect and the Owner's Representative shall reinspect the project and issue a Written Statement of Final Acceptance.
3.1.9	END OF SECTION
3.1.10	NOTE: The Owners may at their option elect to utilize a Construction Manager in lieu of a General Contractor for all matters pertaining to these specifications and the site work.
3.1.11	CAUTION!!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.
3.1.12	CLIENT
3.1.13	GINKO INVESTMENT COMPANY, LLC 2438 ROCHESTER ROAD OAKLAND TOWNSHIP, MICHIGAN 48863
3.1.14	PROJECT TITLE
3.1.15	GINKO SELF STORAGE WHITE LAKE TOWNSHIP, MICHIGAN
3.1.16	REVISIONS
3.1.17	PER AGENCIES COMMENTS 05/30/23
3.1.18	PER AGENCIES COMMENTS 06/29/23
3.1.19	PER AGENCIES COMMENTS 08/04/23
3.1.20	PER AGENCIES COMMENTS 09/22/23
3.1.21	PER AGENCIES COMMENTS 10/24/23
3.1.22	PER AGENCIES COMMENTS 04/26/24
3.1.23	PER AGENCIES COMMENTS 07/25/24
3.1.24	PER AGENCIES COMMENTS 09/06/24
3.1.25	UNIT LAYOUT CHANGE 11/18/24
3.1.26	GRADING/ENTRY CHANGES 04/30/26
3.1.27	UNIT & STORM CHANGES 06/12/26
3.1.28	FINAL SITE PLAN 08/11/26
3.1.29	ORIGINAL ISSUE DATE: FEBRUARY 2, 2023
3.1.30	DRAWING TITLE
3.1.31	LANDSCAPE SPECIFICATIONS
3.1.32	PEA JOB NO. 2002-248A
3.1.33	P.M. JPB
3.1.34	D.N. JLE
3.1.35	DES. JLE
3.1.36	DRAWING NUMBER:
3.1.37	L-2.2

Item A.

PEA GROUP

t: 844.813.2949

www.peagroup.com



CAUTION!!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



pea-9-in-101 (Shrubs) PROJECT: 2002-248A, DWG: CONSTRUCTION-2026 (L-2.0) LANDSCAPE SPECIFICATIONS 2002-248A.dwg Xref: IX-TBLK-25-0885.dwg

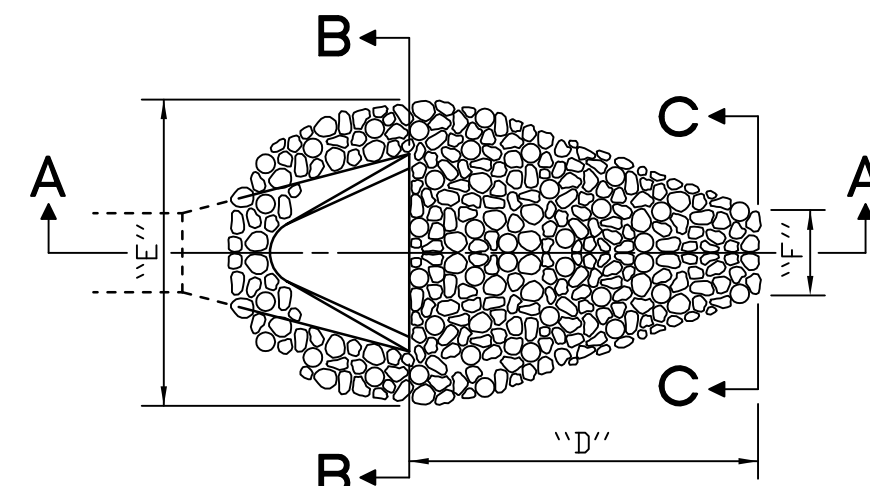
STORM SEWER NOTES

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" C-C STEPS SHALL BE CAST POLYPROPYLENE REINFORCED WITH A 1/2" STEEL ROD.
4. WALL THICKNESS OF BLOCK STRUCTURES SHALL BE:

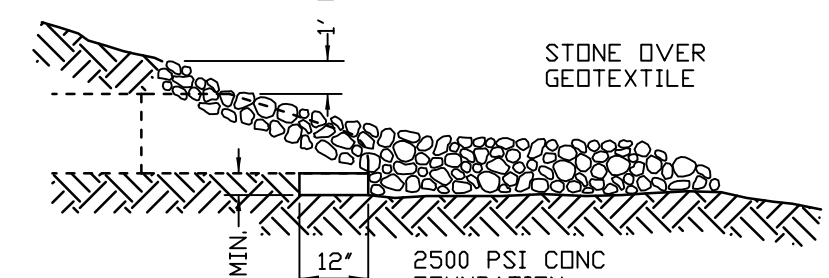
PIPE DIA.	"D"	"E"	"F"	S.Y.
12"	5'-0"	6'-6"	3'-0"	4
15"	5'-0"	7'-0"	3'-0"	4
18"	5'-0"	7'-6"	3'-6"	4
21"	5'-6"	8'-0"	4'-0"	5
24"	6'-0"	8'-6"	4'-6"	6
27"	6'-6"	9'-0"	5'-0"	7
30"	7'-0"	9'-6"	5'-6"	8
33"	7'-6"	10'-0"	6'-0"	9
36"	8'-0"	10'-6"	6'-6"	10
42"	9'-0"	11'-9"	6'-6"	12
48"	10'-0"	13'-0"	7'-0"	14

 DEPTH
0-8"
8-15"
OVER 15"
THICKNESS
6"
8"
12"
5. MINIMUM I.D. OF STRUCTURE FOR: 36" to 42" = 5'-0"
48" to 54" = 5'-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: MDOOT "D" (EJW 5105) 1.9 CFS* -REAR YARD AND DITCH INLETS: (EJW 1040-02) 2.1 CFS* -MANHOLES: MDOOT "A" (EJW 1060) -CURB AND GUTTER INLETS: MDOOT "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; (EJW 1040-02) 2.1 CFS* -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 AREAWIDE NO BAR SCREEN.
17. ALL DRAINAGE STRUCTURES WITHIN THE ROAD SHALL BE SEALED WITH WRAPPED GEOTEXTILE PER RCDC STANDARDS

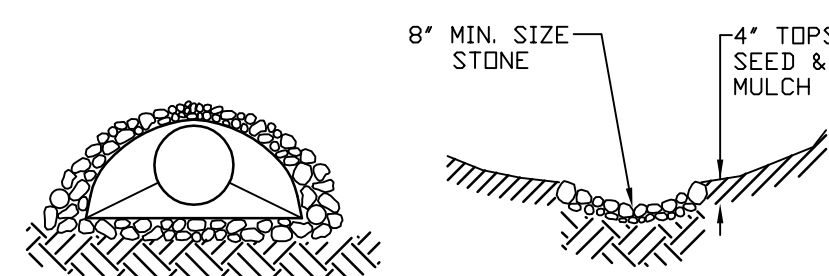
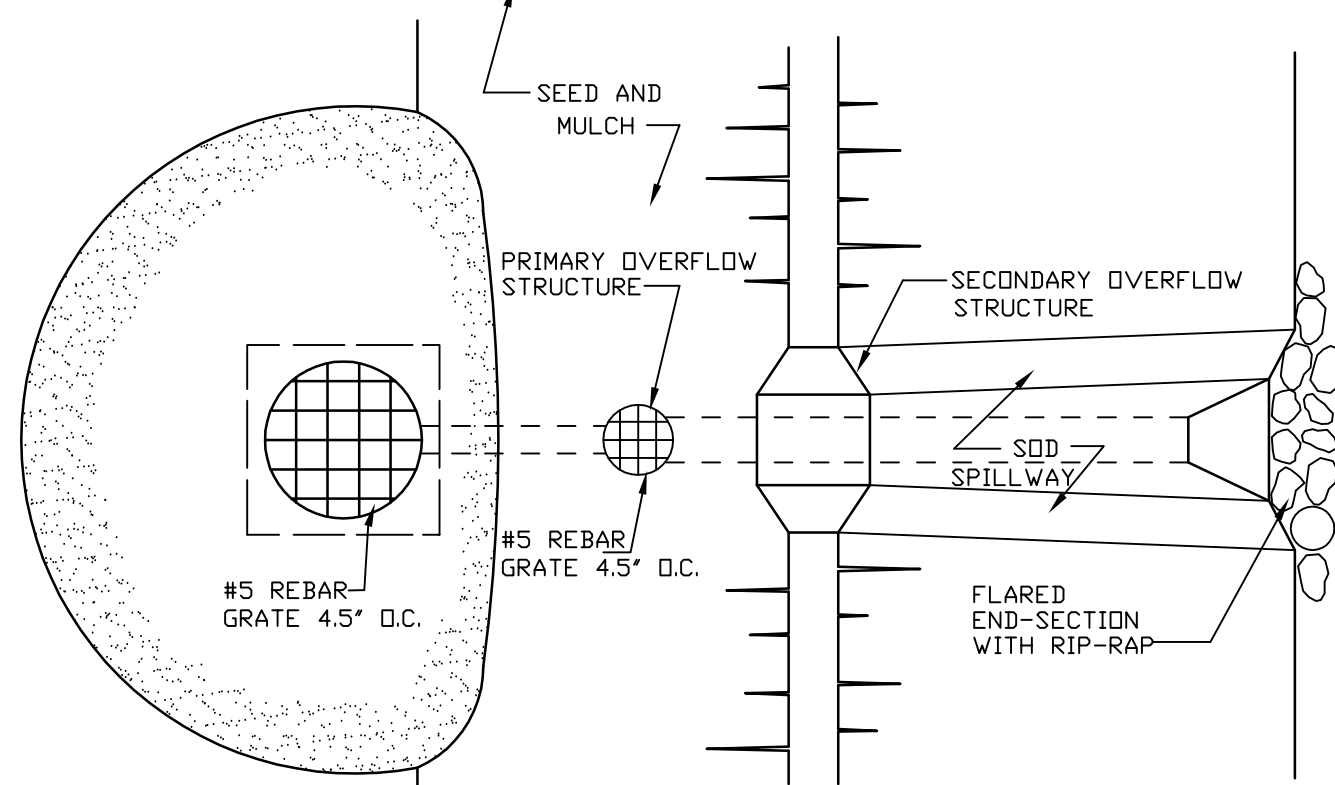
PIPE DIA.	"D"	"E"	"F"	S.Y.
12"	5'-0"	6'-6"	3'-0"	4
15"	5'-0"	7'-0"	3'-0"	4
18"	5'-0"	7'-6"	3'-6"	4
21"	5'-6"	8'-0"	4'-0"	5
24"	6'-0"	8'-6"	4'-6"	6
27"	6'-6"	9'-0"	5'-0"	7
30"	7'-0"	9'-6"	5'-6"	8
33"	7'-6"	10'-0"	6'-0"	9
36"	8'-0"	10'-6"	6'-6"	10
42"	9'-0"	11'-9"	6'-6"	12
48"	10'-0"	13'-0"	7'-0"	14



PLAN VIEW

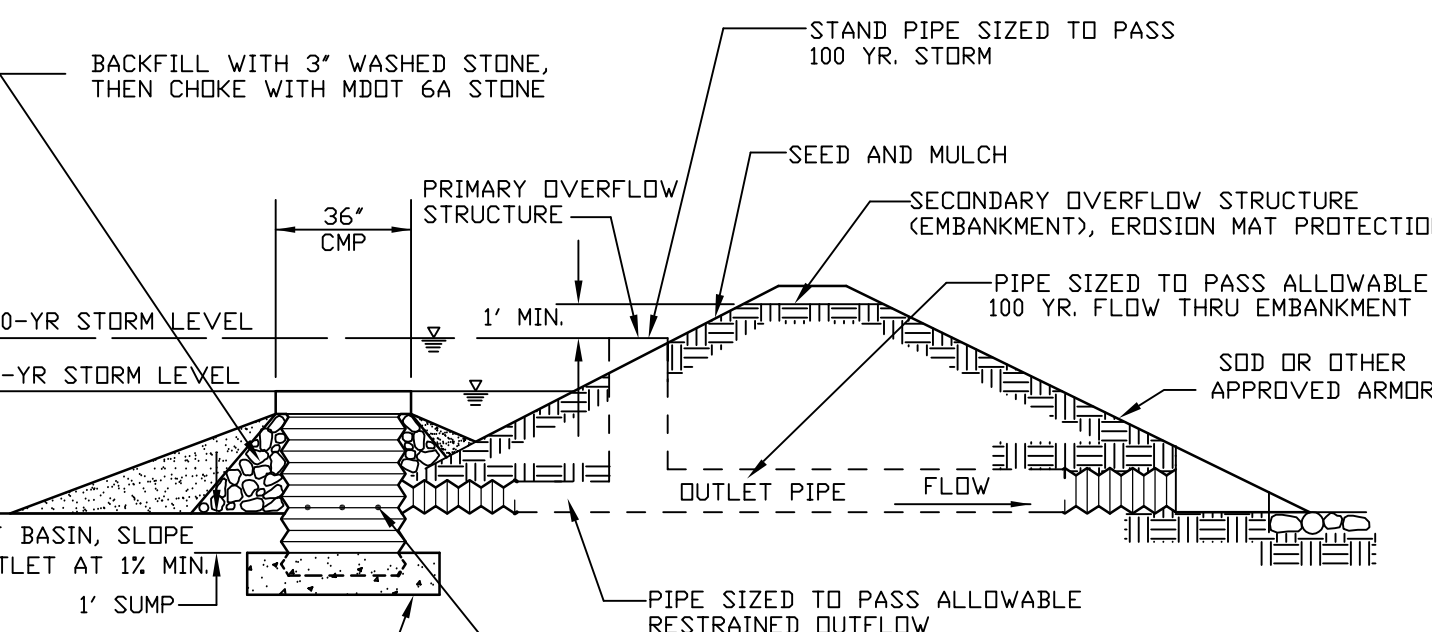


SECTION A-A

SECTION B-B
PLAIN STONE RIP-RAP

PLAN VIEW

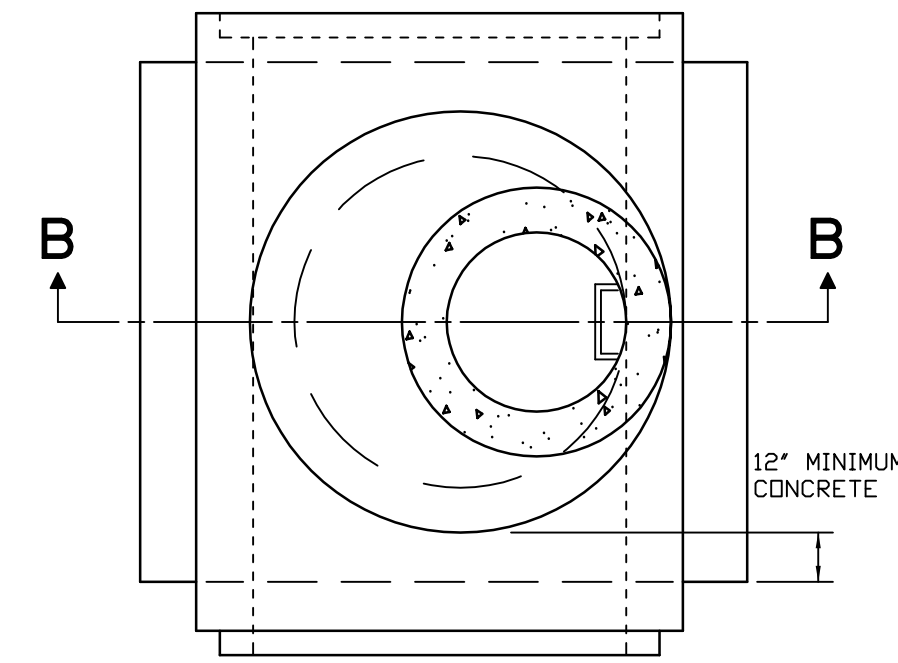
NOTE: EXTREME CARE MUST BE EXERCISED TO INSURE THAT THE OUTLET HOLES IN THE STANDPIPE, DO NOT BECOME CLOGGED WITH SEDIMENT.



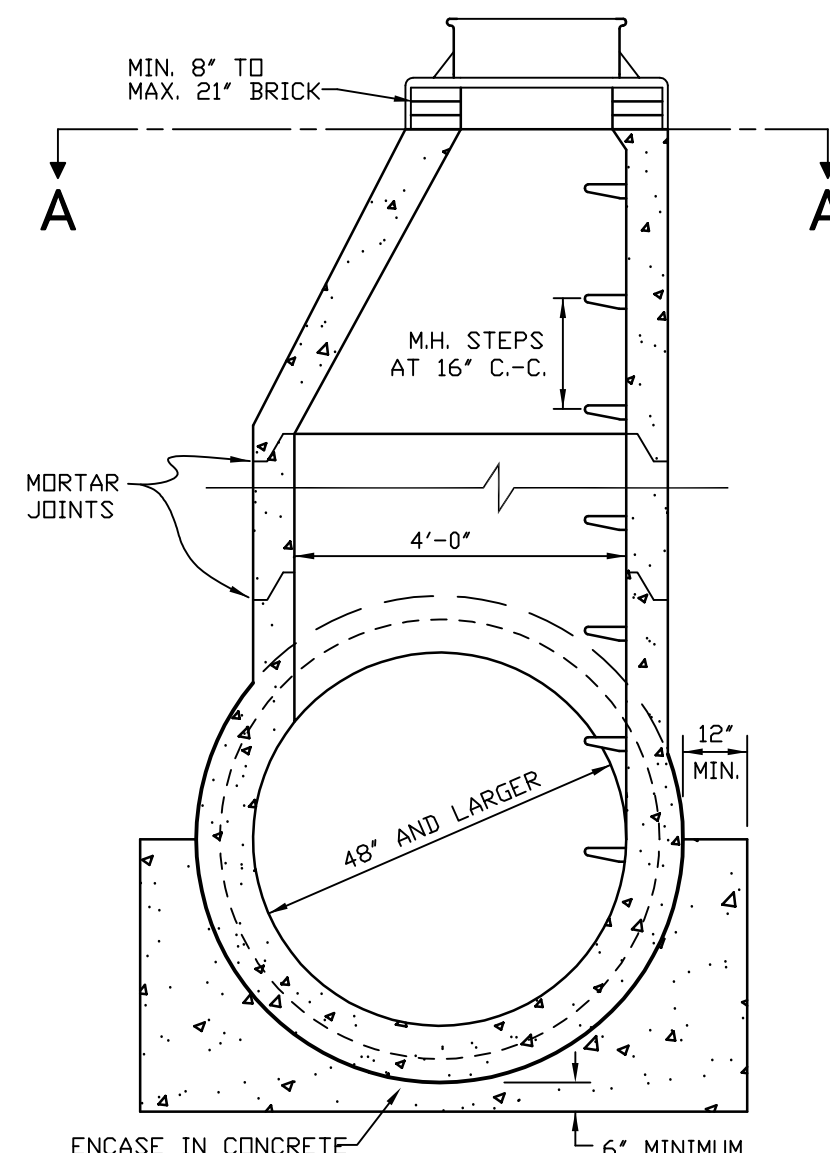
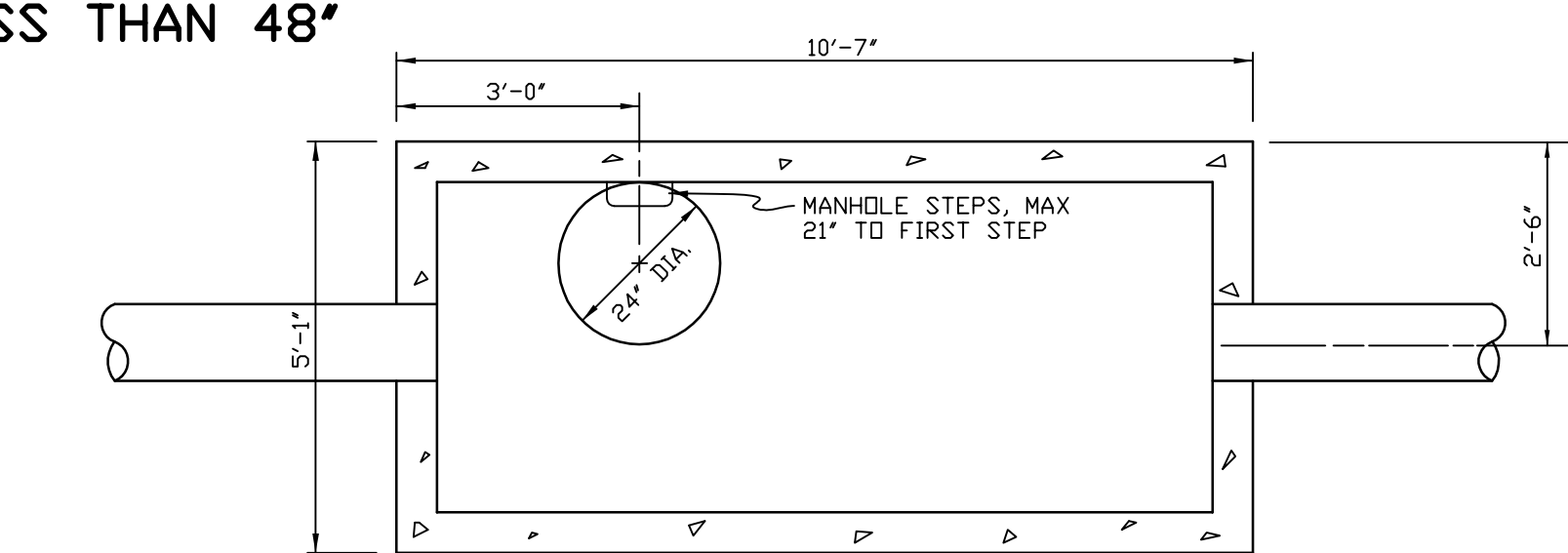
PROFILE VIEW

SD-2 DETENTION BASIN OUTLET FILTER (CMP)
(SEE RCDC STANDARD DETAILS FOR SEDIMENT BASIN OR FOREBAY OUTLET STRUCTURE)

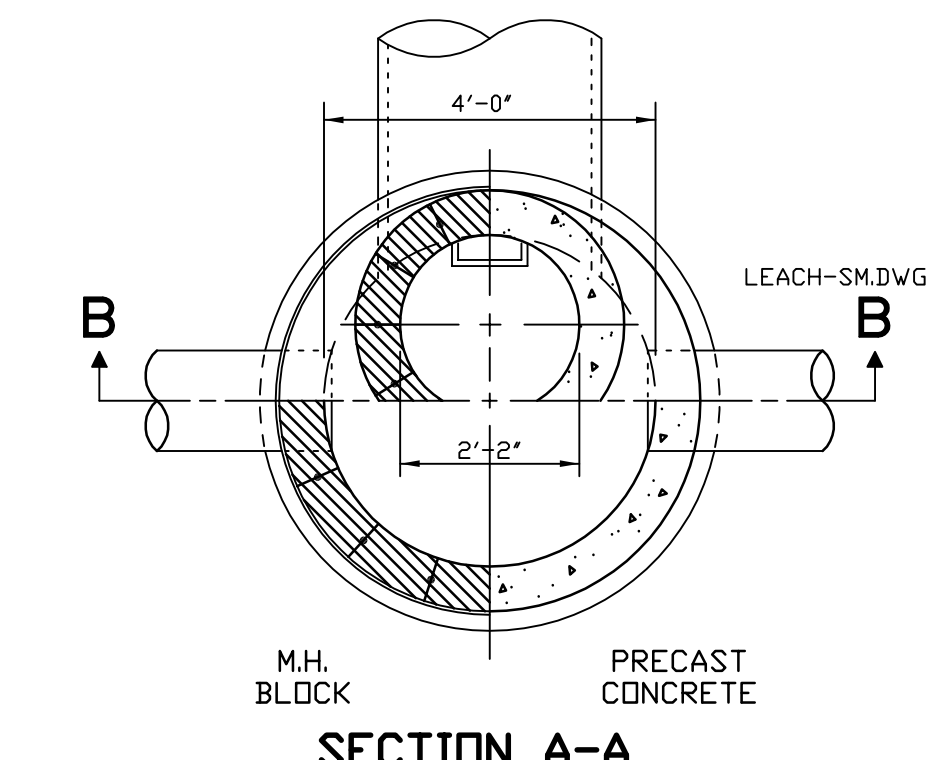
SCALE: VERT. AS NOTED
HORZ.



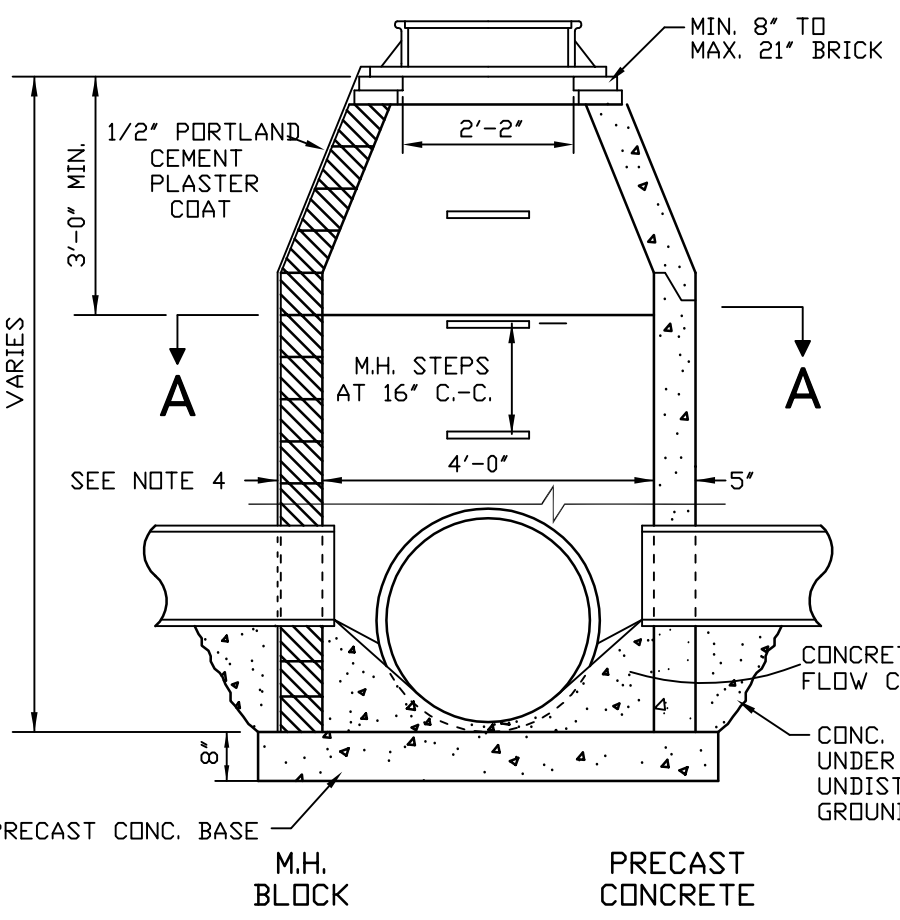
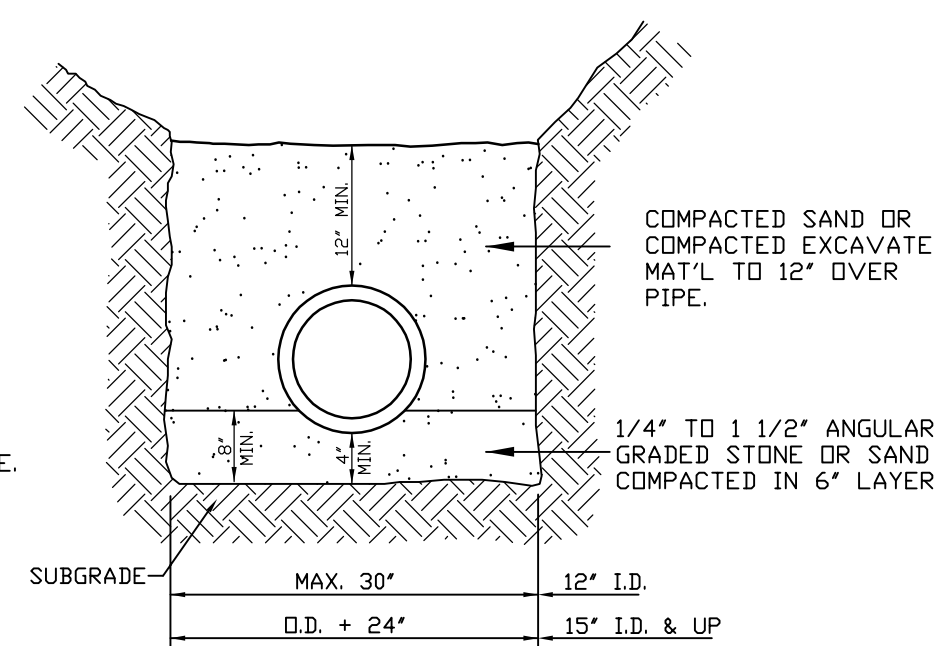
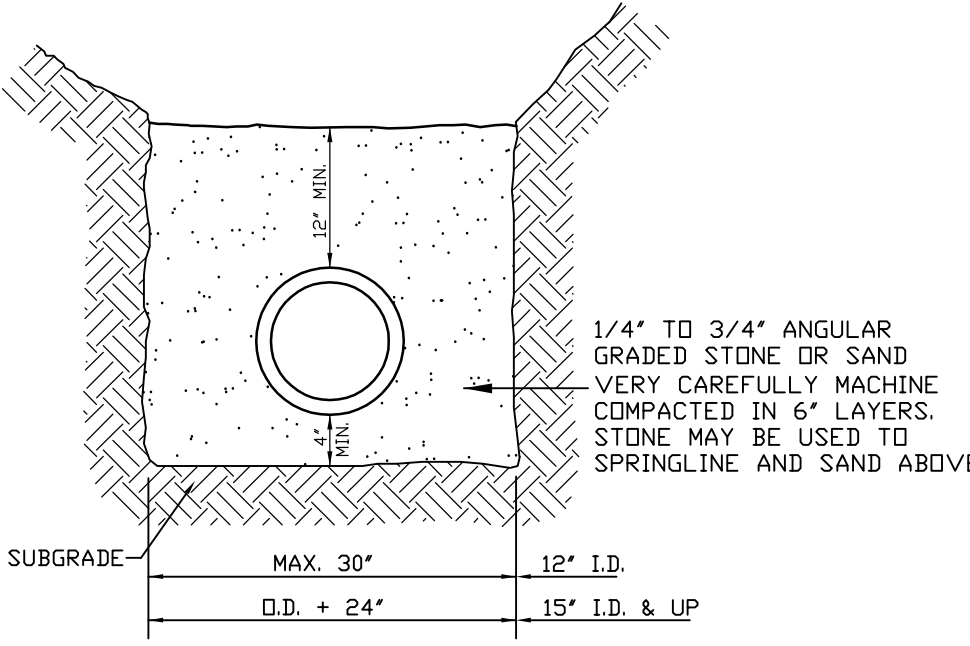
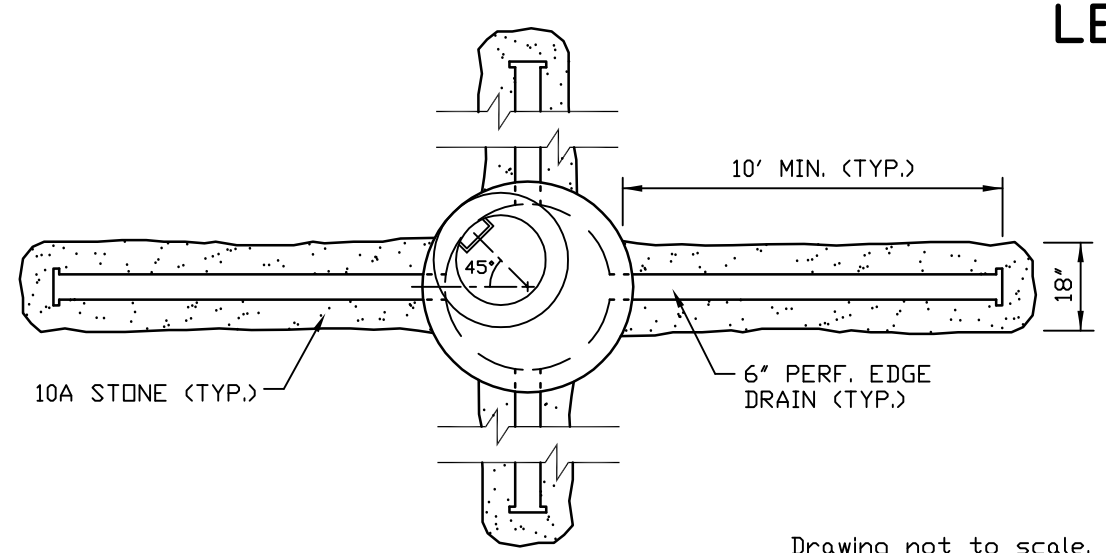
SECTION A-A

SECTION B-B
STANDARD PRECAST CONCRETE MANHOLE TEE

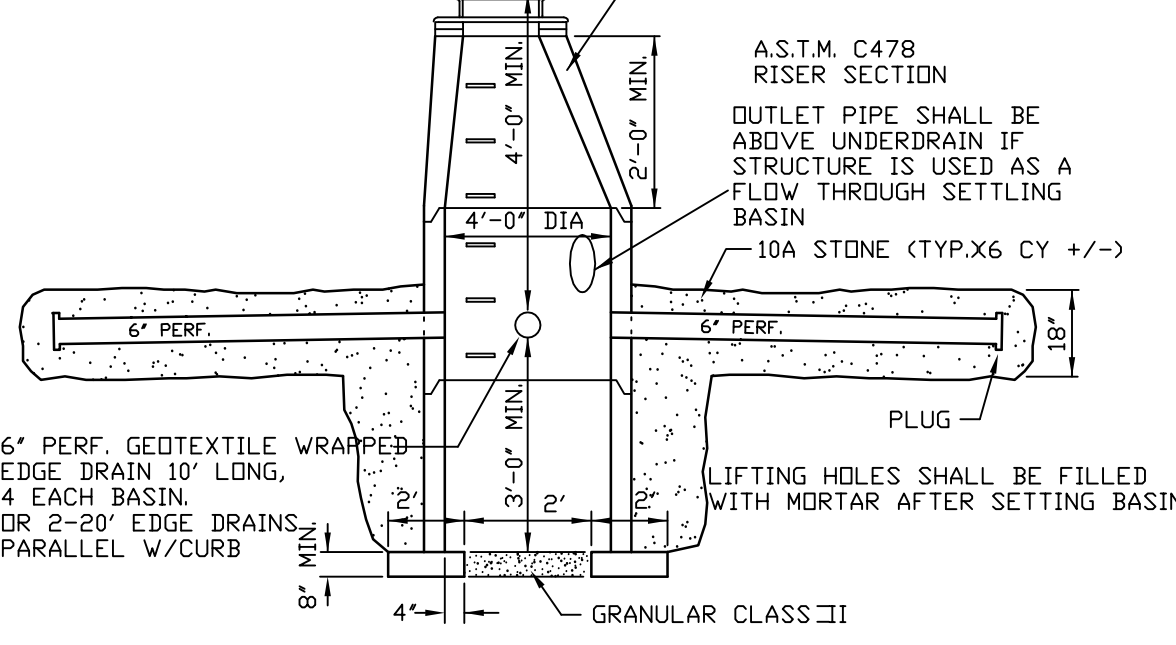
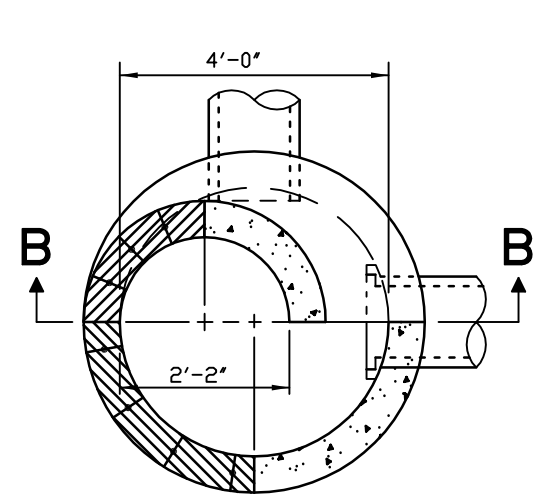
1000 GALLON LEACHING/SETTLING BASIN



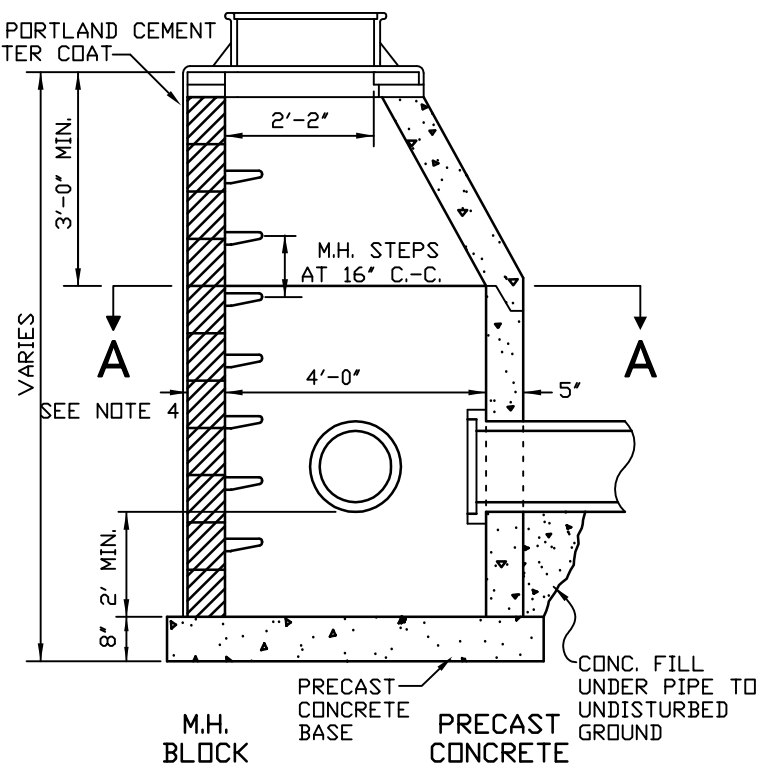
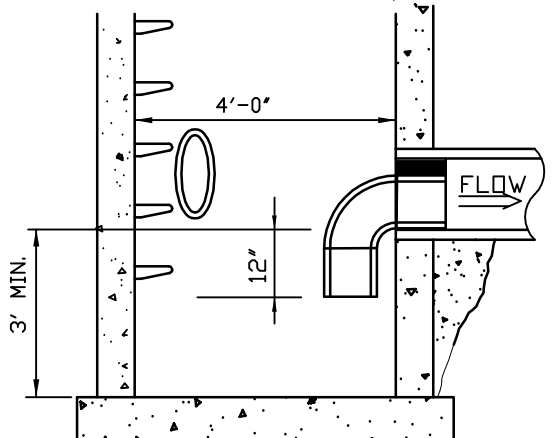
SECTION A-A

SECTION B-B
STANDARD STORM MANHOLECLASS "B" BEDDING
FOR SEWER PIPE
LESS THAN 48"PIPE BEDDING
FOR PLASTIC PIPE

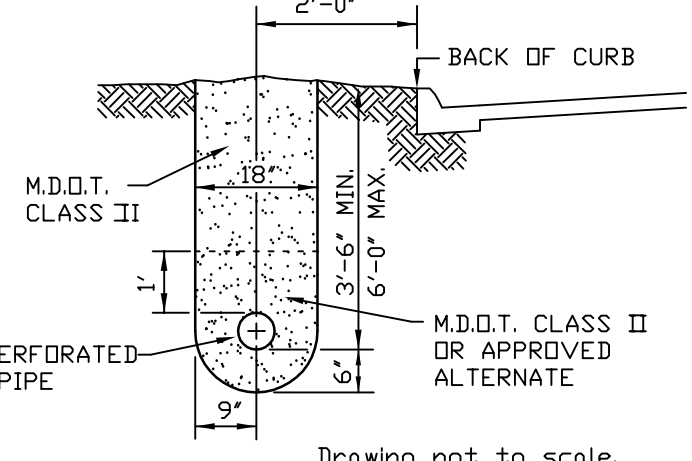
PLAN

DETAIL
STANDARD LEACHING BASIN

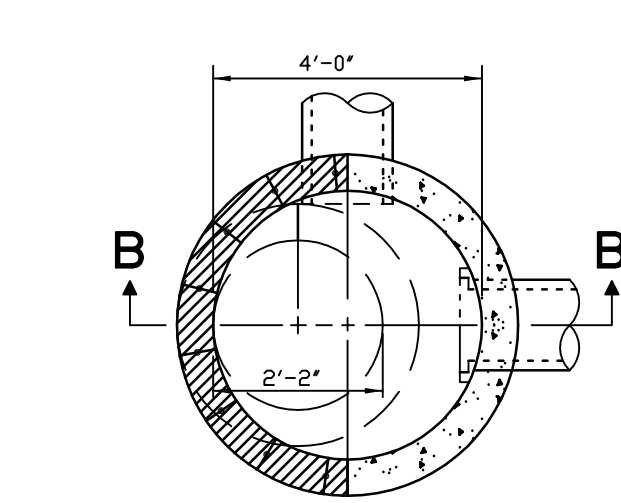
SECTION A-A

SECTION B-B
STANDARD CATCH BASIN

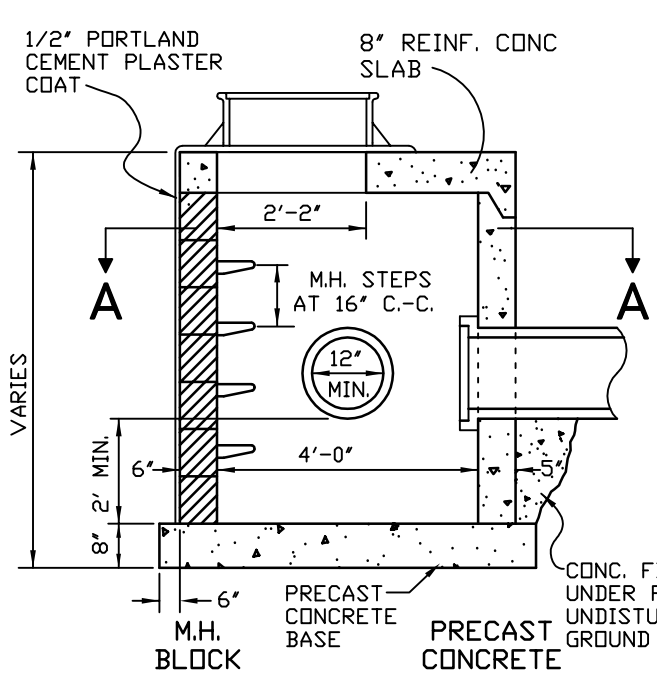
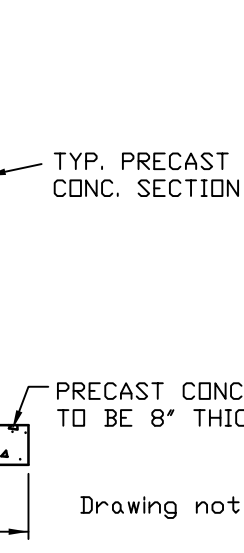
TRAPPED CATCH BASIN



EDGE DRAIN DETAIL



SECTION A-A

SECTION B-B
STRUCTURE WITH
SLAB COVER
(CATCH BASIN SHOWN)SPACE BARS TO EXCLUDE
A 4" SPHERE

ALL BARS 1/2 REBAR EXCEPT 3/8 BARS AS SHOWN
WELD ALL CONTACT POINTS
BLAST & SHOP COAT W/ EPOXY
PAINT - 2 COATS (ALT-GALV.)
FOR END SECTION DIMENSIONS
AND NOTES SEE M.D.O.T. STAND. IV-66C

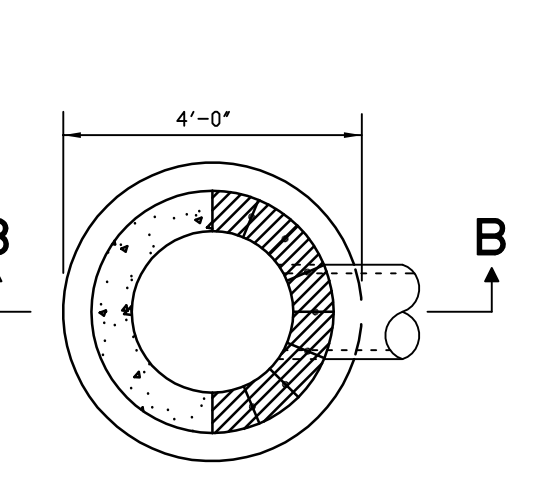
MAINTAIN 4" CLEAR

6" PERFORATED PIPE

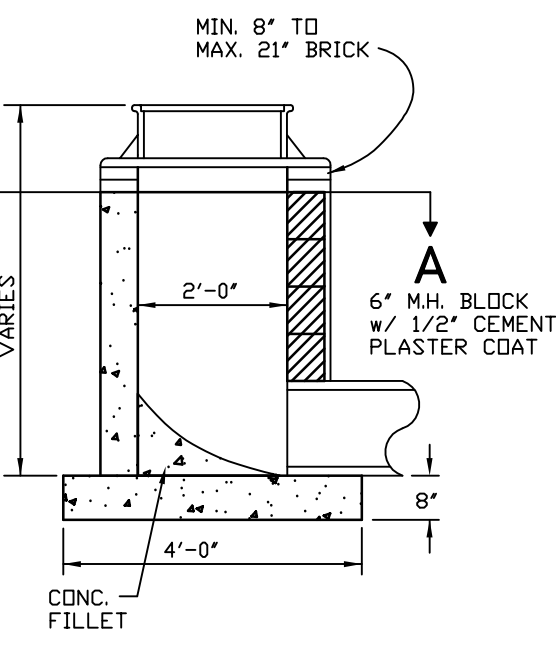
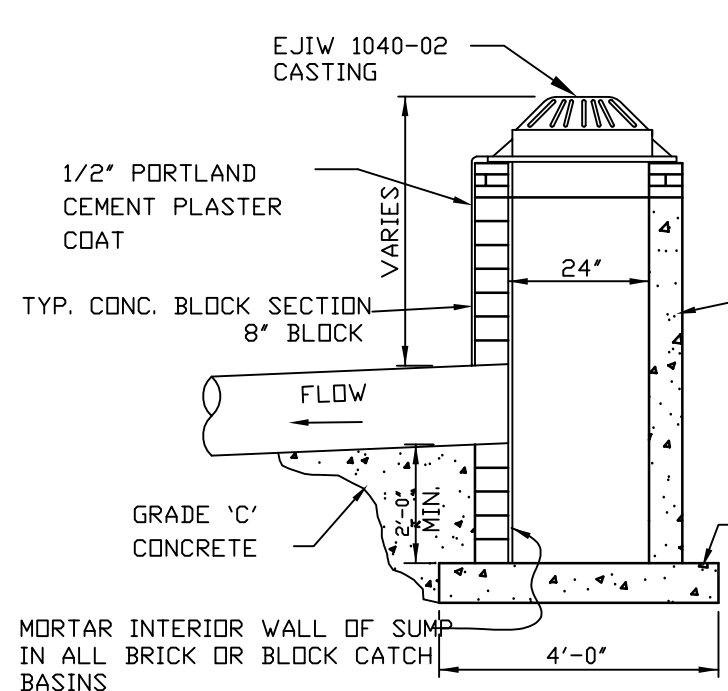
M.D.O.T. CLASS II
OR APPROVED
ALTERNATE

Drawing not to scale.

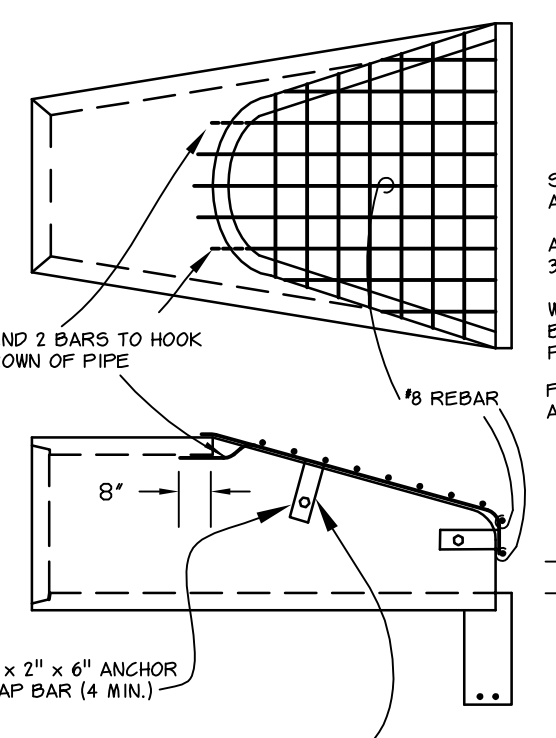
EDGE DRAIN DETAIL



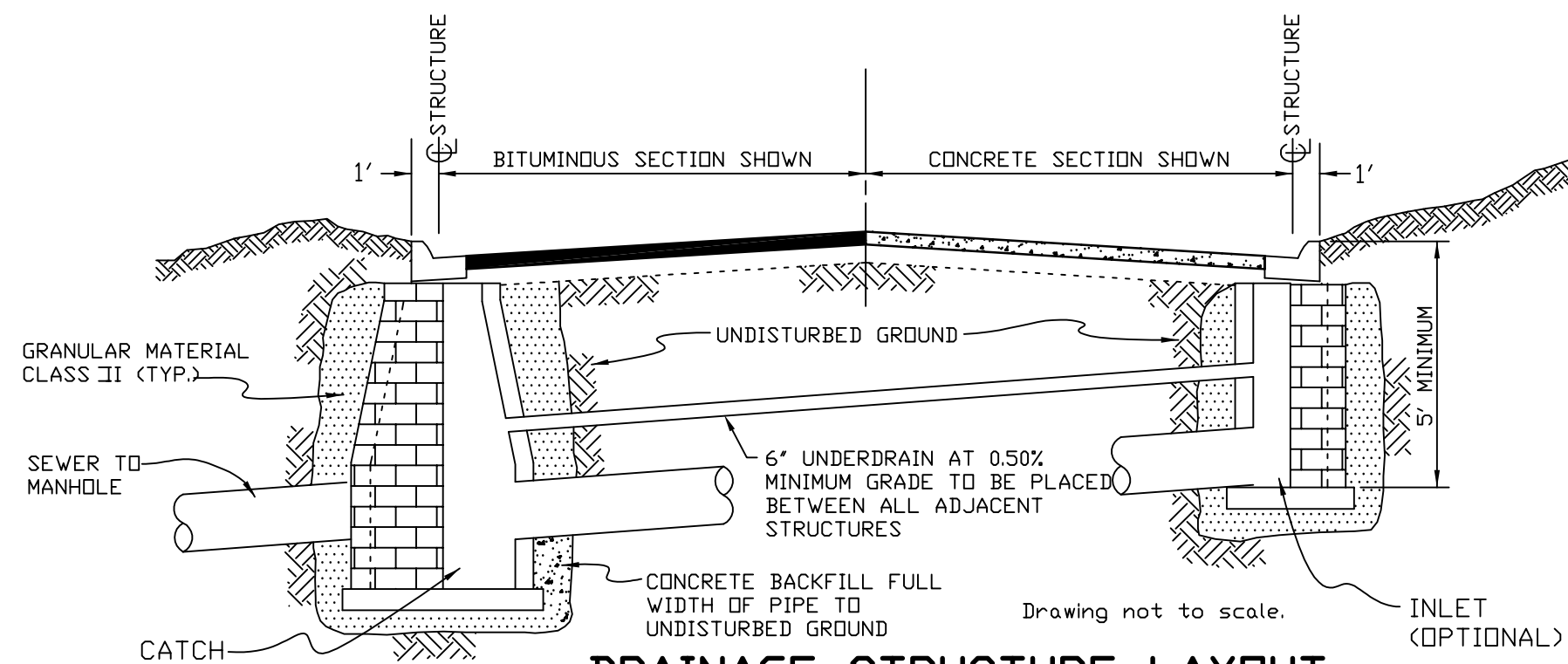
SECTION A-A

SECTION B-B
24" INLET

STANDARD REAR YARD CATCH BASIN



BAR SCREEN DETAIL



DRAINAGE STRUCTURE LAYOUT

DRAWN: CAD
DESIGN: OA
CHECKED:

REVISIONS	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE
		FIRST ISSUE	8-16-95		REVISE	10-3-02		REVISE	6-1-07
		ADD SD-1	6-17-96		REVISE	12-17-03			
		NEW BAR GRATE	11-3-97		SEC REFERENCE	9-17-05			

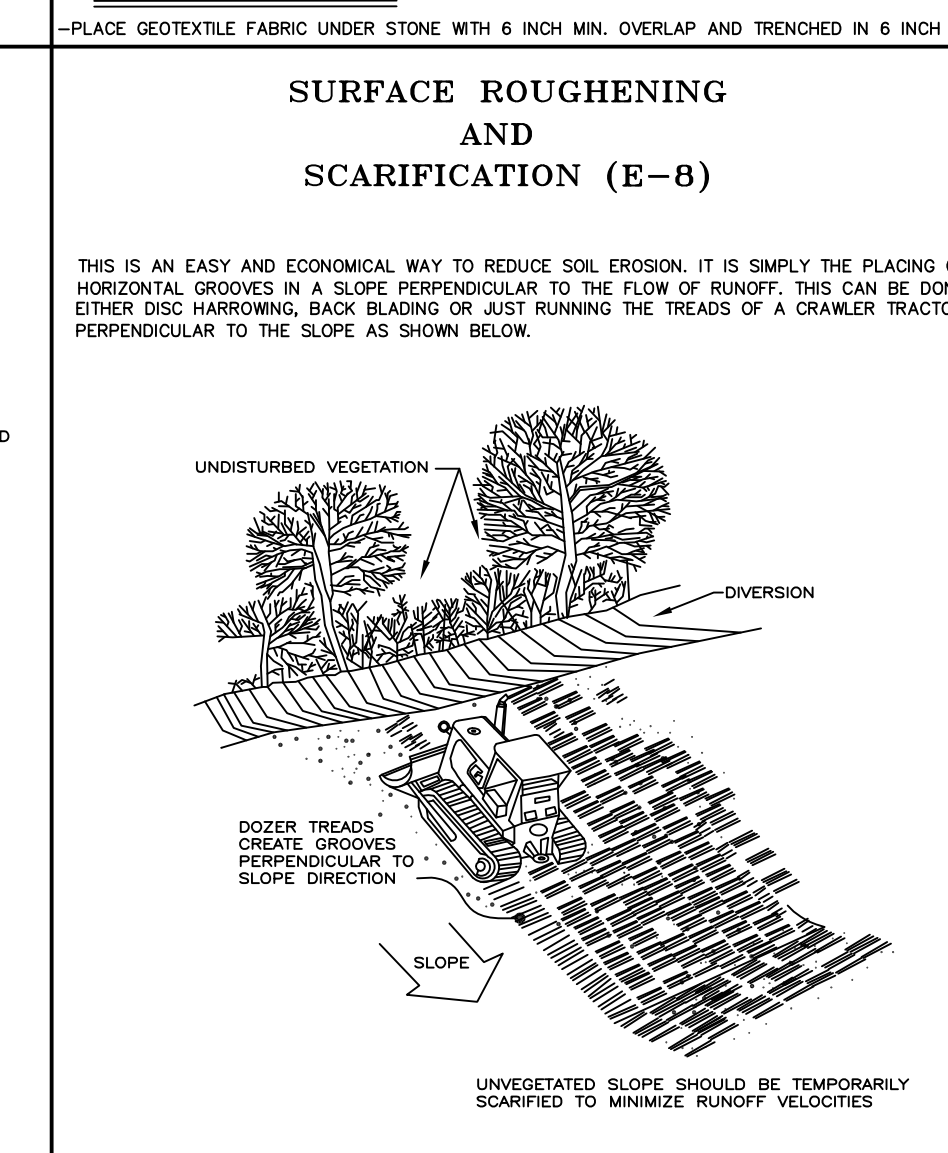
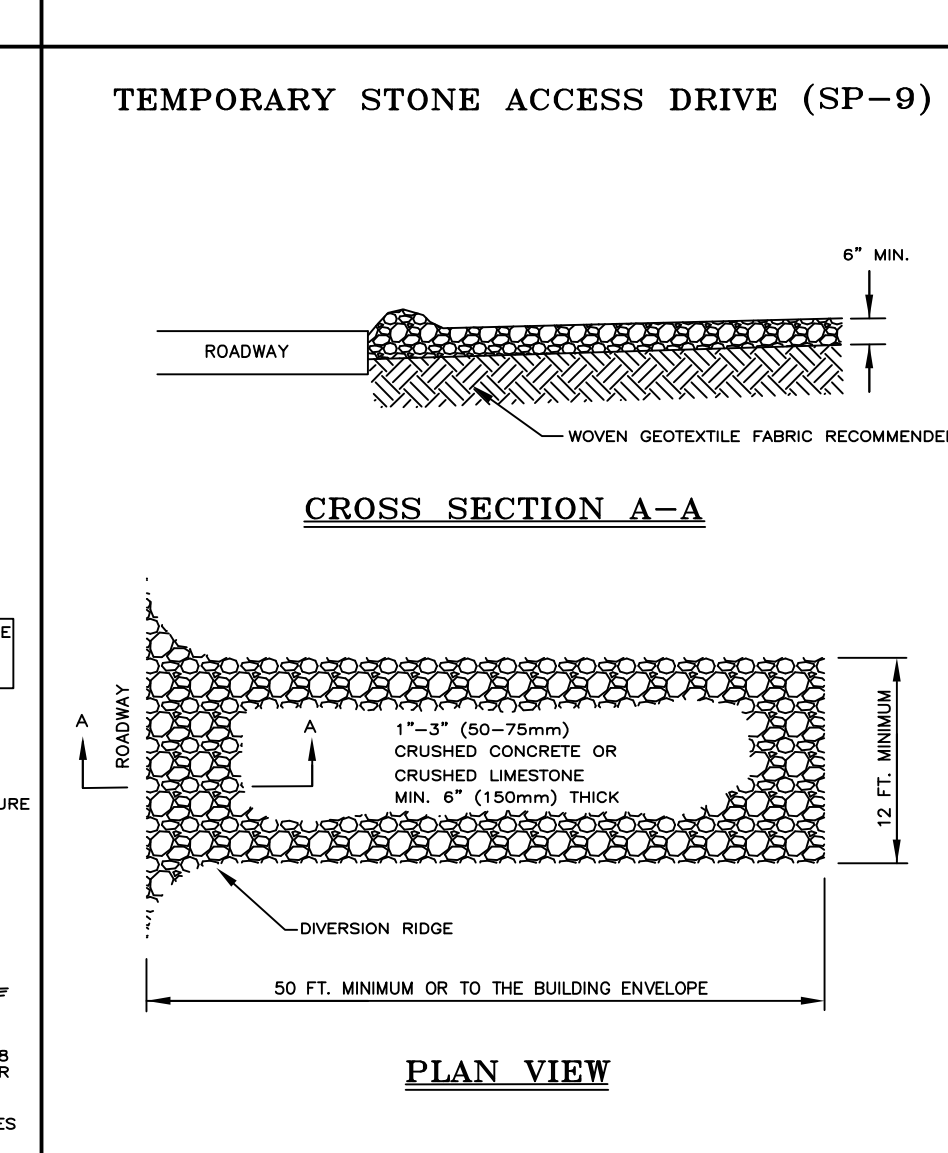
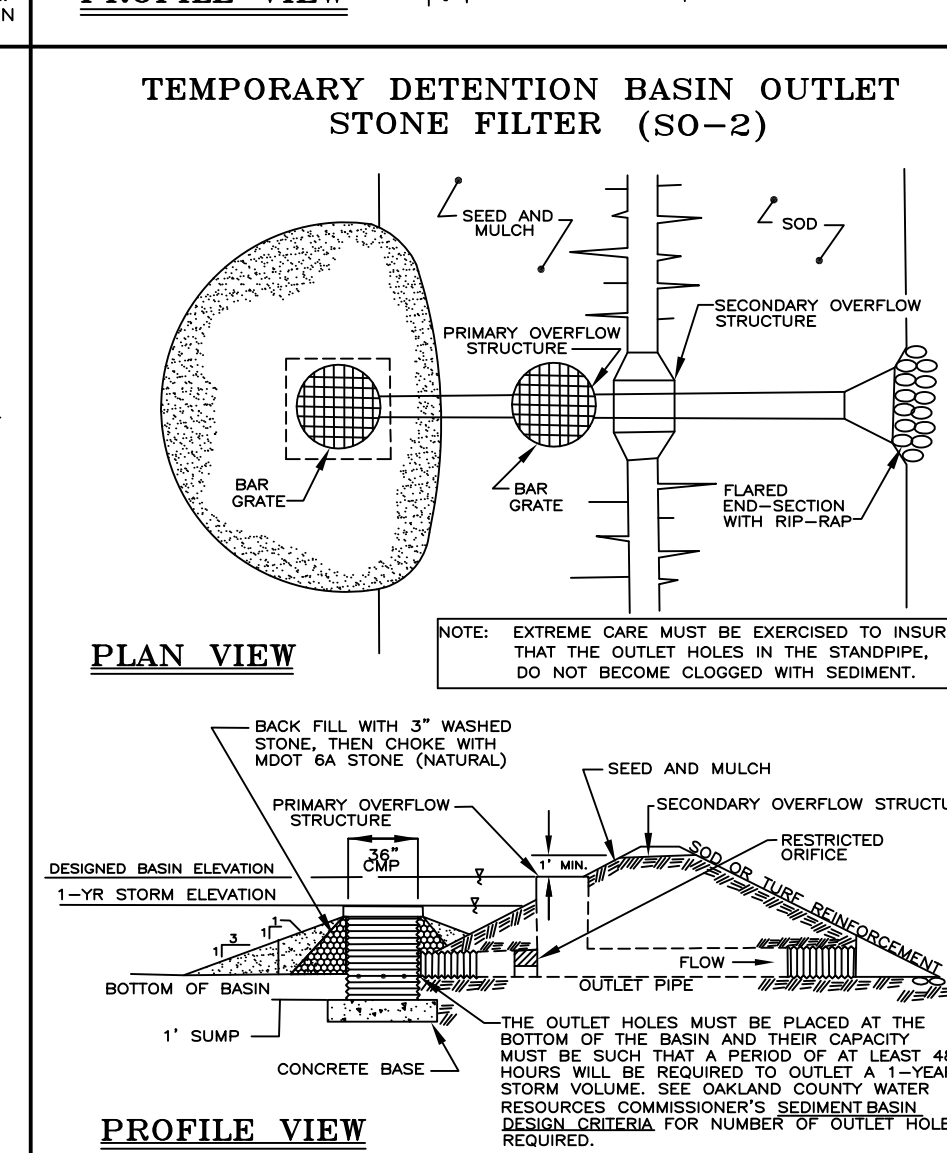
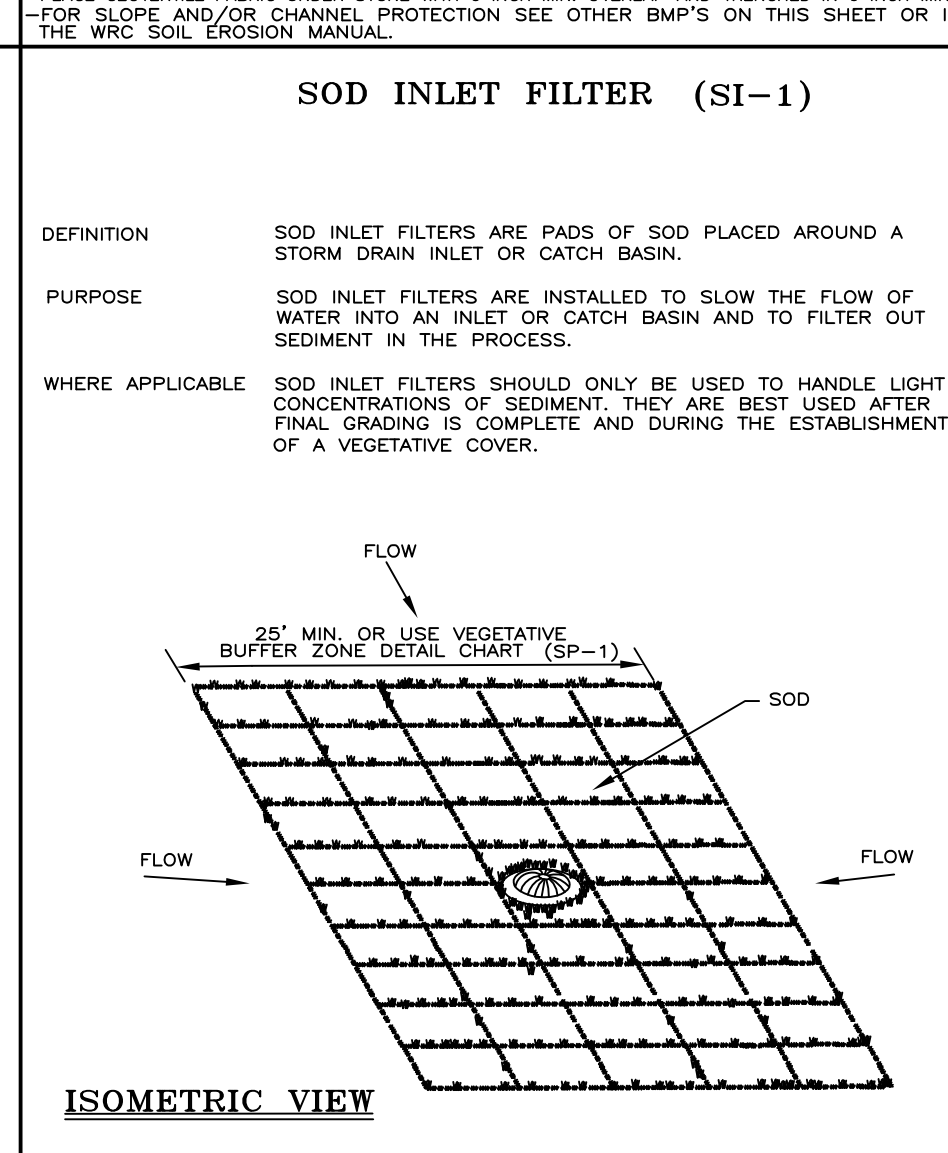
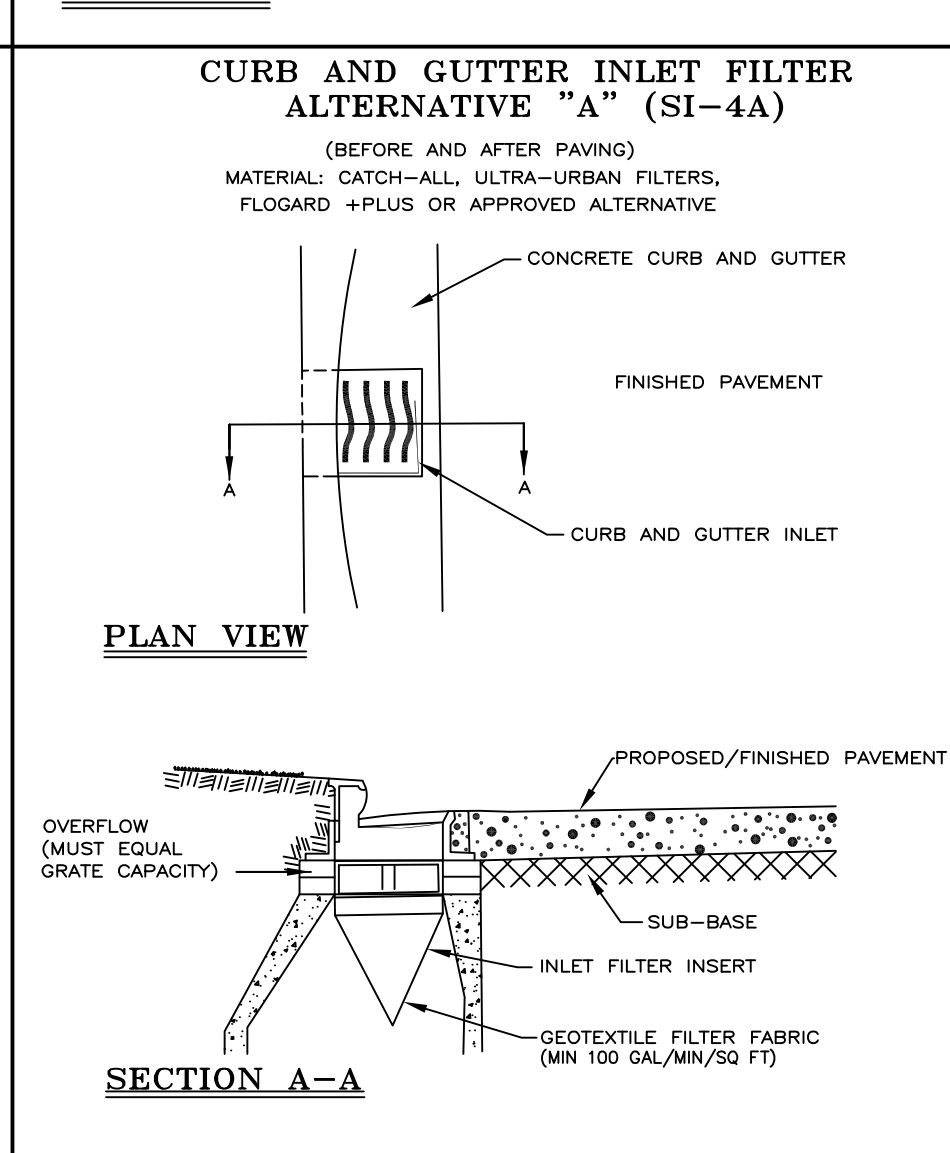
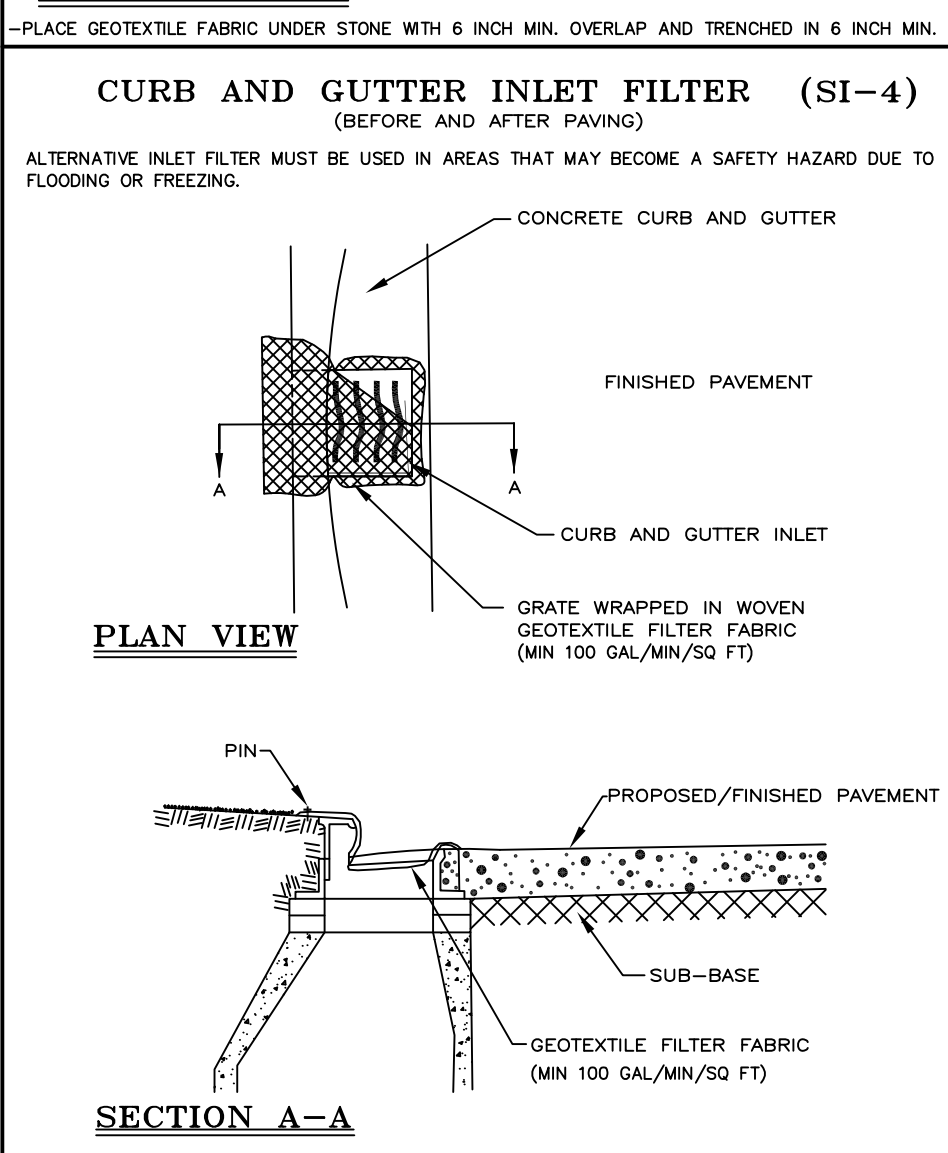
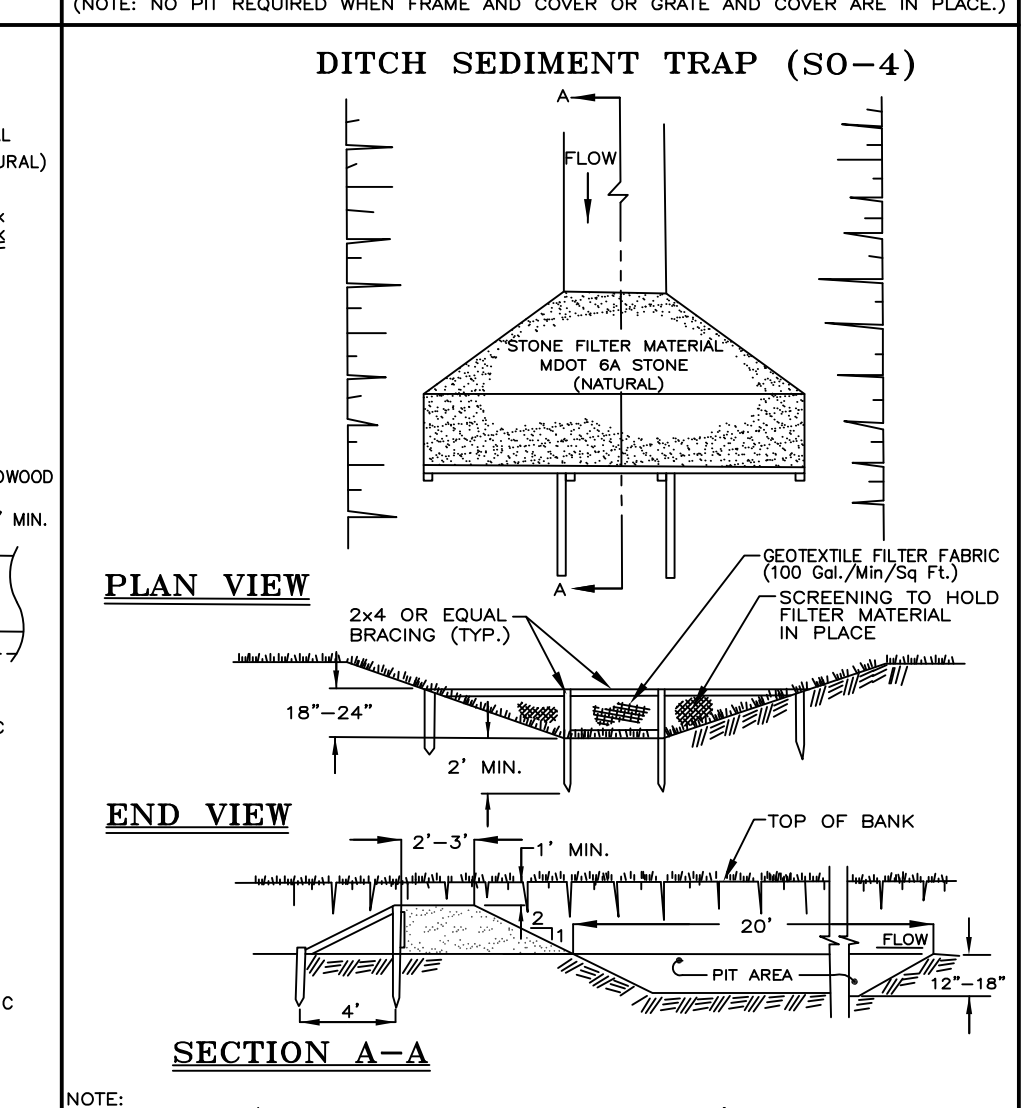
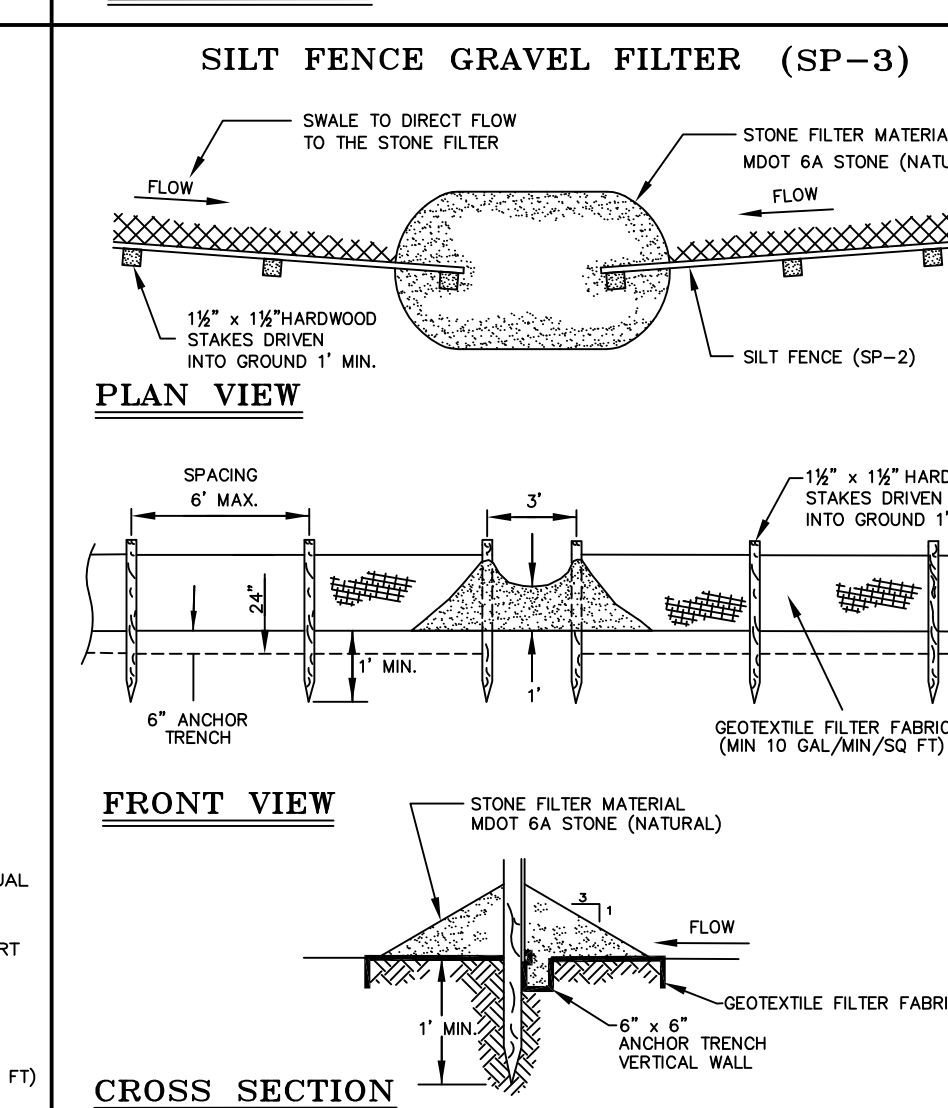
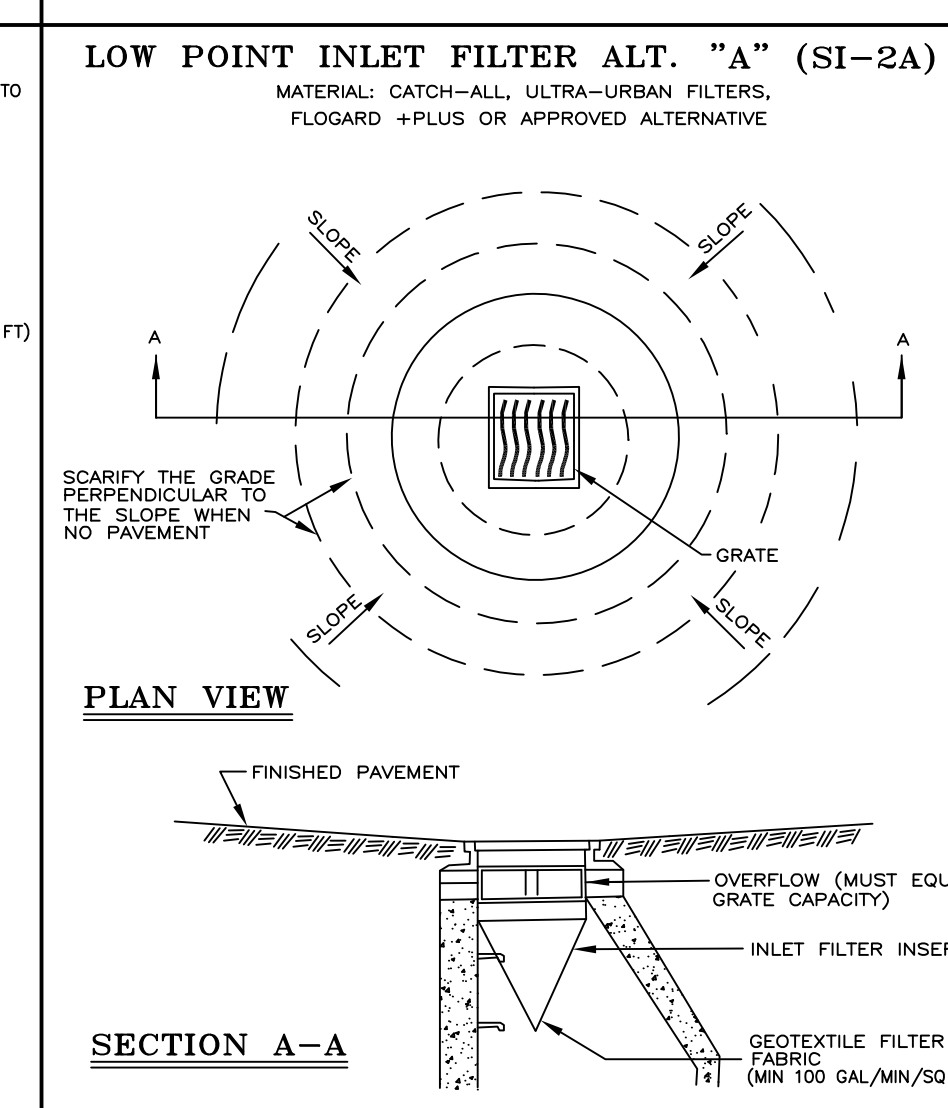
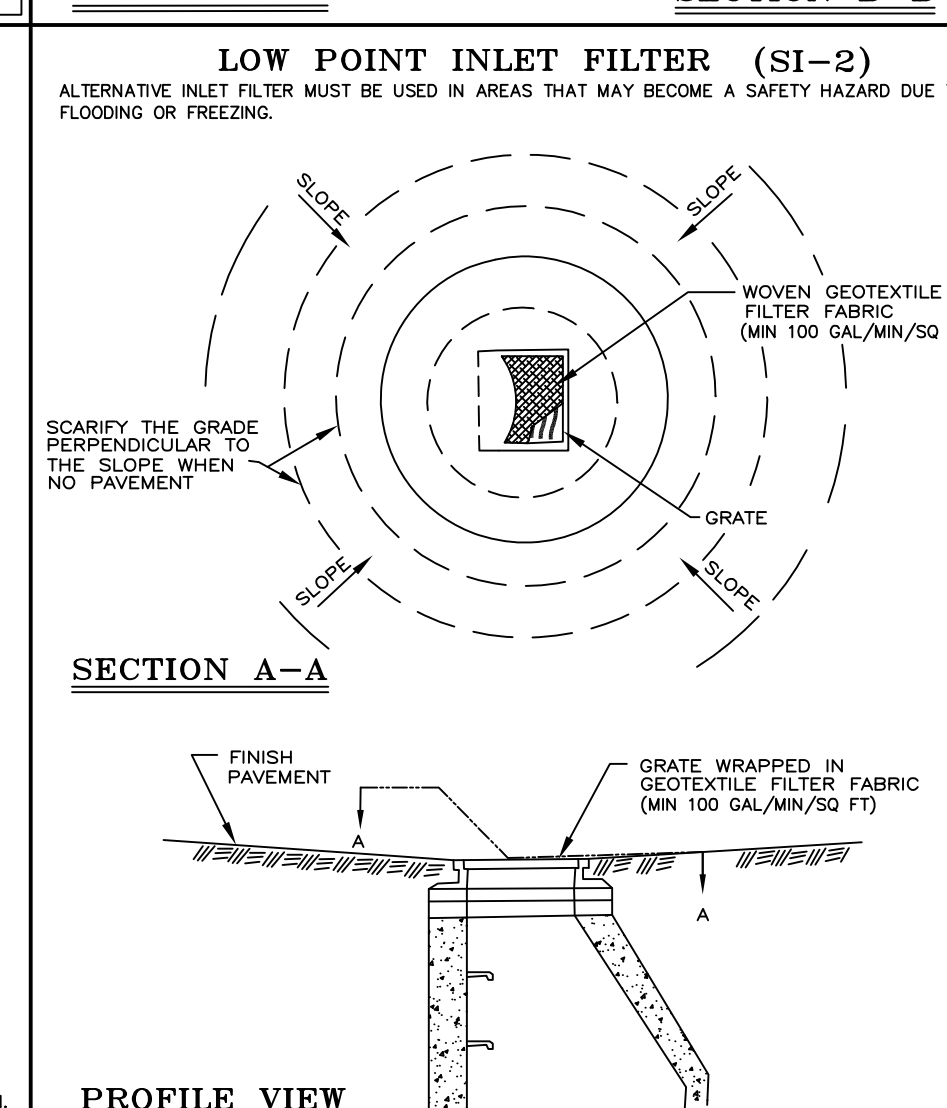
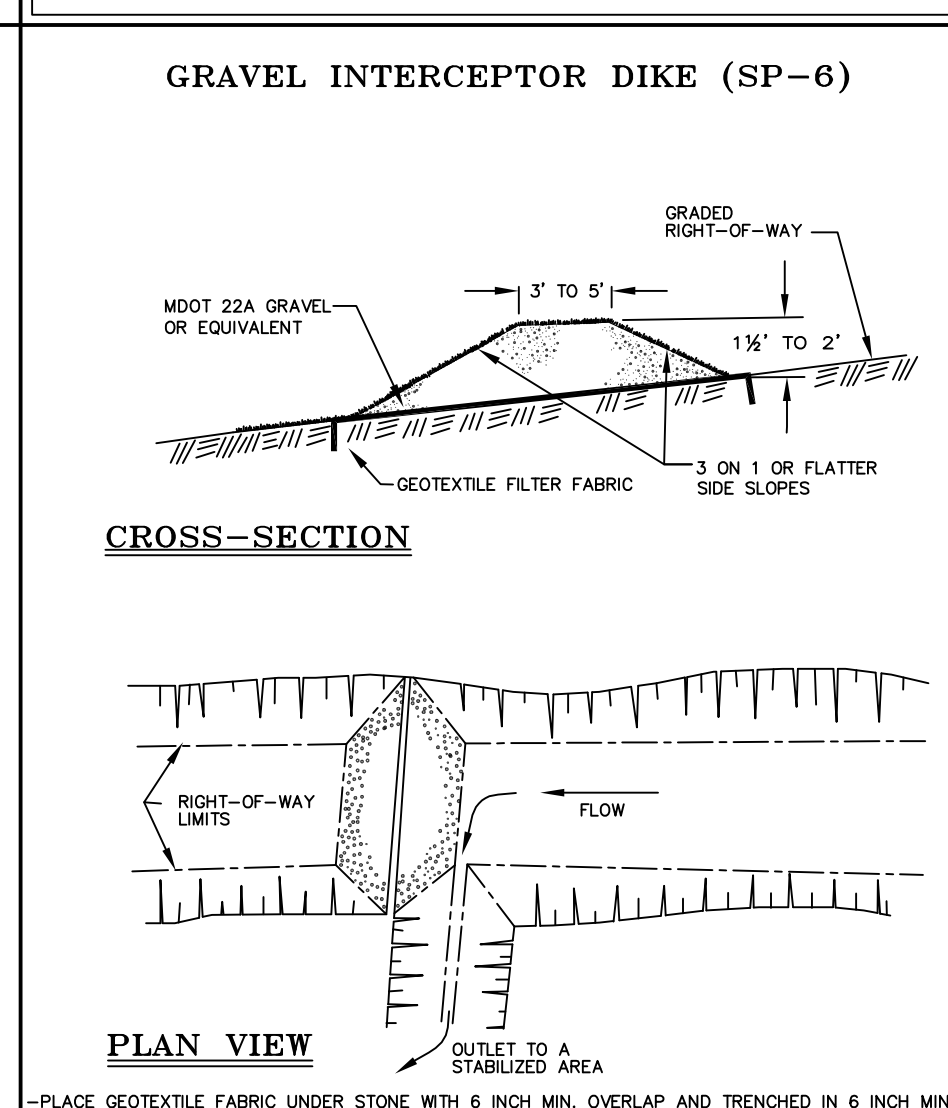
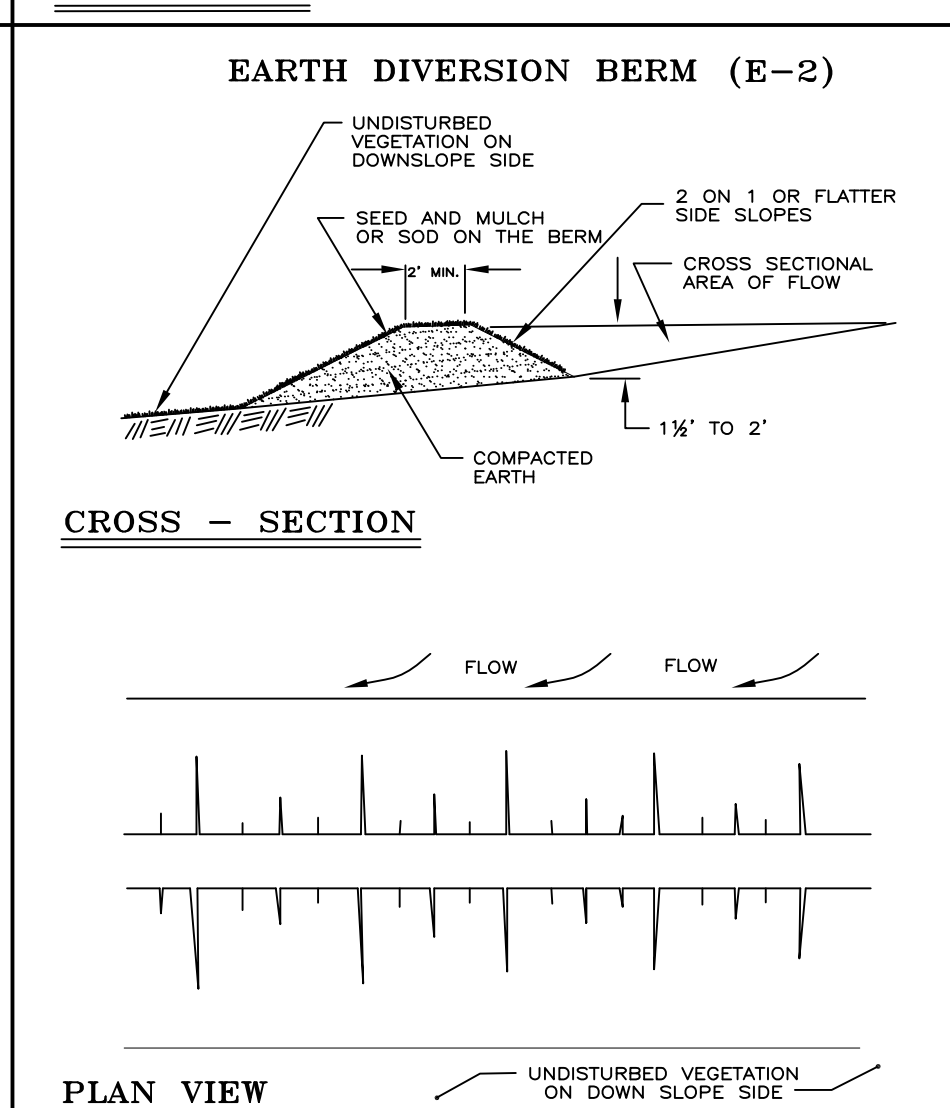
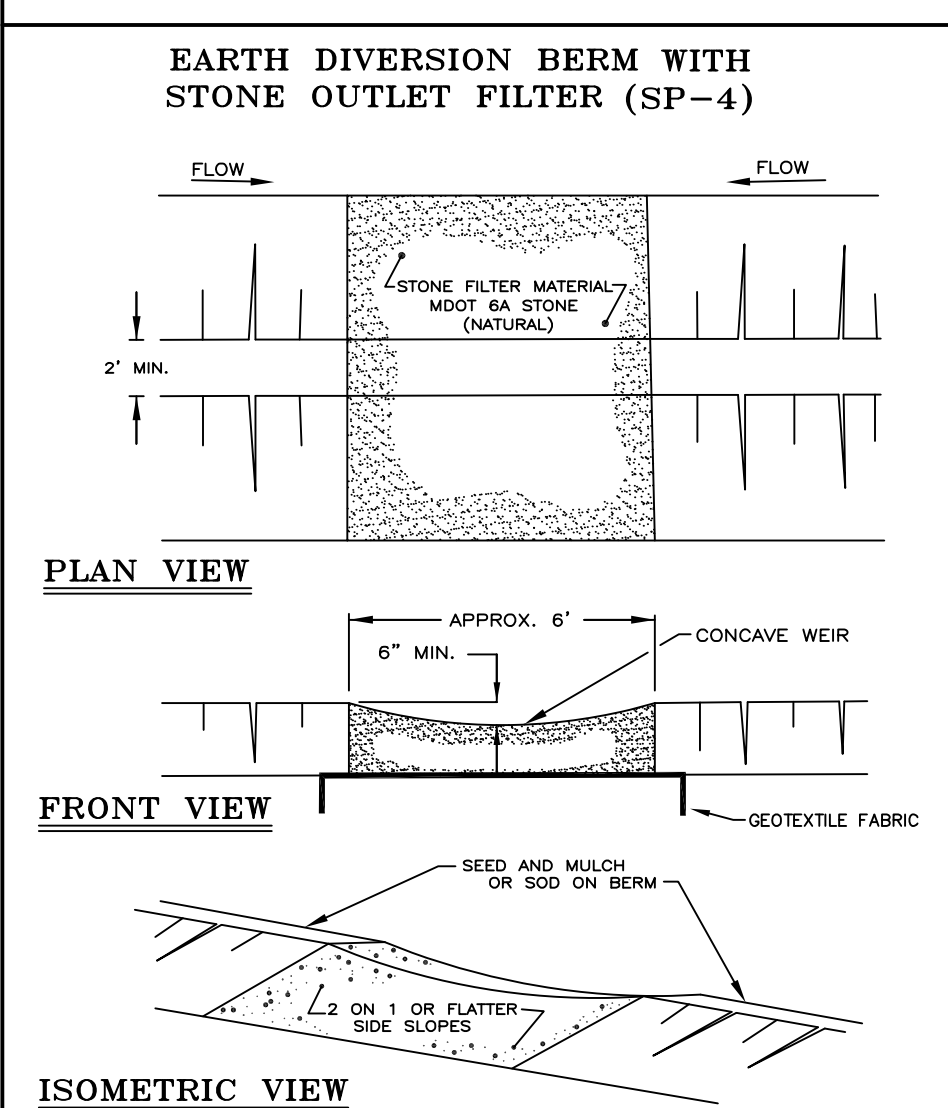
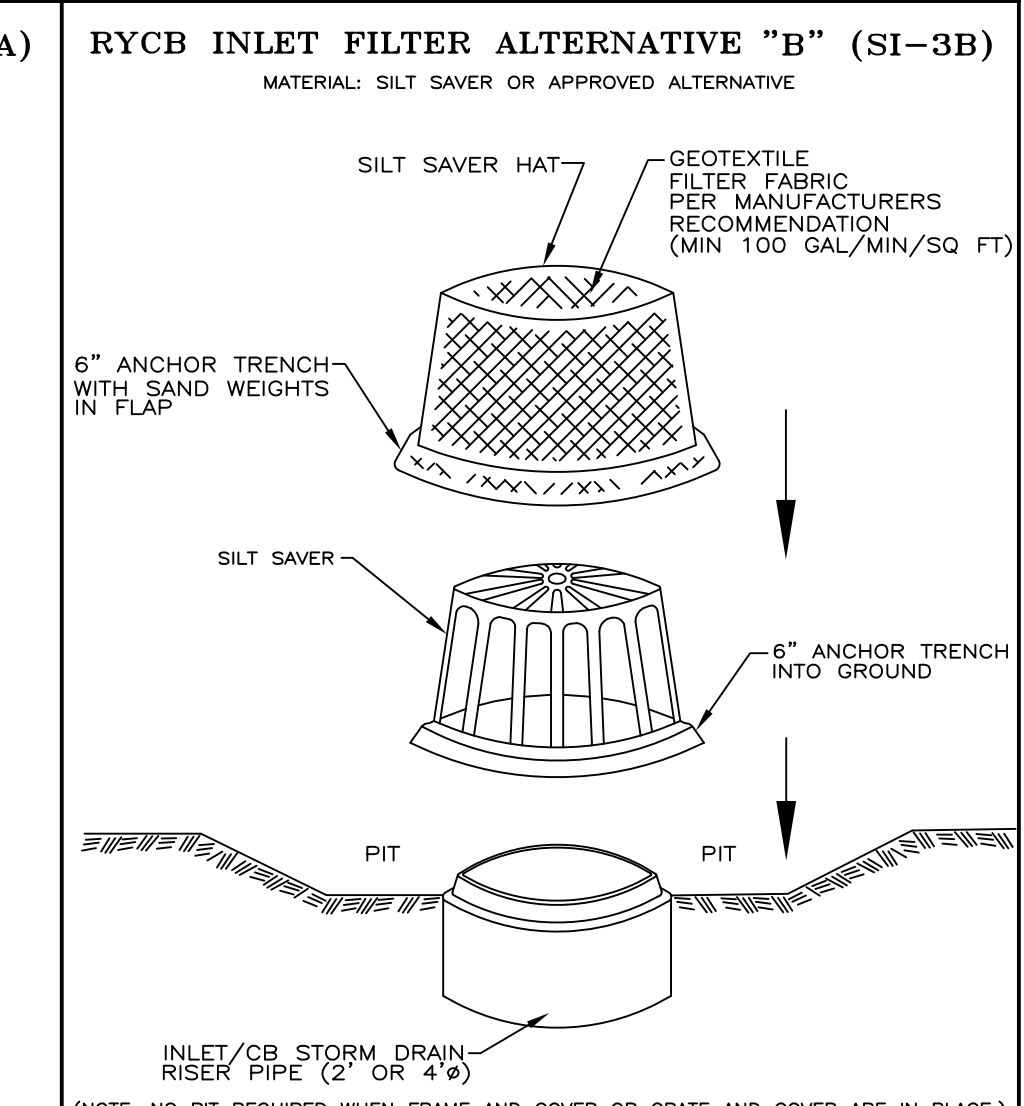
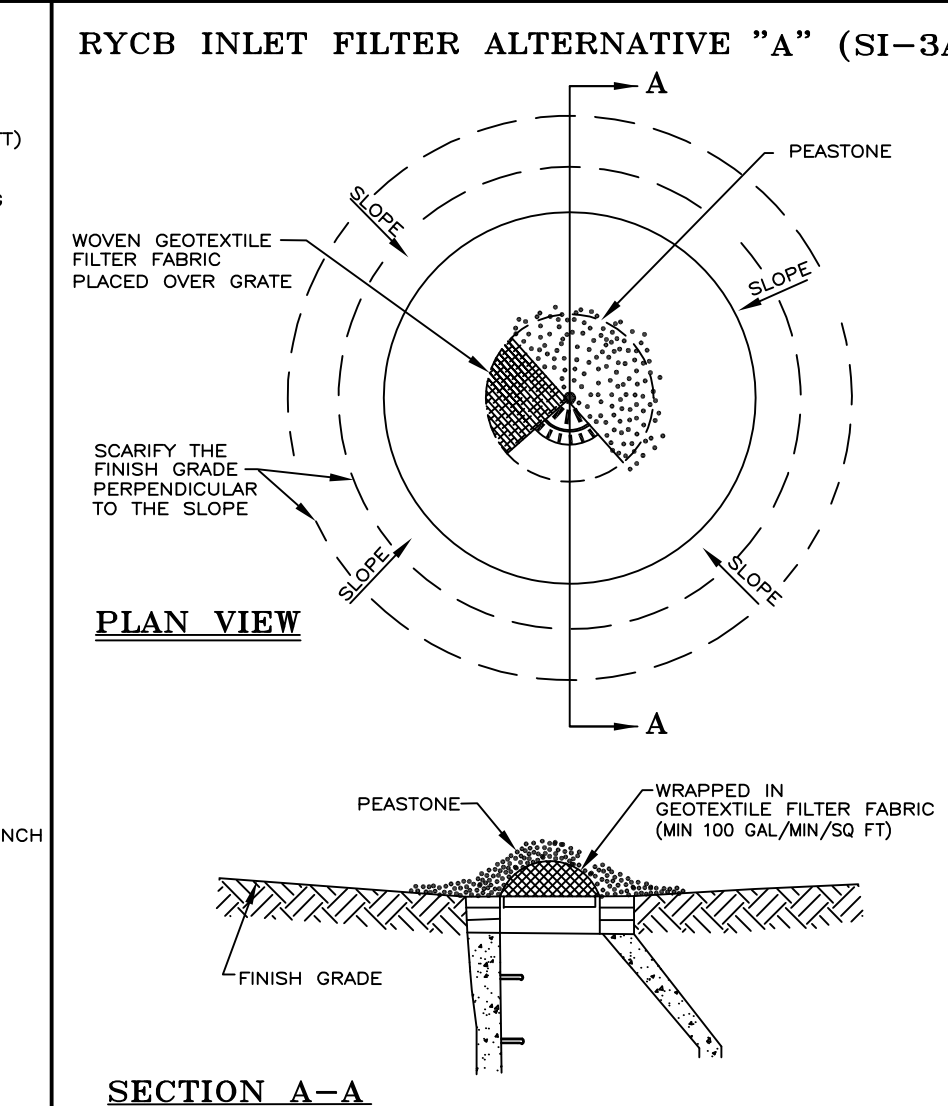
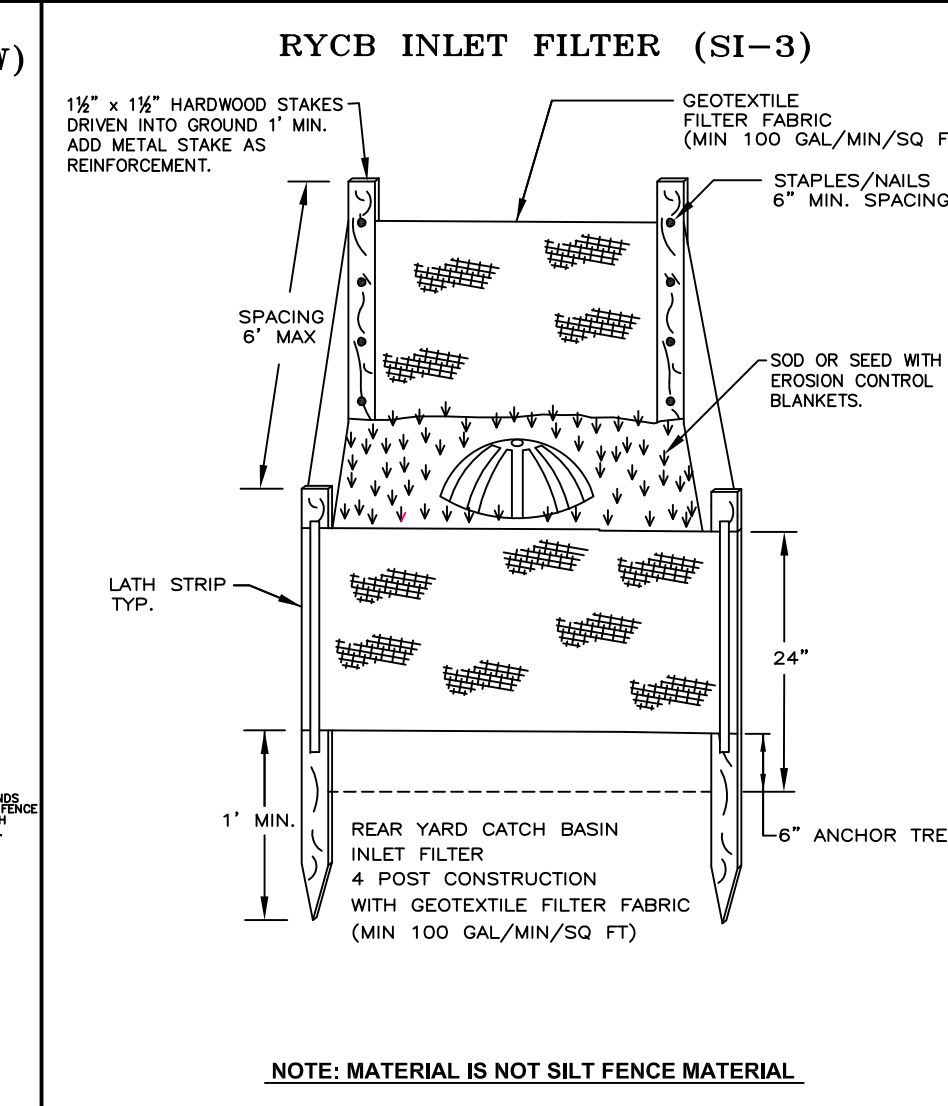
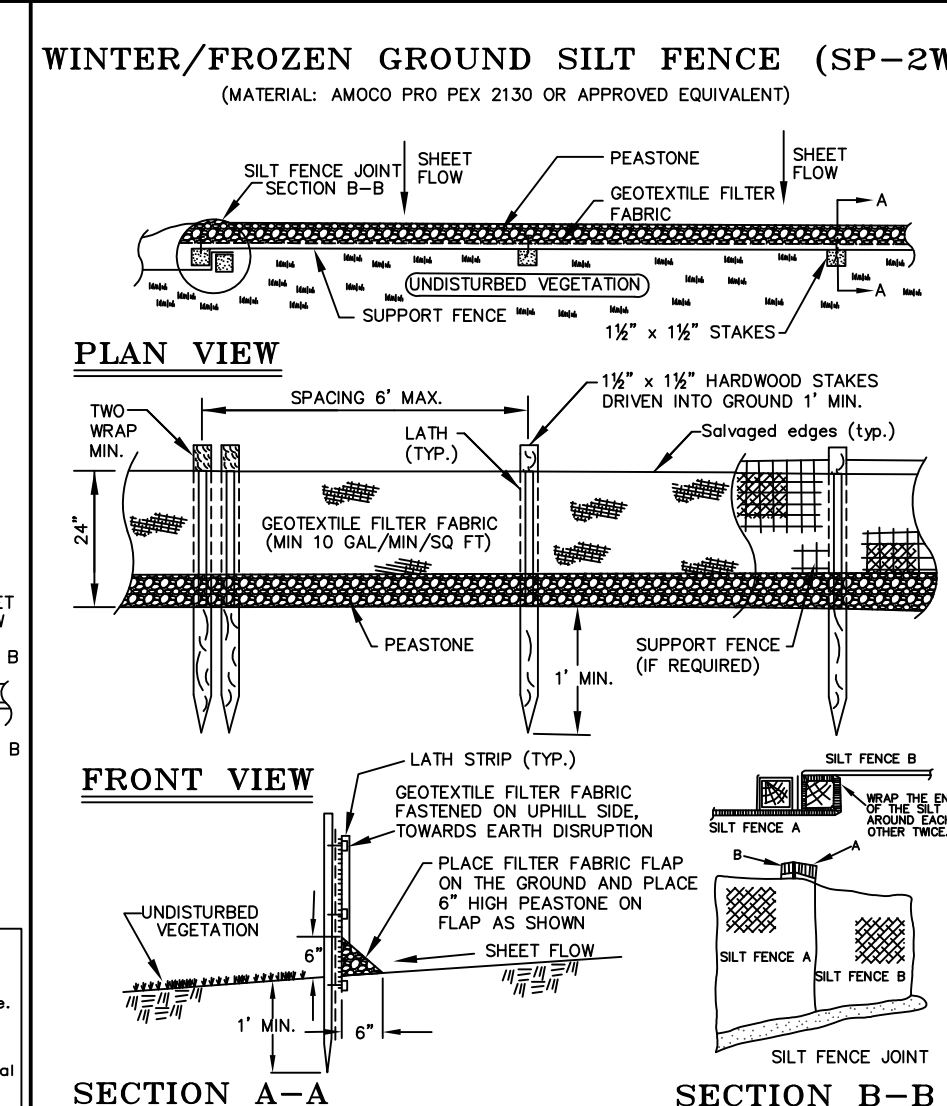
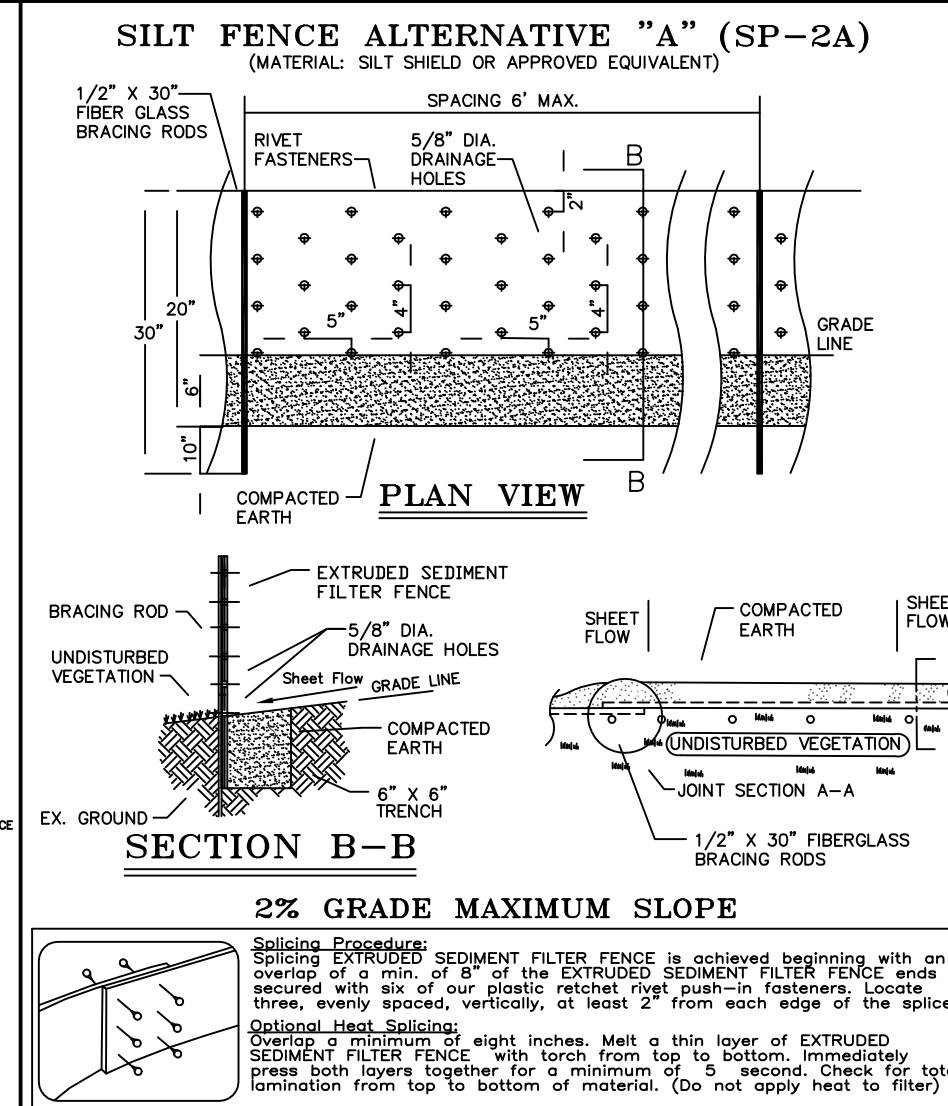
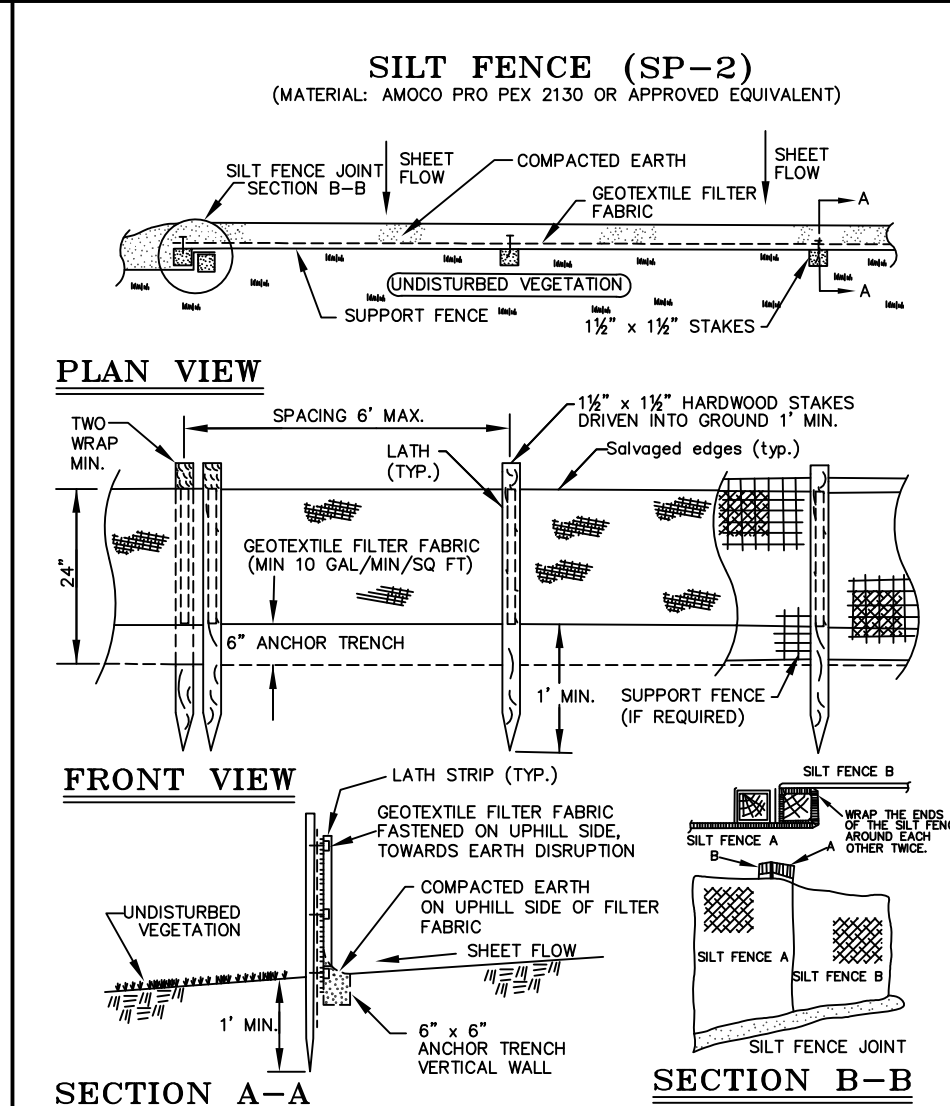
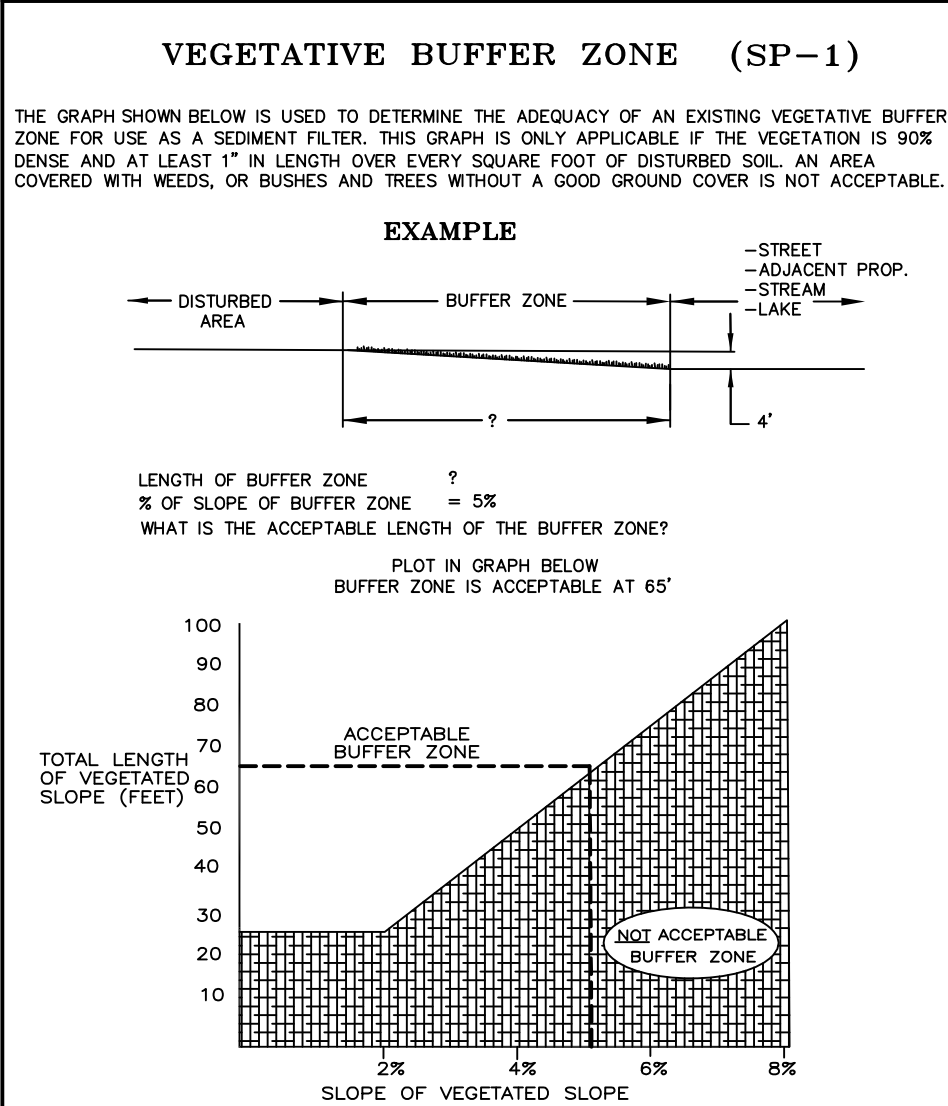
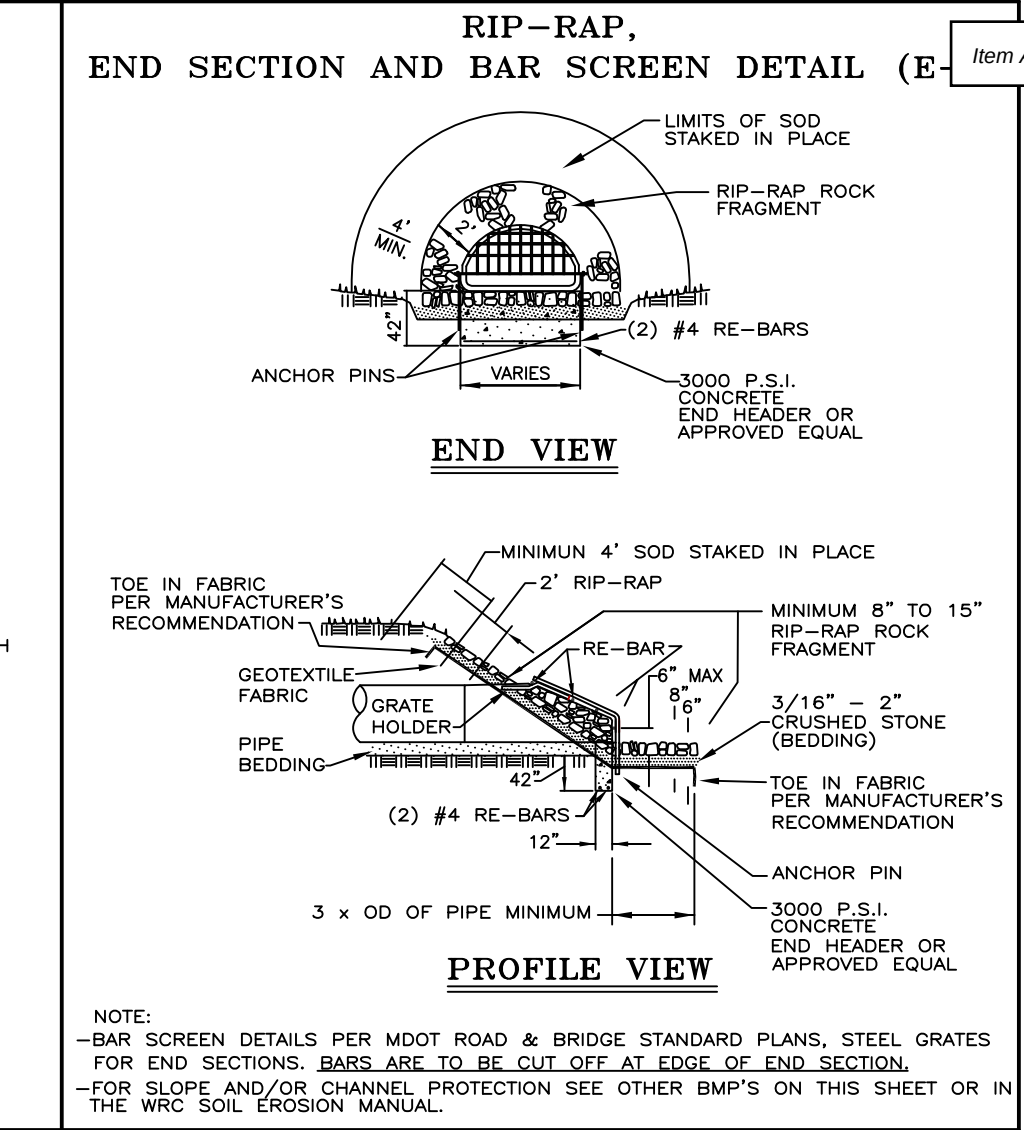
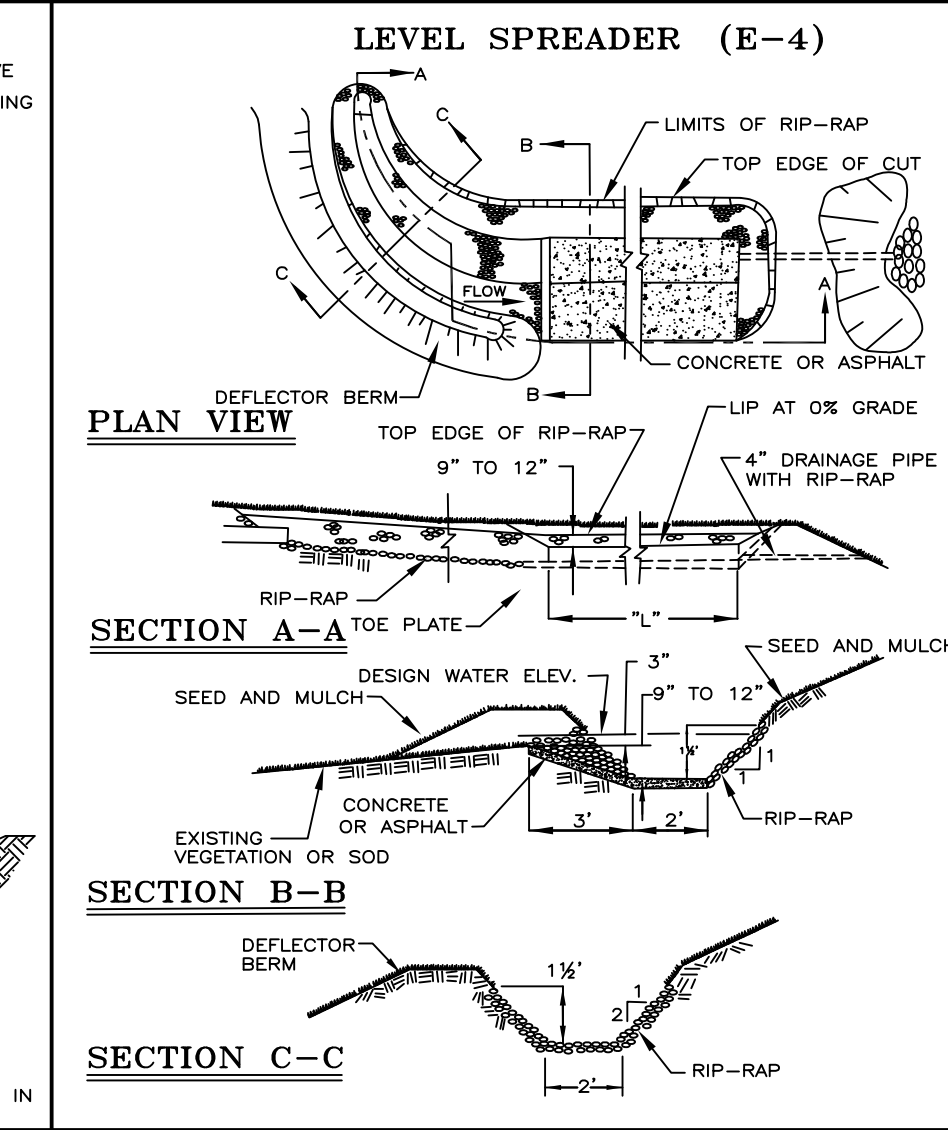
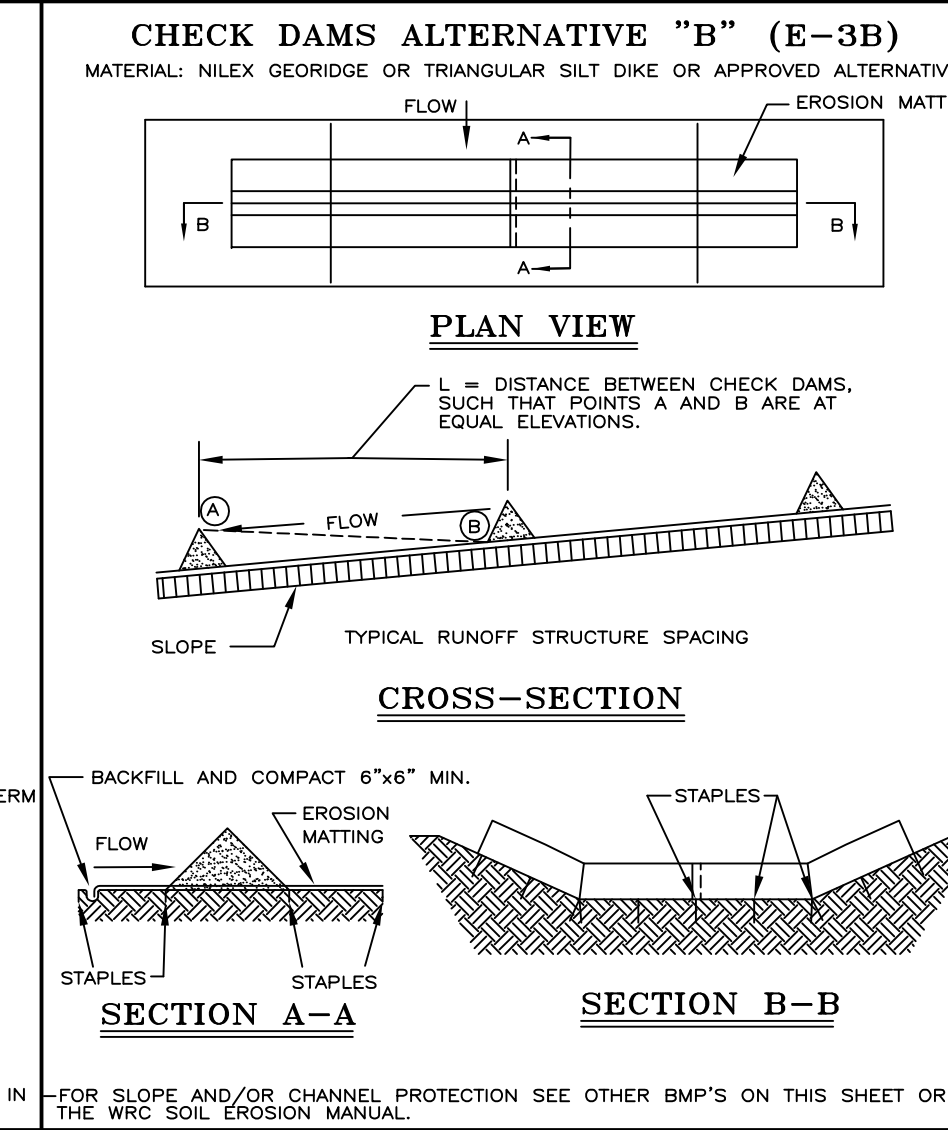
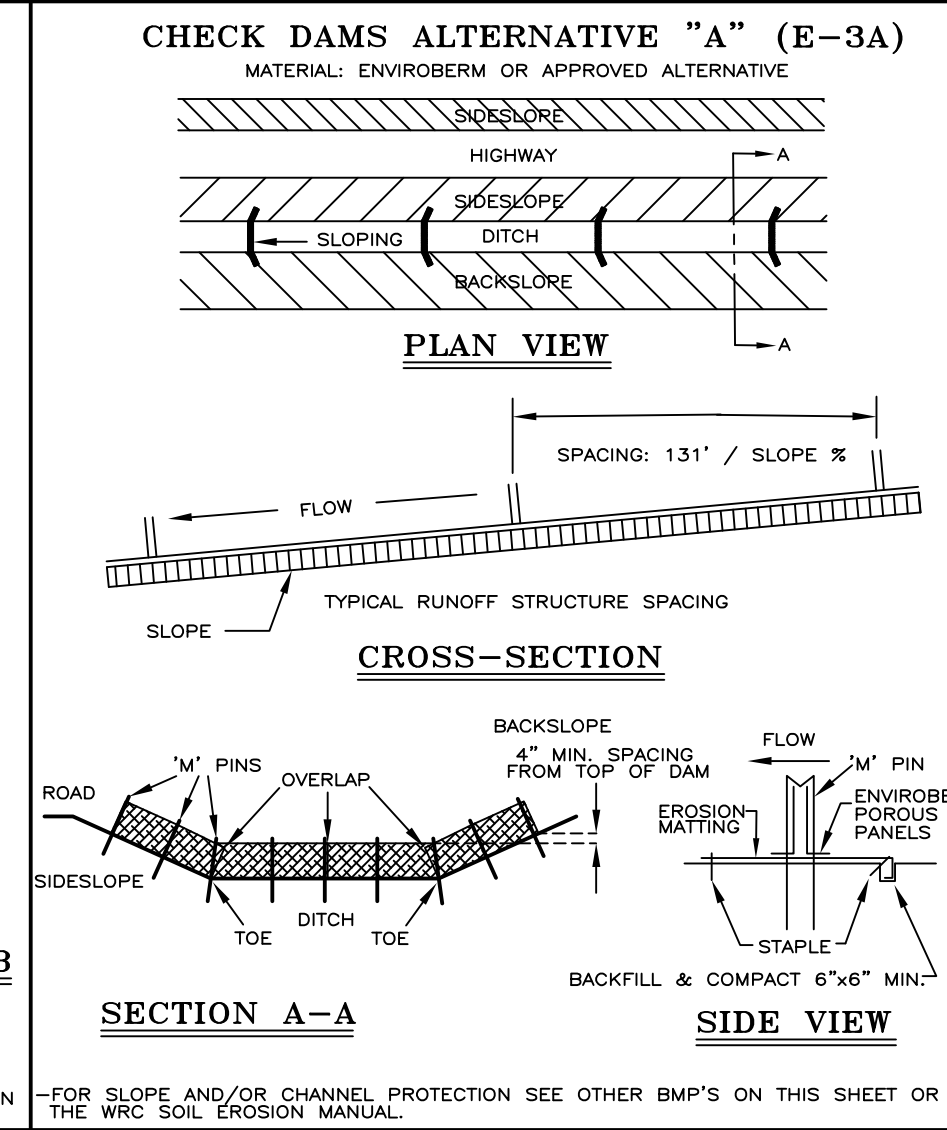
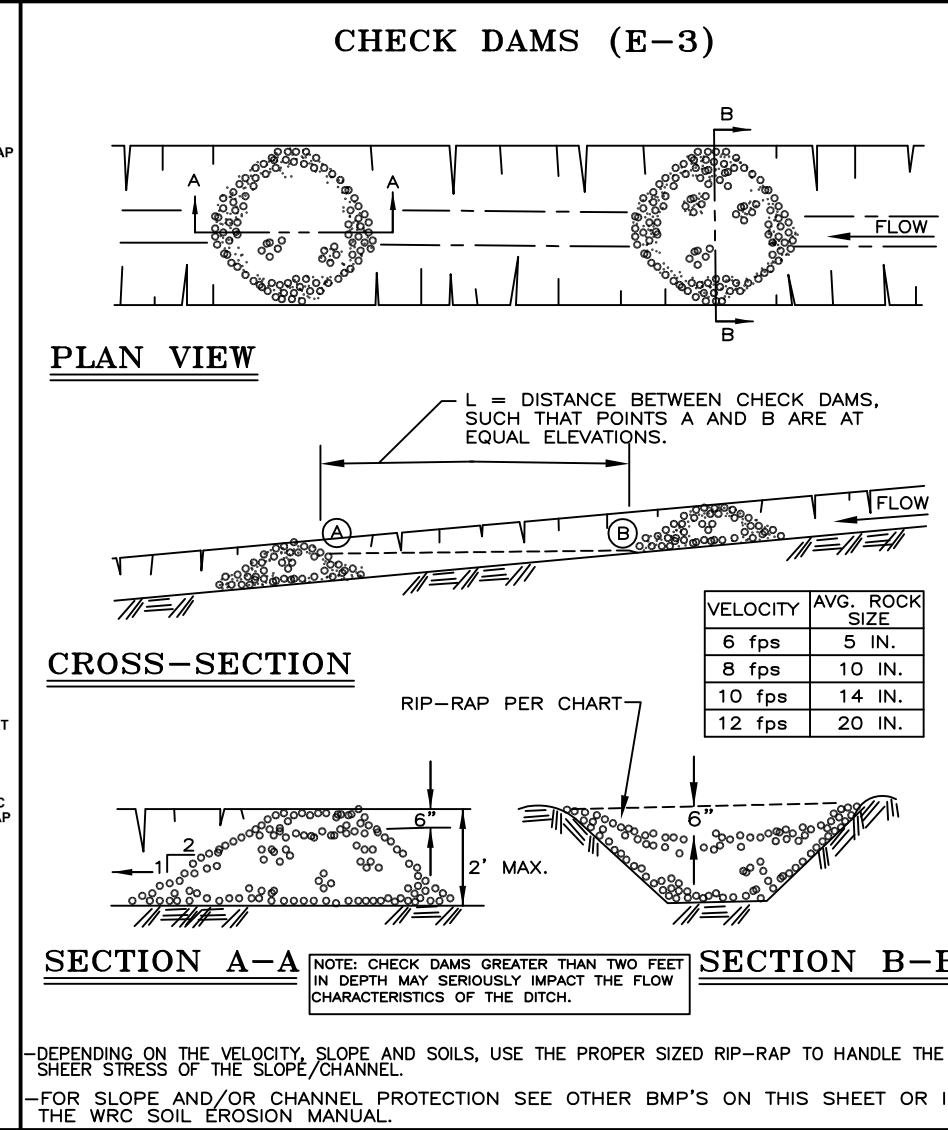
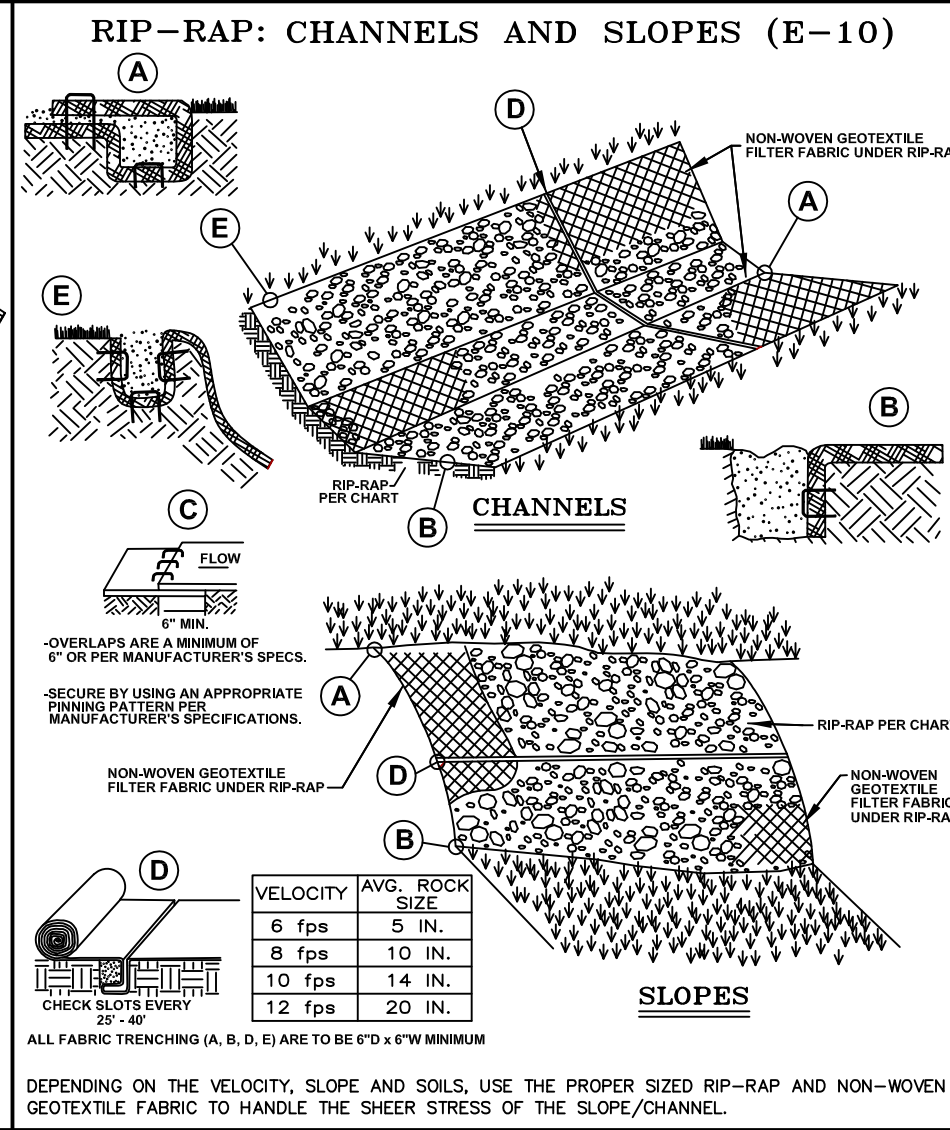
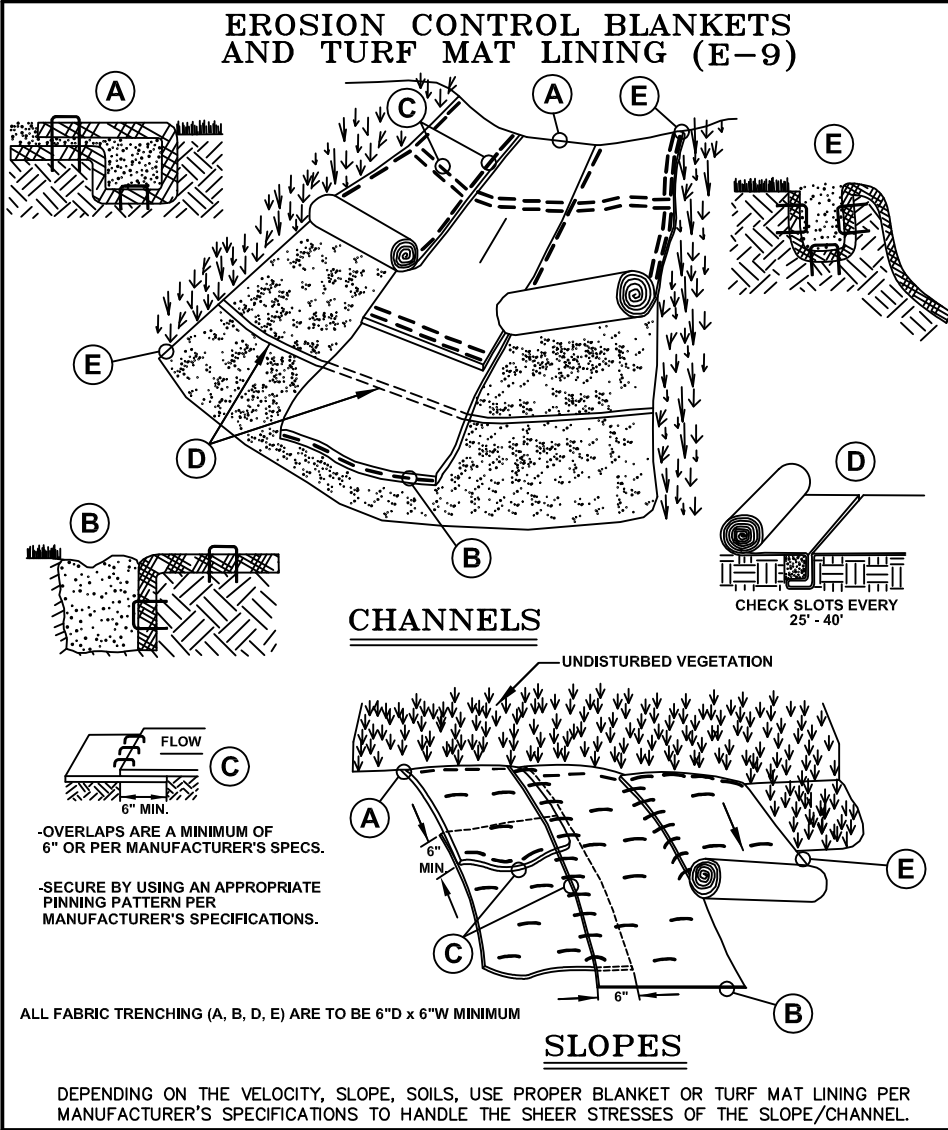


Johnson & Anderson, Inc.
CONSULTING ENGINEERS
4494 ELIZABETH LAKE ROAD
WATERFORD, MICHIGAN 48328
(248) 681-7800 (248) 681-2660 (FAX)

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

STORM SEWER
STANDARD DETAILS

JOB NO.
DATE ISSUED
SHEET NO. 41



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

REVISION BLOCK

Rev.	By	Desc.
1	WRC	PROPOSED DETAIL
2	WRC	FOR CONSTRUCTION APPROVAL
3	WRC	FOR CONSTRUCTION APPROVAL
4	WRC	FOR CONSTRUCTION APPROVAL

ORIG. DATE: 01/01/01

SCALE: NONE

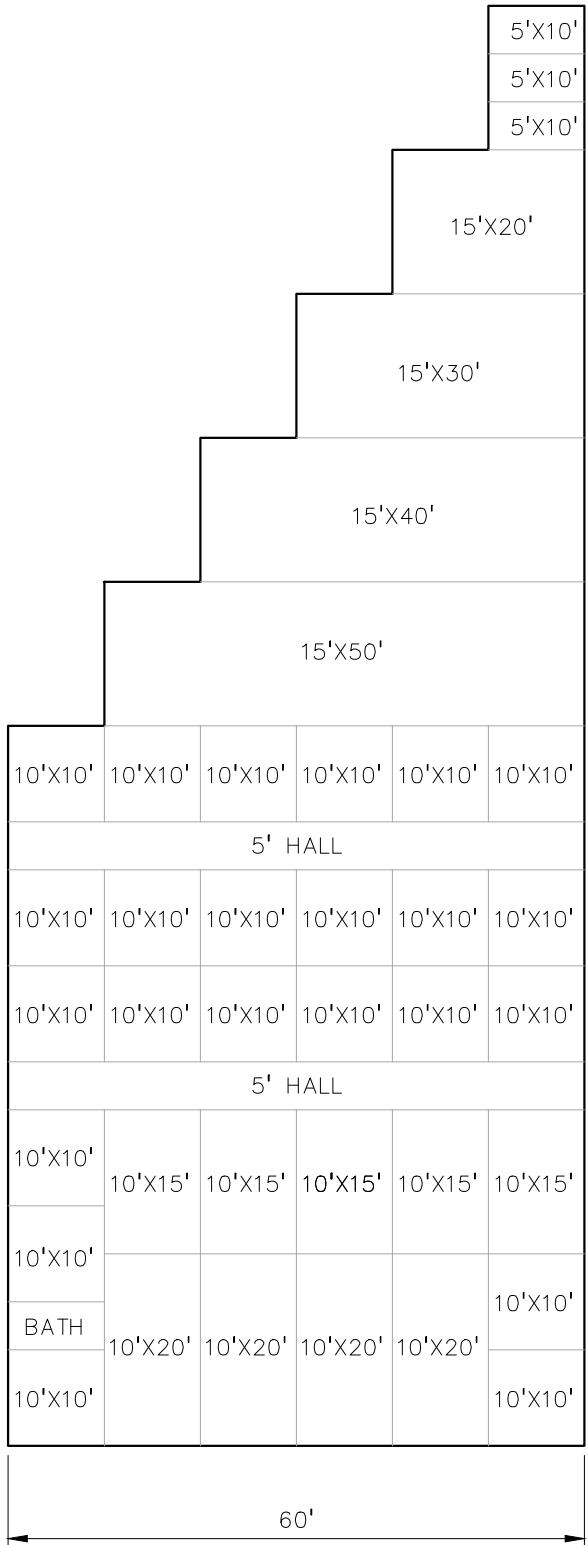
DESIGNED BY: WRC

DRAWN BY: Mapping

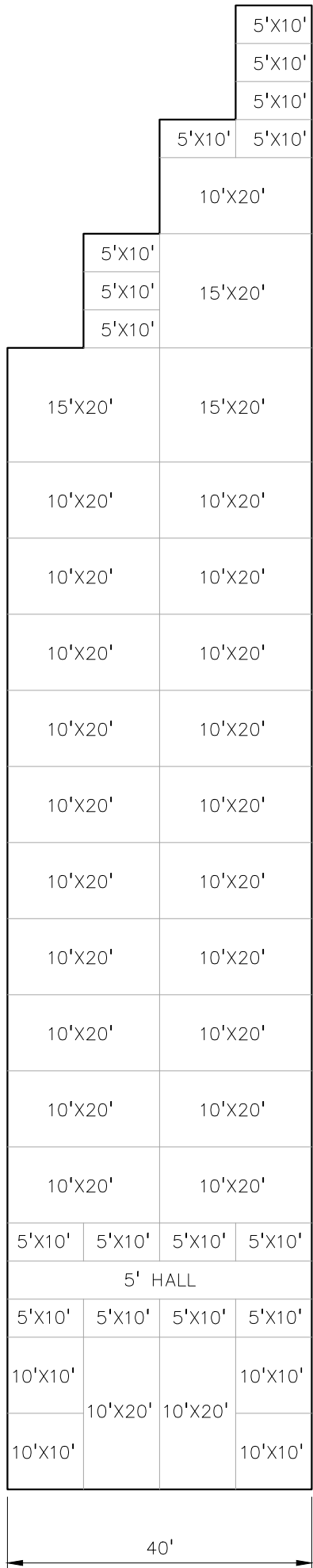
WRC WATER RESOURCES COMMSSION

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48308-1907

SHEET NO.: 1 of 42



BUILDING #1 FLOOR PLAN (6,750 SF)
SCALE : 1" = 20'

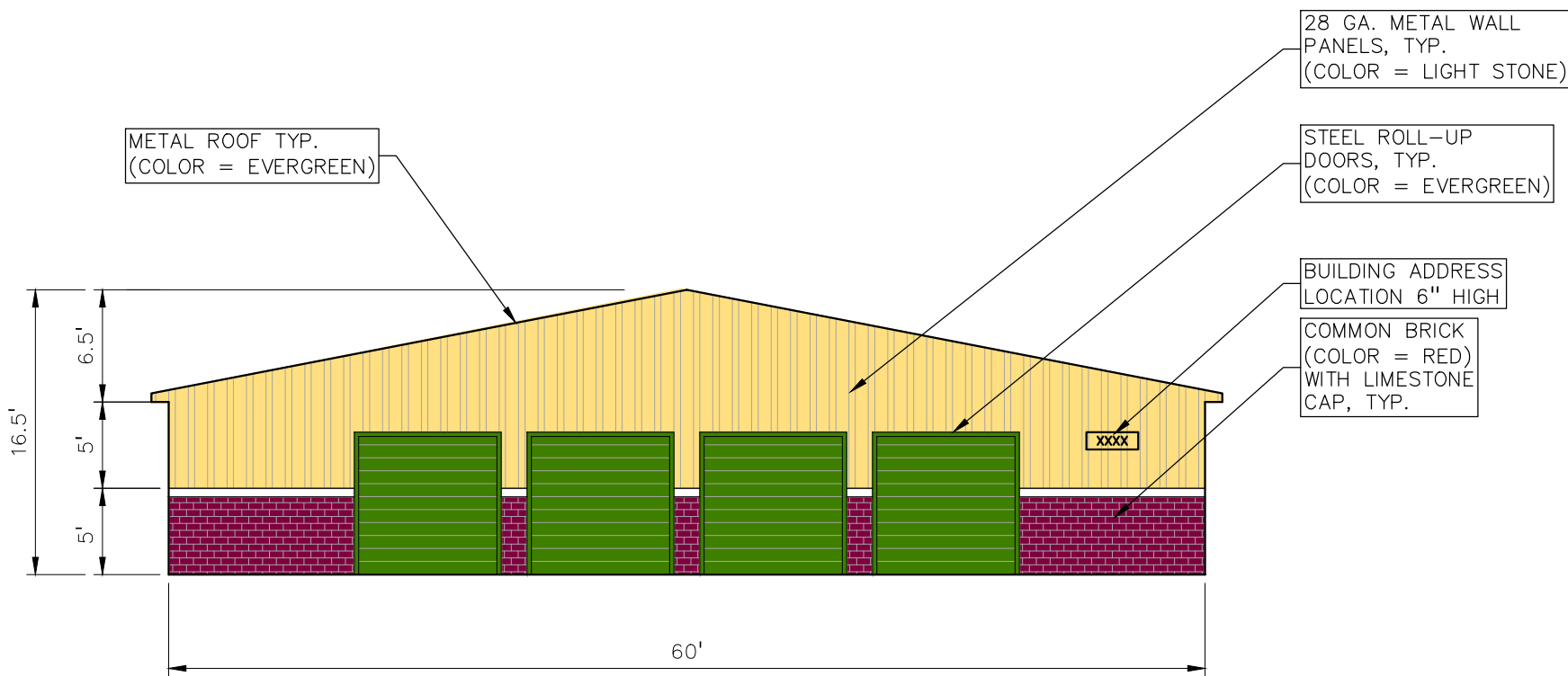


BUILDING #2 FLOOR PLAN (6,900 SF)
SCALE : 1" = 20'

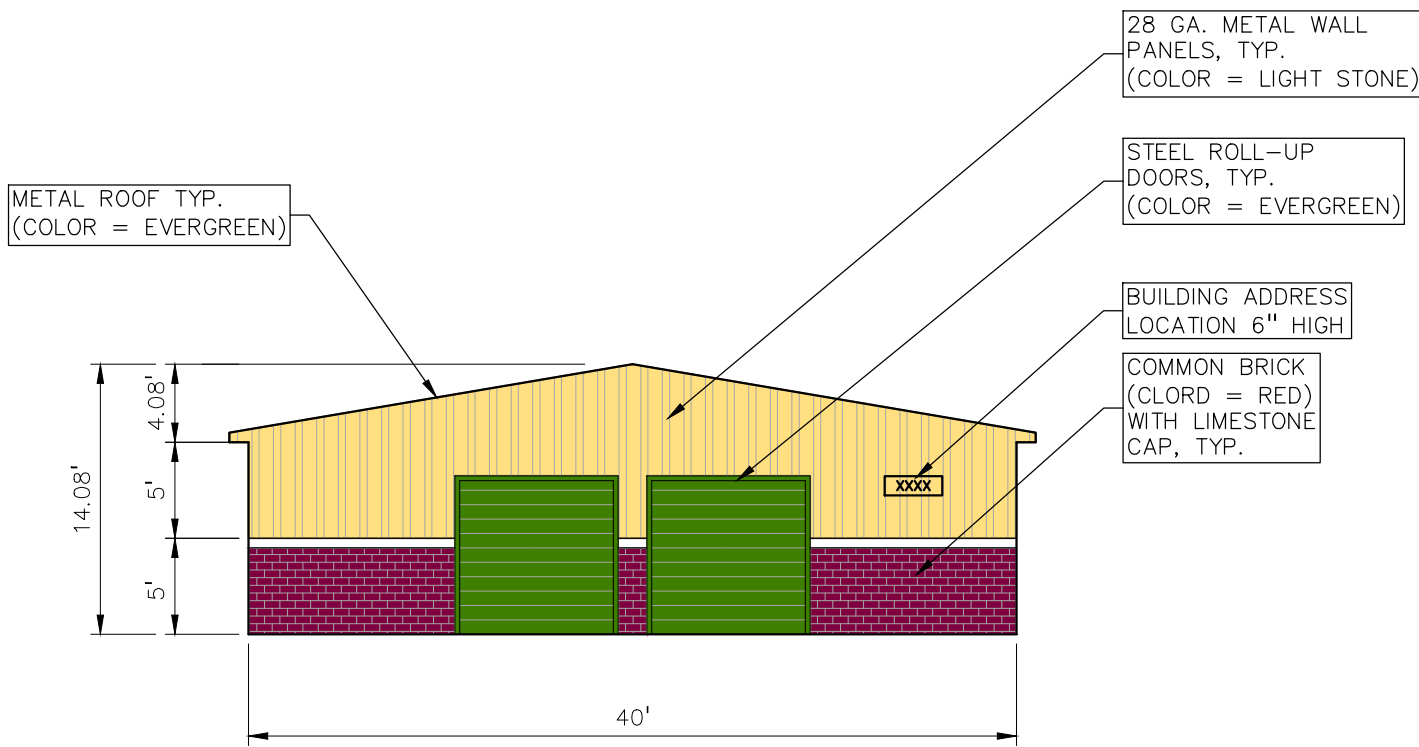


BUILDING #3 FLOOR PLAN (12,850 SF)
SCALE : 1" = 20'

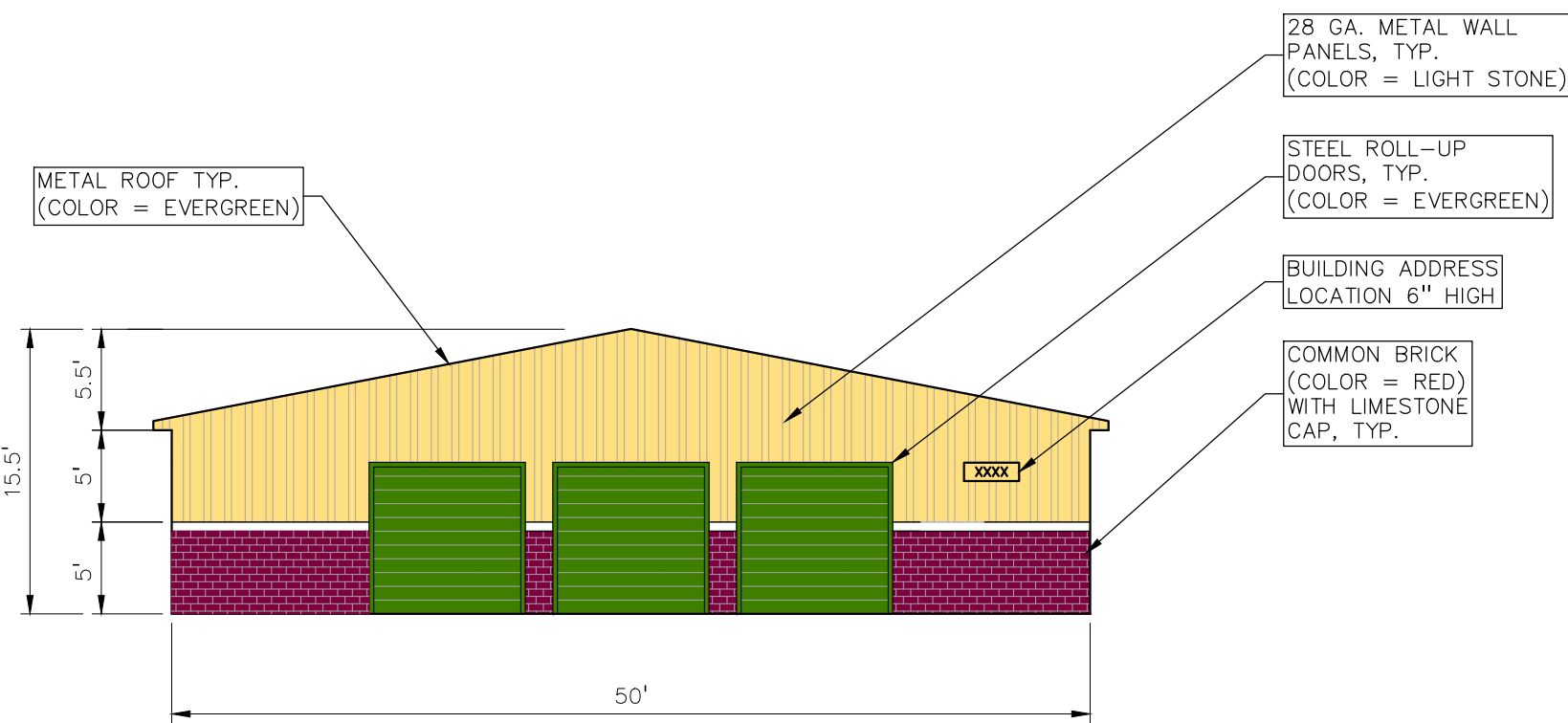
BUILDING #1 - #3 UNIT TABULATION		
SIZE	UNITS	SQ. FT.
5'X10'	19	950
10'X10'	34	3400
10'X15'	5	750
10'X20'	52	10400
10'X30'	23	600
15'X20'	4	1200
15'X30'	1	450
15'X40'	1	600
15'X50'	1	750
BATH	1	50
TOTAL	120	19150



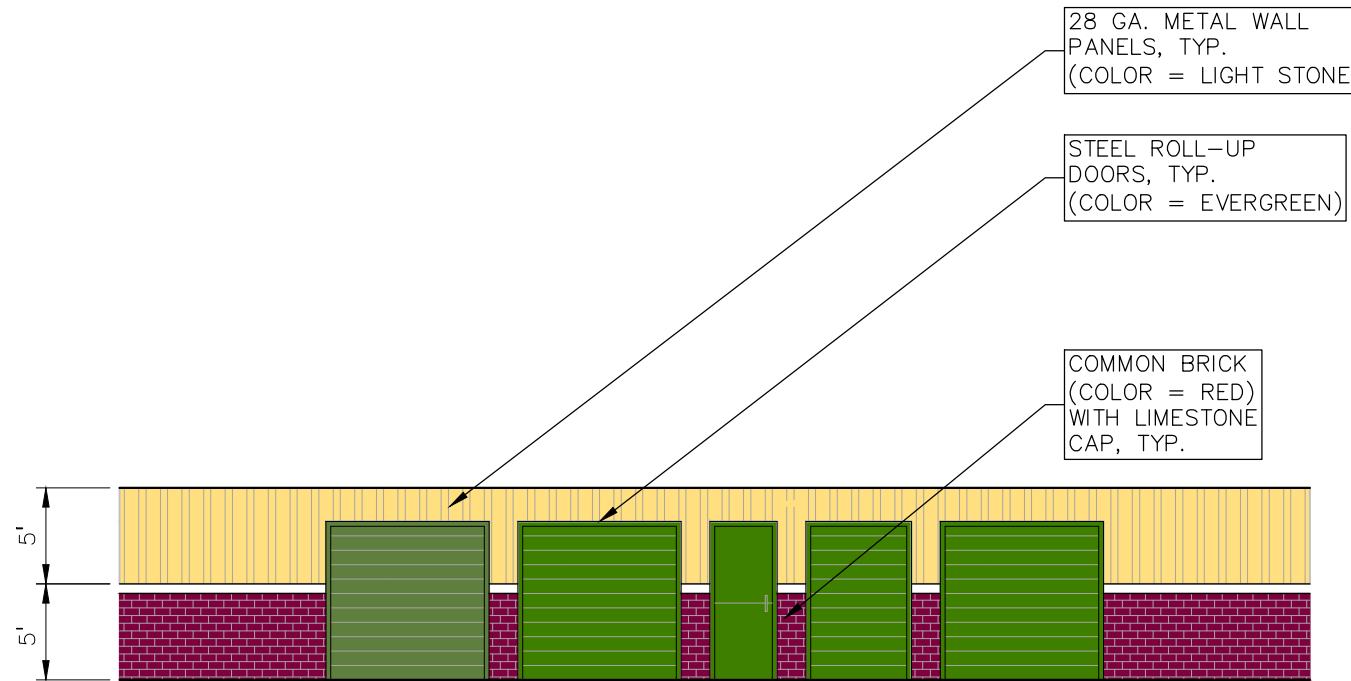
BUILDING #1 - SOUTH ELEVATION
SCALE : 1" = 10'



BUILDING #2 - SOUTH ELEVATION
SCALE : 1" = 10'



BUILDING #3 - SOUTH ELEVATION
SCALE : 1" = 10'



TYPICAL BUILDING EAST/WEST ELEVATIONS
SCALE : 1" = 10'

- NOTES:**
1. A MATERIAL SAMPLE BOARD SHALL BE PROVIDED FOR THE PLANNING COMMISSION REVIEW. STREET ADDRESS TO BE BUILDING MOUNTED.
 2. SIX (6) INCH TALL NUMBERS SHALL BE BUILDING MOUNTED. ADDRESS LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE FIRE MARSHAL.

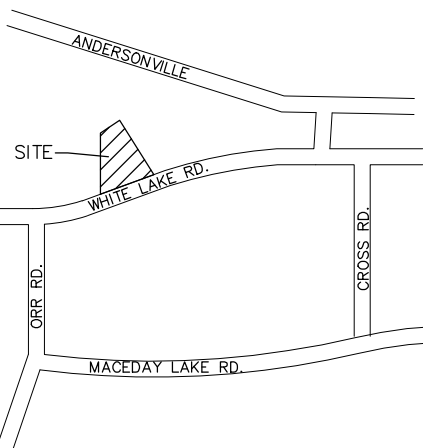


Michael B. Grasser & Associates
2276 Garland Boulevard
Sylvan Lake, Michigan, USA 48320
Ph. 248-502-4744
e-mail: boss@mbg.com

Landscaper Architecture, Site Planning,
Architectural & Interior Layout and Design



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
GINKO INVESTMENT COMPANY, LLC
2276 GARLAND BOULEVARD
SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS		
PER AGENCIES COMMENTS	05/30/23	
PER AGENCIES COMMENTS	06/29/23	
PER AGENCIES COMMENTS	10/20/23	
UNIT LAYOUT CHANGE	11/18/24	
FINAL SITE PLAN	08/11/26	

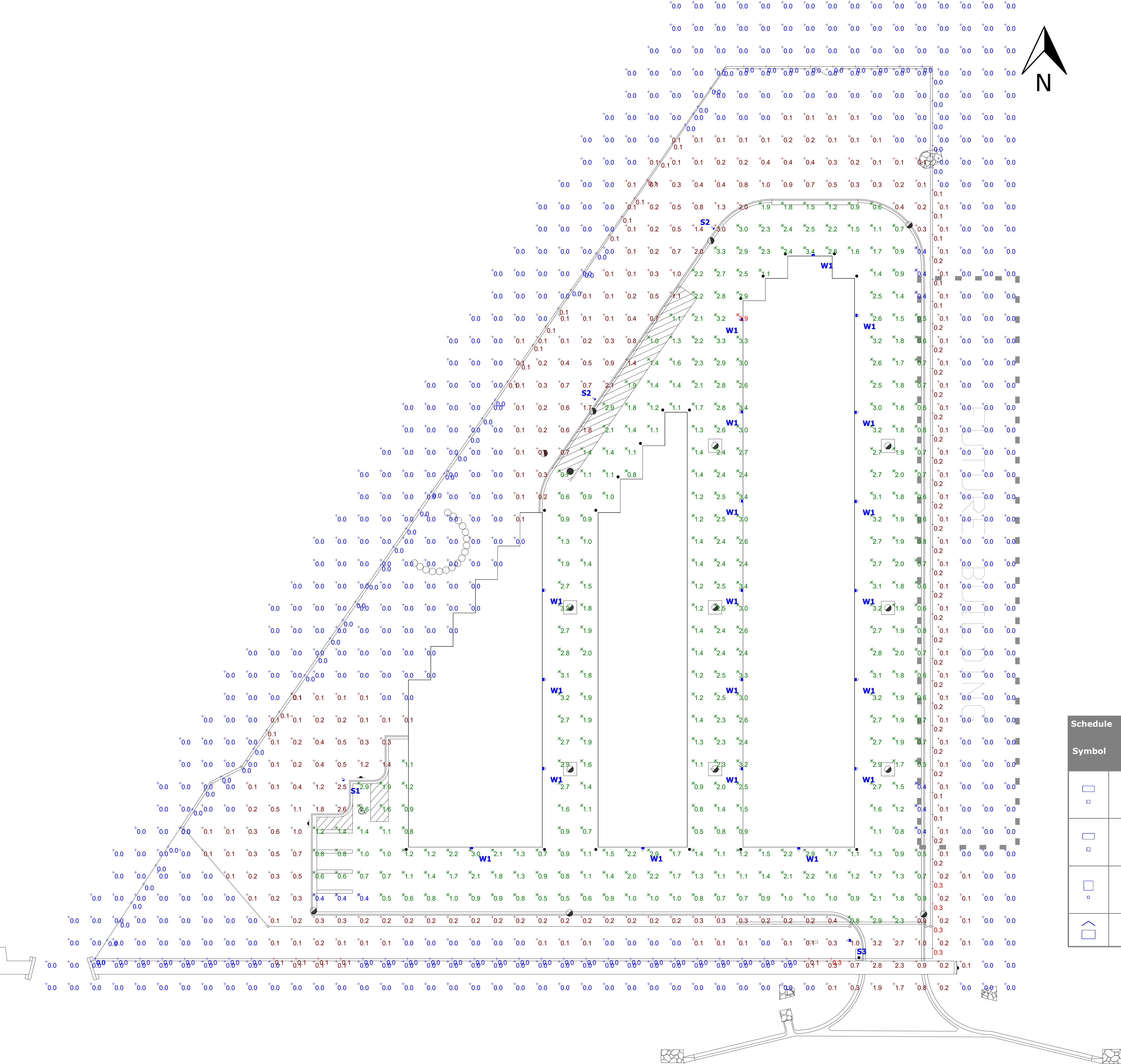
ORIGINAL ISSUE DATE:
DECEMBER 15, 2022

DRAWING TITLE
FLOOR PLAN AND BUILDING ELEVATIONS

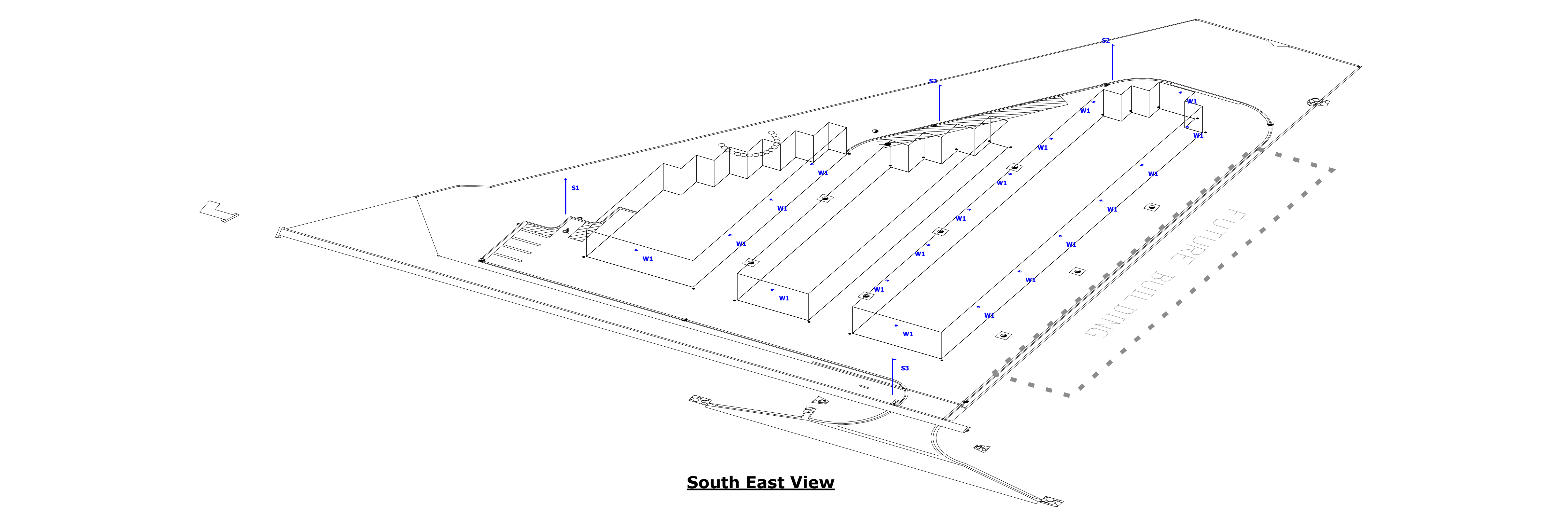
PEA JOB NO.	2002-248A
P.M.	JPB
DN.	SS
DES.	SS

DRAWING NUMBER:

A-1.0



Plan View
Scale - 1" = 20ft



South East View

RSX1 LED Area Luminaire

Specifications
EPA (E178): 21.8" (55.4 cm)
Length: 13.3" (33.8 cm)
Width: 3.0" (7.6 cm)
Height: 7.2" (18.4 cm)
Weight: 22.0 lbs (10.0 kg)

Introduction
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 1,000 to 17,000 lumens allowing it to replace 10W to 400W HID luminaires.

Ordering Information
EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DBXDB

Series	Part Number	Part Name	Part Description	Part Description	Part Description
RSX1 LED	P4	40K	R3	MVOLT	SPA DBXDB

WDGE2 LED Architectural Wall Sconce

Specifications
Depth (D1): 1.5"
Height (D2): 1.5"
Width: 1.5"
Weight: 13.5 lbs

Introduction
The WDGE2 LED family is designed to meet specifiers' every wall-mounted lighting need in a wide array of shapes that blends with any architecture. The clean, minimalist design comes in four sizes with lumens packages ranging from 1,000 to 25,000 lumens, providing a true size-to-scale solution. Embedded with "slight" AIIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI 1TM MVOLT SRM DBXDB

Series	Part Number	Part Name	Part Description	Part Description	Part Description
WDGE2 LED	P3	40K	80CRI	1TM	MVOLT SRM DBXDB

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive Lanes & Parking	✕	1.7 fc	3.9 fc	0.4 fc	9.8:1	4.3:1
Overall	+	0.6 fc	3.9 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage	Mounting Height
	S1	1	Lithonia Lighting	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution	7189	0.9	51.34	20'0"
	S2	2	Lithonia Lighting	RSX1 LED P1 40K R3	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R3 Distribution	7096	0.9	51.34	20'0"
	S3	1	Lithonia Lighting	RSX1 LED P1 40K R3S HS	RSX LED Area Luminaire Size 1 P1 Lumen Package 4000K CCT Type R3S Distribution with HS shield	5102	0.9	51.34	20'0"
	W1	19	Lithonia Lighting	WDGE2 LED 40K 80CRI	WDGE2 LED PERFORMANCE PACKAGE, 4000K, 80CRI	3629	0.9	32.1375	12'0"

Note
All site lighting will be stationary and will not flicker, flash, or oscillate.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

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 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE SUBMITTED TO THE CITY FOR APPROVAL.

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

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Applicant: Ginko Investment Company, LLC (Michael Grasser)

Phone: 248-505-4744 Email Address: boccemg@icloud.com

Address: 2276 Garland Avenue Sylvan Lake Michigan 48320
(Street) (City) (State) (Zip)

Applicant's Legal Interest in Property: Developer

Property Owner: Ginko Investment Company, LLC Phone: 248-505-4744

Address: 2438 North Rochester Road Oakland Twp. Michigan 48363
(Street) (City) (State) (Zip)

Project Name:	Ginko Self Storage	Parcel I.D. No.:	12-01-127-004
Proposed Use:	Self Storage	Current Zoning:	LM
Existing Use:	Vacant	Parcel Size:	2.14 Acres
		Floor Area / No. of Units	26,500

☐ Subdivision
 ☐ Site Condominium
 ☒ Commercial

☐ Multiple Family
 ☒ Special Land Use
 ☐ Industrial

☐ Adult Entertainment

☐ PDF File and One Paper Copy (sealed and no larger than 24x36)

☐ Application Review Fees (to be calculated by the Community Development Department)

REQUIRED SIGNATURE



(Signature of Property Owner)



(Signature of Applicant)

8/3/2026
(Date)

8/3/2026
(Date)

45

This checklist, based on the Engineering Design Standards, is provided to the design engineer for reference during plan preparation.

CHARTER TOWNSHIP OF WHITE LAKE

Engineering Design Standards Preliminary Plan Checklist

Project Name Ginko Self Storage Location

WLT File No. J&A File No. Date of Plans reviewed

Review by Johnson & Anderson, Inc. By Date

Deficient/Acceptable Authority Item

GENERAL

☐	☒	A.1.	Sealed by Licensed Michigan Design Professional
☐	☒	2.	Sheet size 24" x 36"
☐	☒		Scale 1" = 50' or better
☐	☒	3.	Elevations on USGS Datum, no assumed datum Bench mark(s) shown
☐	☒	4.	Existing and proposed storm sewers, sanitary sewers and watermain shown. Proposed easements by note. Proposed pipe diameters and lengths.
☐	☒	5.	Adequate dimensioning of drives, parking, utilities
☐	☒	6.	Streets per RCOC, or Pvl. Road Ordinance
☐	☒	7.	General indication of proposed grading

GRADING/PAVING

☐	☒	B.2.	Enough control elevations shown to verify: Max/Min. Grades Grass Areas
☐	☒		Max/Min. Grades Asphalt Areas
☐	☒		Max/Min. Grades Concrete Areas
☐	☐	7.	Fill or structure in flood plain or wetland? Show limits.
☐	☐	8.	Road centerline radii if streets are shown (min 230' per RCOC)

STORM DRAINAGE

☐	☐	C.1.a.	Easement for drainage across other's property
☐	☐	f.	10' separation from buildings
☐	☒	i.	Provide treatment to eliminate sedimentation into wetland or natural drainage course
☐	☒	j.	Minimum pipe size 8" (PVC), 12" if public
			Show preliminary pipe size

DETENTION/RETENTION BASINS

☐	☐	C.4.b.	Maximum release rate generally 0.2 Cfs per acre
☐	☒	c.	Detention by OCDC method unless MDOT jurisdiction, preliminary calculations shown
☐	☒	g.	Side slopes max 1 on 3 with fence 1 on 6 unfenced 8', gate required if fenced
☐	☐	j.	Proper SO-2 Outlet noted
☐	☐	k.	12' Access Easements noted
☐	☐	m.	Basin volume calculated above exist or proposed water level
☐	☒	n.	No outlet retention basin V= 33,000AC (2-100 yr storms) provide SCS soil type
☐	☒	o.	No retention in parking areas
☐	☒	l.	Limits of detention show
☐	☒	s.	Maximum depth of parking lot detention 9"

Deficient/Acceptable

Authority

Item

LEACHING BASINS

- 5.a. Demonstrate that no other storm outlet is available
- b. Adequate soils exist in area, show SCS soil type
- c. Drainage area to each basin is acceptable

WATERMAIN

2. Watermains to be on north and east side of street
6. No dead ends longer than 600 feet
8. Easements noted, 20 feet wide, 60 feet wide in private roads.
9. Designed to deliver 1000 GPM at 20 psi residual pressure per hydrant
11. Domestic services may tap into fire line with separate shut offs within easement
14. Gate valve with hydrant or blow off at dead end lines
15. Extend WM across frontage. Use master plan size if larger than 8".
17. Min. diameter for public WM - 8"
21. Hydrant spacing 500 feet along roads and streets in residential areas, 300' comm areas
22. Hydrant spacing around commercial buildings and manufacturing establishments variable determined on case by case basis and per Fire Department
23. Double hydrant coverage in high density residential developments
24. Hydrants to be at least 50 feet from buildings or trash enclosures
25. Hydrants located at street intersections where practical.
27. Hydrants and valves readily accessible.
30. WM to circle cul-de-sac to last lot w/hydrant in island.
31. 10' separation from buildings or structures required.

SANITARY SEWER

- E.1. Min depth below road 8', min cover 4'
5. Sanitary sewers to be on south and west side of street
7. 20' wide easements required
8. Min dia. for HL 6". Max length 150'
10. Sewers serving multiple buildings 8" dia. min. If buildings are on more than 1 property sewer must be public
11. 10' separation from buildings or structures required
14. 1000 gal grease trap required for food service uses or as required by OCDC
15. No ground water or surface water connections to sanitary sewer
16. Sanitary sewer extended across frontage. Use master plan size if larger than 8"
20. Show pipe size
Sampling manhole provided commercial/industrial uses

Supplement to White Lake Township Special Land Use Application**Per Section 6.10A GENERAL STANDARDS FOR ALL SPECIAL LAND USES - GENERAL REQUIREMENTS**

- i. **The proposed special land use shall be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/ or vicinity and applicable regulations of the zoning district in which it is to be located.**

The proposed self-storage development developed with a series of single-story building that is approximately 15 feet in height. These buildings will be significantly lower than the maximum height 40 feet as permitted in the LM Zoning District. The proposed development is proposing the installation of additional landscaping along with westerly boundary of the development to reinforce the existing vegetative screen currently provided.

- ii. **The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relation to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.**

The buildings to be constructed are intended used for self-storage. Based upon the proposed use of the site as a self-storage facility, traffic generation is anticipated to be very minimal. If the parcel was developed per the permitted uses noted in the LM Zoning District, traffic generation would be significantly increased. Drive approach and traffic patterns are being designed to provide safe traffic flow.

The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke, or lights.

The proposed use is a low impact type of development. The proposed use is a "clean" operation that does not produce noise, fumes, vibration, or smoke. The impacts, if any, are no greater than the uses otherwise allowed in the underlying zoning district. The additional landscape buffering and berms will further buffer the adjacent residential development from any adverse impacts.

- iii. **The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.**

As stated in "I" above, the building height is lower than what is permitting in the LM Zoning District. Additional buffering, including a berm with landscaping along the westerly property line, will minimize any off-site impacts.

- v. **The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.**

The proposed development will not have direct impact on prevailing shopping habits. Based upon a review of the existing

- vi. **The standards of density and required open spaces for the proposed special land use shall be at least equal to those required by this Ordinance in the Zoning District in which the proposed special land use is to be located.**

The amount of open space provided within the proposed development will equal to the requirement of the LM Zoning District.

- vii. **The public services and facilities affected by a proposed special land use or activity shall be capable of accommodating increased service and facility loads caused by the land use or activity.**

The Property is not currently served by public sanitary sewer and water main. Police and fire protection services are convenient and available. The project will not in itself have any direct impact on the schools.

- viii. **Protection of the natural environment and conservation of natural resources and energy.**

There will be no adverse impact on the quality of the natural environment or resources. The land is slightly sloped from the northeast corner to the southwest corner. The parcel does not contain any existing significant natural features.

- ix. **The proposed use is necessary for the public convenience at the proposed location.**

The proposed use is conveniently located near businesses and residential uses.

- x. **The proposed use is so designed, located, planned and to be operated that the public health, safety, and welfare will be protected.**

The proposed use has been designed to be operated to protect public health, safety and welfare.

- xi. **The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.**

Based upon the site design and low impact use, the proposed development will not cause a reduction in value of other properties in the area and will not be detrimental to existing and/or other permitted uses in the zoning district.

PEA GROUP

1849 Pond Run
Auburn Hills, MI 48326

844.813.2949
peagroup.com

LETTER OF TRANSMITTAL

TO	DATE 8/3/26	PROJECT NO. 2002-248A
Community Development Dept. White Lake Charter Township 7525 Highland Road White Lake, Michigan 48383 Attention: Paige Myers	PHASE 99	
	PROJECT NAME DESCRIPTION Ginko Self Storage, White Lake, Michigan	
	CLIENT REFERENCE NO. # 12-01-127-004	

WE ARE SENDING YOU THE FOLLOWING:					
		☒ Attached	☐ Under separate cover via:		
☒ Plans	☐ Reports	☐ Specifications	☐ Digital Media	☐ Other	
COPIES	DRAWING LETTER FORM REFERENCE NO.		DATE	DESCRIPTION	
1				Final Site Plans	
1				Application with Narrative	
1				Thumb Drive	
TRANSMITTED AS CHECKED BELOW:					
☒ For Approval		☐ For Review and Comment		☐ Return	___ Corrected prints
☐ For Your Use		☐ For Release to Bidders		☐ Resubmit	___ Copies for approval
☐ As Requested				☐ Submit	___ Copies for distribution

REMARKS:

PREPARED BY: James P. Butler

COPY TO:

For documentation purposes, the original electronic data files will be retained by Professional Engineering Associate, Inc. (PEA Group). • The information on the electronic media enclosed is considered part of PEA Group's instrument of services and shall not be used on other project, for additions to this project, or for completion of this project by another design professional, except by agreement in writing and with appropriate compensation to PEA Group. • Any such unauthorized use or reuse, or any intentional revisions, additions or deletions from the data files by the User or others will be at the sole risk of the User and without liability or legal exposure to PEA Group. Furthermore, the User shall, to the fullest extent of the law, indemnify and hold harmless PEA Group from all claims arising out of, or resulting there from. • The User is cautioned that any conversion of electronic data files from the format in which they were created cannot be accomplished without the risk of introducing errors and anomalies. • The User is further cautioned that certain corrections and additions to the drawings may have been made by hand to the hard copy only and may not be reflected in the electronic data file. • Use of this data for marketing purposes is at the sole risk of the User. No guarantee is made as to the relative locations of existing or proposed features.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
OCTOBER 17, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M. He then led the Pledge of Allegiance.

ROLL CALL**Present:**

T. Joseph Seward, Chairperson
Merrie Carlock, Vice Chairperson
Mona Sevic
Pete Meagher
Matt Slicker
Robert Seeley
Steve Anderson (late arrival)

Absent:

Debby Dehart
Scott Ruggles, Township Board Liaison

Others:

Andrew Littman, Staff Planner
Matteo Passalacqua, Carlisle and Wortman
Kyle Gall, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Carlock, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

APPROVAL OF MINUTES

A. October 3, 2024

MOTION by Commissioner Seeley, seconded by Commissioner Slicker to approve the minutes as presented. The motion carried with a voice vote: (6 yes votes).

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

None.

PUBLIC HEARING

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Ginko Self-Storage

Location: located on the north side of White Lake Road, west of Old White Lake Road, consisting of 2.14 acres.

Currently zoned Light Manufacturing (LM). Identified as vacant parcel 12-01-127-004

Request: **Final site plan approval**

Applicant: Ginko Investments, LLC

Mr. Passalacqua gave a summary of his review letter.

Jim Butler, PEA Group, said the drive was relocated west per the RCOC.

Staff Planner Littman briefly went over the variances the applicant has received. The applicant is working with the neighboring subdivision HOA to plant trees on their property. The ZBA allowed for a 30" garden wall and landscaping within the greenbelt.

Commissioner Sevic asked staff if the additional landscaping would affect traffic leaving the site. Staff Planner Littman said no.

Commissioner Anderson said he made a note regarding monument signs. Mr. Passalacqua said the Township would address signage administratively, but the proposed sign complied.

Commissioner Anderson asked staff what would be stored in the units. It was discussed that the storage units would be for the public to store their belongings.

Commissioner Carlock said the landscape plan was nice and she enjoyed the paw paw trees proposed.

Mr. Gall went over the DLZ letter. Engineering recommended approval of the plan subject to minor comments being addressed before the pre-construction meeting.

Commissioner Carlock asked staff where the septic field was located. Mr. Gall said it is located near the parking lot. The field will be engineered. Oakland County will further regulate the field.

Jim Butler, PEA Group, was present and brought material samples. He is working with Oakland County Environmental Health regarding septic and well. There will be one bathroom for the employees. The use will be a self-storage unit building for public use. Brick and metal siding will be the building materials used.

Commissioner Carlock asked Mr. Butler how far the brick went up the building. Mr. Butler said about halfway up the door, or about 2'.

Commissioner Seeley asked Mr. Butler if there would be an office on site. Mr. Butler confirmed.

Commissioner Anderson asked how customers could access their storage unit after hours. Mr. Butler said there was electronic access after 10 P.M., the primary entrance will have an electric sliding gate. He was not opposed to restricting after-hours access. Mr. Butler then confirmed that no after-hours access will be allowed as previously presented at primary site plan approval.

Commissioner Carlock asked Mr. Butler if the roof extended the length of the building as it wasn't on the east/west elevations. Mr. Butler said yes, it will be a full metal roof.

MOTION by Commissioner Meagher, seconded by Commissioner Seeley to approve the final site plan for Ginko Self-Storage, identified as vacant parcel 12-01-127-004, subject to all staff and consultant review comments being addressed. The motion carried with a voice vote: (7 yes votes).

OTHER BUSINESS

None.

PLANNING CONSULTANT'S REPORT

Mr. Passalacqua said there is a steady flow of planning reviews coming to his office.

LIAISON'S REPORT

Trunk or Treat is planned for this Saturday, October 17, 2024, from 6-8 P.M. The re-bid process for Phase One at Stanley Park is underway, McCarthy & Smith will be used for their construction manager services. Beckett & Raeder will remain as the prime professional on the project. The bid will go out this winter, with an award in January/February 2025, and construction to hopefully begin in April 2025.

There will be a rezoning request at the November 7 meeting for the property at Elizabeth Lake/M-59. The applicant is requesting a zoning change from Agricultural to General Business. Culver's PDA was approved by the Board. Elizabeth Lake Road is scheduled to re-open on November 15, 2025. The Township app, MI White Lake, is available to download in the Android and Apple app stores. The Groundbreaking ceremony for the Civic Center is scheduled for Thursday, October 24 at 3:00 P.M.

November 7, 2024, will be Commissioner Anderson's last Planning Commission meeting as he will be sworn in as a trustee in mid-November. Congratulations, Steve!

COMMUNICATIONS

None.

NEXT MEETING DATE: November 7, 2024

ADJOURNMENT

MOTION by Commissioner Seward, seconded Commissioner Seeley to adjourn at 7:01 P.M. The motion carried with a voice vote: (7 yes votes).

CHARTER TOWNSHIP OF WHITE LAKE

2027–2032

Capital Improvement Plan

CIP Snap Shot



Aerial view of the new White Lake Township Civic Center Campus, under construction — August 21, 2026

Prepared from the Planning Commission's 2027–2032 CIP

A Six-Year Roadmap for Township Investment

The Capital Improvement Plan (CIP) is White Lake Township's six-year game plan for the big-ticket public investments — new buildings, water and sewer upgrades, fire and police equipment, and parks and pathways. Required annually under the Michigan Planning Enabling Act because the Township runs its own water and sewer systems, the CIP turns long-range goals into a scheduled, funded, and prioritized list of projects the Planning Commission and Township Board can act on.

Every project is scored with a standardized rating system that weighs health & safety impact, legal obligations, consistency with adopted plans, and community benefit — so a fire truck replacement and a pathway extension can be compared on the same scale.

2026 in the Rearview: A Landmark Year

The headline story of the last CIP cycle is the new Civic Center Campus — an 11-acre development on Elizabeth Lake Road bringing together a new 46,000 SF Public Safety Building and a new 36,000 SF Township Hall. Design wrapped in spring 2024, bidding and award followed that year, and construction has been underway since fall 2024. As of the August 21, 2026, project status update, both buildings are deep into interior finishes — paint, flooring, millwork, ceiling grids, and doors — with occupancy targeted for fall 2026.



New Public Safety Building — brick installation complete on the hose tower wall (8/21/26)

Also worth celebrating: Stanley Park — 59 acres off Elizabeth Lake Road — opened to vehicular traffic on July 1, 2026, with Phase II improvements (see the 2027 priority list below).

Supervisor Kowall, Clerk Noble, and Treasurer Roman officially unlocking the Stanley Park gates to vehicular traffic.



Top 5 Priorities to Tackle in 2027

The full 2027 project list spans Fire, Water, Sewer, Parks, Police, Facilities, and Internal Services — but by the CIP's own project-rating system, these five rise to the top as the most important next projects to consider in 2027:

#1 Rating 143	Upgrades & Equipment Replacement — 7 Sanitary Sewage Pump Stations 2027 funding: \$716,667 (installment toward a \$6.99M multi-year project) Replacing pumps, controls, and adding variable-frequency drives and iron filtration across seven pump stations for better system control and long-term operating savings.
#2 Rating 141	Brush Truck Replacement <i>(Fire Protection / EMS)</i> 2027 funding: \$90,000 The department's current brush truck and its skid-mounted pump/hose unit are nearing the end of useful life and need replacing.
#3 Rating 140	Fire Station No. 2 Replacement <i>(Fire Protection / EMS)</i> 2027 funding: \$100,000 (2027 start toward a \$4.0M project) Construction of a new satellite fire station with living quarters and three bays begins moving forward in 2027, funded through grants, a bond issue, and the Building Authority.
#4 Rating 139	Water Tanker (Tender) Truck <i>(Fire Protection / EMS)</i> 2027 funding: \$500,000 After selling off two aging tankers in recent years, the department needs a replacement tanker to maintain water-supply capability at fire scenes.
#5 Rating 127	Repaint Water Tower 1 & Water Tower 2 <i>(Water Supply)</i> 2027 funding: \$932,750 (combined — WS-0021 & WS-0022) Exterior overcoat and interior repainting for both elevated water towers. The CIP flags these two as a natural pairing, since bidding them together can save on mobilization and traffic control costs.

Other notable 2027 activity includes Stanley Park Phase II improvements (\$1,000,000), continued Twin Lakes I well upgrades, a new ambulance, extrication tools, and structural firefighting gear.

The Money Picture

Most CIP projects draw on a dedicated enterprise or millage fund rather than the General Fund — which matters, because the CIP is explicit that the General Fund balance alone is not enough to cover the Township's full capital share across all departments. Grants, bonds, and special assessment districts are expected to fill much of the remaining gap, though as of this draft many of those grants have not yet been secured.

Fund	2026 Balance (12-31-25)
General Fund	\$8,058,037
Water Supply Fund	\$8,711,768
Sewer Fund	\$5,059,722
Police Fund	\$6,186,253
Fire Protection Fund	\$5,924,401
Improvement Revolving Fund	\$9,988,762
Parks & Recreation Fund	\$2,757,920
Total	\$46,686,863

2027-2032 Capital Improvement Plan (CIP)



CHARTER TOWNSHIP OF WHITE LAKE
Oakland County, Michigan

2027-2032 Capital Improvement Plan (CIP)

ACKNOWLEDGEMENTS

White Lake Township Board of Trustees

Rik Kowall, Supervisor | Anthony L. Noble, Clerk | Mike Roman, Treasurer |
Scott Ruggles, Trustee | Liz Fessler Smith, Trustee | Andrea C. Voorheis, Trustee | Steve Anderson, Trustee |

White Lake Township Planning Commission

Merrie Carlock, Chair | Robert Seeley, Vice-Chair | Debby Dehart, Secretary & ZBA Liaison | T. Joseph Seward |
Scott Ruggles, Township Board Liaison | Mona Sevic | Peter Meagher |

White Lake Township Department Heads

Rik Kowall, Supervisor | Anthony L. Noble, Clerk | Mike Roman, Treasurer |
David Hieber, Assessor | Aaron Potter, DPS Director | David Feichtner, Fire Chief |
Daniel T. Keller, Chief of Police | Sean O'Neil (AICP), Community Development Director |
Kathy Gordinear, Dublin Community Senior Center Director | David Waligora, Parks and Recreation | Nick Spencer,
Building Official |

White Lake Township Community Development Department — Planning Division

Sean O'Neil (AICP), Community Development Director | David Waligora, AICP, Senior Planner |
Hannah Kennedy-Galley, Building Specialist | Paige Myers, Executive Secretary |

The CIP Team

Community Development Department — Planning Division | Staff and Administration of White Lake Township

Table of Contents

Table Of Contents	i
Resolution of Adoption	iii
Ch. 1. Overview	1-1
1a. CIP Overview	1-3
1b. White Lake Township Overview	1-7
1c. CIP Process Overview	1-9
Ch. 2. Existing Capital Facilities	2-1
Figure 2-1. Existing Capital Facilities Map	2-7
Ch. 3. Executive Summary	3-1
Ch. 4. CIP Components	4-1
4a. Facilities	4-3
4b. Fire Protection / EMS	4-5
4c. Internal Services	4-9
4d. Parks and Recreation	4-11
4e. Police Department	4-16
4f. Sanitary Sewerage Disposal System	4-18
4g. Water Supply System	4-20
Appendix	A-1
Michigan Planning Enabling Act of 2008 Excerpt	A-1
Project Application Form	A-2
Project Cost Detail Form	A-4
Project Rating Form	A-5
Summary Project Worksheet	A-7



Resolution of Adoption

White Lake
Oakland County, Michigan

Capital Improvement Plan 2027-2032
Resolution #26-027

Motion by _____, supported by _____, that the White Lake Township Board of Trustees accept the Capital Improvement Plan for the years 2027-2032. The White Lake Township Board has determined the following:

WHEREAS, the Michigan Planning Enabling Act, Act 33 of 2008, requires the White Lake Township Planning Commission to annually prepare a Capital Improvement Plan for the benefit of the health, safety, and welfare of the community as those criteria relate to the physical development of the Charter Township of White Lake; and

WHEREAS, the Township's professional engineering consultant and Community Development Director have consulted with the Township's professional staff who carry on the business of planning and providing for the present and future needs of the citizens of the Charter Township of White Lake; and

WHEREAS, the Capital Improvement Plan is intended to consider the present and future needs and goals of the Charter Township of White Lake, as identified by the public, department heads, the Township Board of Trustees, and the Township Planning Commission, in consideration of existing projects and plans as well as anticipated resources; and

WHEREAS, the Capital Improvement Plan is a flexible document, intended to be reevaluated and updated on an annual basis to project into the six (6) succeeding years, and further amended as necessary to address the policies and philosophies of relevant Township Boards, Planning Commissions, and other stakeholders; and

WHEREAS the Capital Improvement Plan is a guide and forum to aid the Township Supervisor and Township Board of Trustees in making decisions regarding the physical development and infrastructure maintenance of the Township and determining what, if any, resources can and should be available to carry out the Township Board's policies and budgetary decisions; and

WHEREAS, the draft of the Capital Improvement Plan has been available for public review via the Township website and copies made available at the office of the Township Community Development Department, and has been an agenda item for discussion and review by the Planning Commission and Township Board at several public meetings, and has been the subject of a duly-noticed Public Hearing held before the

Resolution of Adoption, continued

White Lake Township Planning Commission on September 3, 2026 and will be reviewed, revised, and updated by the Planning Commission on an annual basis; and

WHEREAS, the Capital Improvement Projects included within the Capital Improvement Plan have been evaluated utilizing a point-system of variables that included, among other things, whether a Capital Improvement Project has already begun, whether funds have been committed to the Project, the sources of funds committed to a Project, whether the Project is required per a legal obligation, or whether the projects is part of a Township-adopted policy, plan, or program; and

WHEREAS the White Lake Township Planning Commission on September 3, 2026, moved to adopt the 2027-2032 Capital Improvement Plan.

NOW THEREFORE BE RESOLVED, that the Capital Improvement Plan presented during the Public Hearing on September 3, 2026, and revised by the public comments received during that Public Hearing, and adopted by the White Lake Township Planning Commission on September 3, 2026, IS ACCEPTED BY THE WHITE LAKE TOWNSHIP BOARD OF TRUSTEES; and

BE FURTHER RESOLVED, that this Capital Improvement Plan should be published and attested to according to State law.

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED.

I HEREBY CERTIFY, that I am duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, and the keeper of the records of the proceedings of said Township as authorized by the Township Board, and the foregoing is a true and correct copy of a resolution duly adopted by a majority vote at a regular meeting of the Township Board legally held on the September 15, 2026, at which a quorum was present.

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

1. Overview

The 2027-2032 White Lake Township Capital Improvement Plan (CIP) will serve as a tool to assist White Lake Township in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for White Lake Township under the Michigan Planning Enabling Act of 2008. The following report identifies the major capital improvements needed and/or planned for the community, the time-frame for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality. Capital improvements cover multiple departments within White Lake Township, and include new Township facilities, water and sewer extensions, fire protection vehicles and equipment, police equipment, parks and recreation facilities, non-motorized pathways, and professional services.

The following subsections within this first chapter include an introduction to capital improvement planning, the community of White Lake Township, and the capital improvement planning process. In subsequent chapters, this report summarizes existing facilities (Chapter 2), provides detailed components for all major Township departments, facilities, and systems (Chapter 3), and presents the projected cost and revenue sources for all covered improvements (Chapter 4).



1a. Overview - CIP Overview

What is a Capital Improvement Plan (CIP)?

A Capital Improvement Plan is a six-year schedule of public physical improvements which identifies the needs for major public infrastructure improvements, and the sources of funding to make those improvements. It provides a schedule of expenditures for constructing, maintaining, upgrading, and/or replacing a community's physical inventory. The CIP, therefore, is a tool to assess the long-term capital project requirements (the "big jobs") of White Lake Township. Since capital improvement projects are spread across multiple community needs (fire protection, police, water and sewer, parks and recreation, municipal administration, etc.), the CIP prioritizes these projects across the entire community and over time, providing an "apples-to-apples" comparison of the community's various needs and wants.

What are Capital Improvement Projects?

Capital improvement projects are major and infrequent expenditures, such as the construction of a new facility, a major rehabilitation or repair of an existing facility, or the purchase of major equipment. Capital improvement projects are nonrecurring expenditures that tend to be large both in physical size and in cost, and have a long-term usefulness (10 years or more). Examples of capital improvement projects can include:

- Construction of a new township hall
- Construction of a new fire station
- Extension of a water/sewer line
- Purchase of a new fire truck
- Major rehabilitation of a township's community/senior center
- Creation of a new township park

Examples of expenditures which would not usually constitute a capital improvement project include:

- Purchase of new office furniture
- Purchase of small equipment (lawn mowers, copiers, individual computers, etc.)
- Recurring maintenance of existing facilities
- Minor repairs of existing buildings and equipment
- Minor improvements to existing buildings (carpet, painting, etc.)

The term “major expenditure” is relative; what is “major” to one community might be “minor” to another. The City of Ann Arbor, for example, sets a minimum threshold of \$100,000 for projects to be included in the City’s CIP, while the City of Rochester Hills sets a minimum of \$25,000. White Lake Township’s policy for determining a Capital Improvement is defined in the following section.

What is White Lake Township’s Capital Improvement Policy?

A capital improvement project is a major, nonrecurring expenditure that meets one of more of the following criteria:

- Any acquisition of land for a public purpose which costs \$75,000 or more.
- Any construction of a new public facility (Township building, water/sewer lines, pathways), or any addition to an existing public facility, the cost of which equals \$50,000 or more and has a useful life of three or more years.
- A nonrecurring rehabilitation (not to include annual/recurring maintenance) of a building, its grounds, a facility, or equipment, the cost of said rehabilitation being \$50,000 or more with a useful life of three or more years.
- Purchase of major equipment which, individually or in total, cost \$75,000 or more with a useful life of three or more years.
- Planning, feasibility, engineering, or design studies related to an individual capital improvement project, or program implemented through individual capital improvement projects, with a cost of \$50,000 or more and a useful life of three or more years.

Why a CIP for White Lake Township?

The Michigan Planning Enabling Act of 2008 requires a Capital Improvement Program for any Michigan township which owns and/or operates a water supply or sewage disposal system. Since White Lake Township owns and manages both a public water and sanitary sewer system, adopting and annually updating a Capital Improvement Plan is a requirement per State law.

What are the benefits of preparing a CIP?

The CIP is more than just a State requirement; it is an essential planning tool in addition to a statement of budgetary policy. It informs the taxpayers of White Lake Township how the Township plans to prioritize, schedule, and coordinate capital improvement projects over the next six (6) years. The benefits of creating and annually updating the CIP include:

- Prudent use of taxpayer dollars
- Focusing the Township expenditures on the needs of the community
- Prioritizing projects across the needs of the community
- Generating community support by inviting public input
- Promoting economic development
- Improving the Township’s eligibility for State and Federal grants

- Providing an implementation tool for the goals and objectives of the Township Master Plan
- Transparency in identification of high-priority projects
- Coordination/cost-sharing between projects

What is the role of the Township Planning Commission in the CIP process?

The Capital Improvement Plan is a dynamic planning document, intended to serve as a tool to implement the White Lake Township Master Plan. The Master Plan should correspondingly include capital improvement projects as well as guide long-term capital planning. The White Lake Township Planning Commission is uniquely qualified to manage the development and annual update of the Township's CIP, based on its role in creating and updating the Township Master Plan. The Planning Commission's role will ensure that public works projects are consistent with the land uses identified within the Master Plan. By making a recommendation of approval for the CIP to the Township Board, the Planning Commission agrees that the projects outlined within it reasonably address the Township's capital improvement needs.

The CIP is an essential link between planning for capital improvement projects and budgeting for them. Once approved by the Township Board, the CIP can be used to develop the capital project portion of the Township's budget. Those projects included in the CIP's first year (2027) potentially form the basis for the upcoming year's capital project budget. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the Township's annual budget. The annual update to the CIP will occur in advance of the preparation of the Township's budget.



1b. Overview - White Lake Township Overview

White Lake Township, Oakland County's "Four Seasons Playground," prides itself as a community which continues to promote economic growth, sustainable development, and a strong sense of place. White Lake's character as a premier residential community, with ample recreational opportunities and superior public and private schools, sets it apart and establishes the Township's unique identity.

The Township continues to promote sound fiscal policy while maintaining appropriate levels of service to meet the needs of its growing population. Public utilities infrastructure, police, fire and emergency services, parks, recreation and senior services, as well as planning, building inspection and administrative services are all designed to provide residents with the full-service amenities of a modern municipality in a cost-effective, fiscally responsible, and sustainable manner.

Principal Land Uses

While the commercial base of White Lake Township continues to grow, the principal land use within the Township remains single-family residential. Based on existing land use data from Oakland County Economic Development and Community Affairs, 46.7% of the Township's nearly 24,000 acres is developed as single-family residential. The second largest land use in the Township (in terms of land area) is recreation/open space, comprised of two State Recreation Areas (Pontiac Lake and Highland), a regional Metropark (HCMA's Indian Springs), and an Oakland County-owned golf course (White Lake Oaks). Combined, the recreation/open space land uses within the Township comprise over 25% of the land area (6,000 acres). The Township's commercial, industrial, and office uses comprised 2.2% of the land area in 2019. The majority of the commercial, industrial, and office uses in White Lake Township are located along the Highland Road (M-59) corridor, although some are scattered elsewhere throughout the Township, mostly in the southeast quadrant. There is also a small industrial concentration in the Township's northeast corner. The 21 lakes within White Lake Township comprise almost 11% of its total land area. Figure 1-1 displays the 2024 Existing Land Use Map.

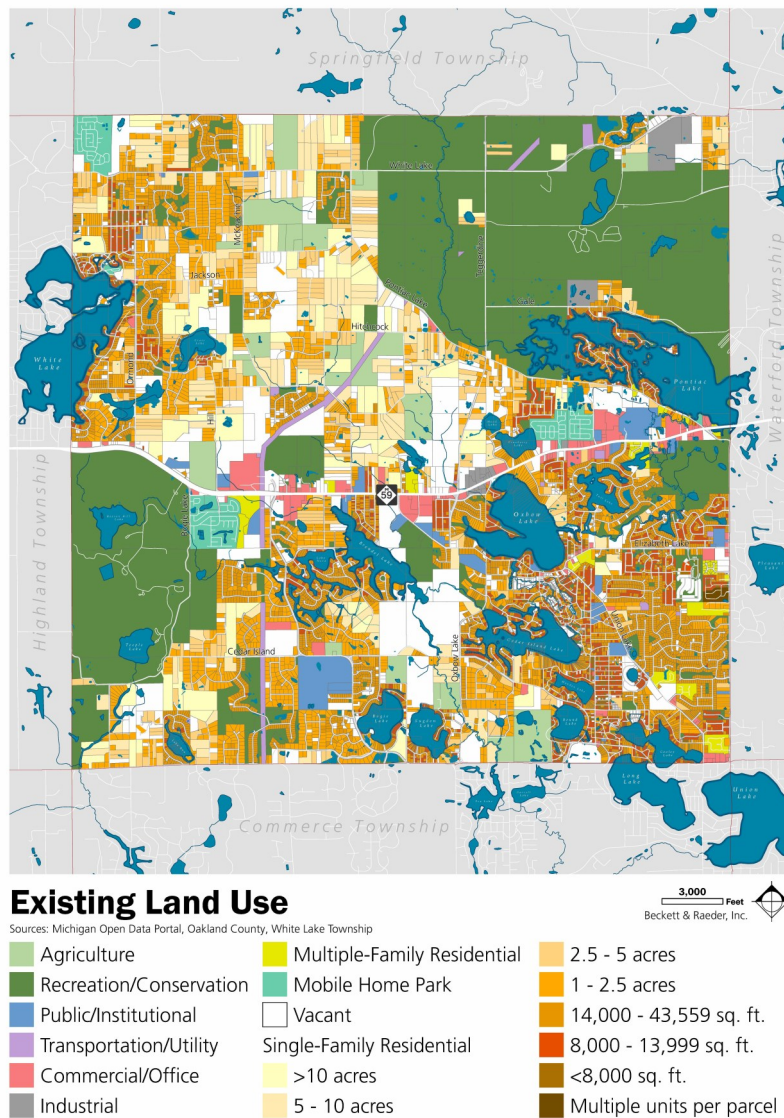
Population

As of the 2020 Census, the population of White Lake Township was 30,950, a 3.1% increase from the 2010 Census (30,019). Population projections by the Southeast Michigan Council of Governments (SEMCOG) estimate the population of White Lake Township will only increase slightly over the next twenty years, with a forecasted population of 32,236 in 2040. This projection is subject to change based on economic and social factors.

Employment

SEMCOG Community Data for White Lake Township shows the two highest employment sectors within the Township to be Retail Trade (approximately 21% of total employment) and Information and Financial Activities (approximately 15%).

FIGURE 1-1 EXISTING LAND USE, 2024



1c. Overview - CIP Process Overview

Background

The development and the adoption of a CIP is driven by a statutory requirement at the State level. The State of Michigan has set forth the requirement for a CIP under the Michigan Planning Enabling Act, Act 33 of 2008. This reporting requirement for townships was effective September 1, 2008. The following excerpt from Act 33 sets forth the requirement of a township to adopt a CIP:

"...(2) Any township may prepare and adopt a capital improvement program. However, subsection (1) is only mandatory for a township if the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system."

The contents of the CIP are set forth under the Government Accounting Standards Board Statement 34 that basically **requires** the CIP to report on the value of their infrastructure. GASB 34 requires state and local governments to begin reporting all financial transactions, including the value of their infrastructure assets, roads, bridges, water and sewer facilities, and dams, in their annual financial reports on an accrual accounting basis.

The Charter Township of White Lake is not a road agency under Public Act 51 of the laws of the State of Michigan. Accordingly, public road and bridge projects are not reported in this CIP. **All other infrastructure components with construction costs in excess of \$50,000 per year are reported in this CIP.**

The following sections outline the Program Areas of the White Lake Township CIP:

1. Data Collection Process
2. Data Compilation Process
3. CIP Adoption Process

PROGRAM AREAS

The components of the CIP are compiled and reported by Program Areas. The following table (Figure 1-2) displays the Program Areas used in this CIP (each assigned with a color). These program areas represent the stakeholders in the CIP.

FIGURE 1-2. CIP PROGRAM AREAS	
Label	Definition / Description
BP / PK	Bike paths, trail ways, and park facilities/services
FA	Township-owned buildings and facilities (offices, storage buildings, museums, etc.)
FD	Fire protection / EMS facilities and equipment
IS	Internal support services (IT, GIS, fleet vehicles, communications, etc.)
PD	Police Department facilities and equipment
SS	Sanitary sewerage disposal system
WS	Water supply system

1. Data Collection

Each of the stakeholders outlined above has either a master plan or schedule that defines the needs and resource level within their respective area of responsibility. This information is in varied formats and cannot be readily compiled without a significant amount of interpretation. To resolve this interface situation, standard forms were created that allow the stakeholders to define their projects and resource allocation levels. The standard forms used for data collection are found in the Appendix. At a meeting with the stakeholders, the CIP process and the forms were explained in detail along with a request for the forms to be filled out based on what information was available. The information generated from these forms has been systematically compiled as the core of the CIP. A definition of the forms is provided as follows:

- Project Application Form** - Consists of project descriptions, schedules, necessity, and possible sources of funding. The information provides an understanding of the overall scope of each project and how it is valued within its program area and within the Township. While stakeholders may be aware of major projects further out on the horizon, only those planned for within the six-year window of the 2027-2032 CIP were included.
- Project Cost Detail Form** - Consists of a matrix of six (6) budget years across the top of the form and a listing of costing components along the side of the form. The form is split into two (2) parts; the upper half is the capital cost for the project and the lower half is the cost of operations or maintenance for that project, if applicable. Recognition of the operations and maintenance costs of a project is a valuable tool in forecasting future needs for resource allocation. Investment in a new facility is only worthwhile if there are funds available to operate and maintain it.

- **Project Rating Form** - Used to rate both the importance and impact of a project within its program area and within the Township (an “apples-to-apples” comparison). The rating number is not an absolute in itself but is important in distinguishing between projects that are similar in scope. The ratings are weighted with emphasis given to those projects that are mandated by law, by agreement, or because they are a matter affecting health, safety, and welfare.

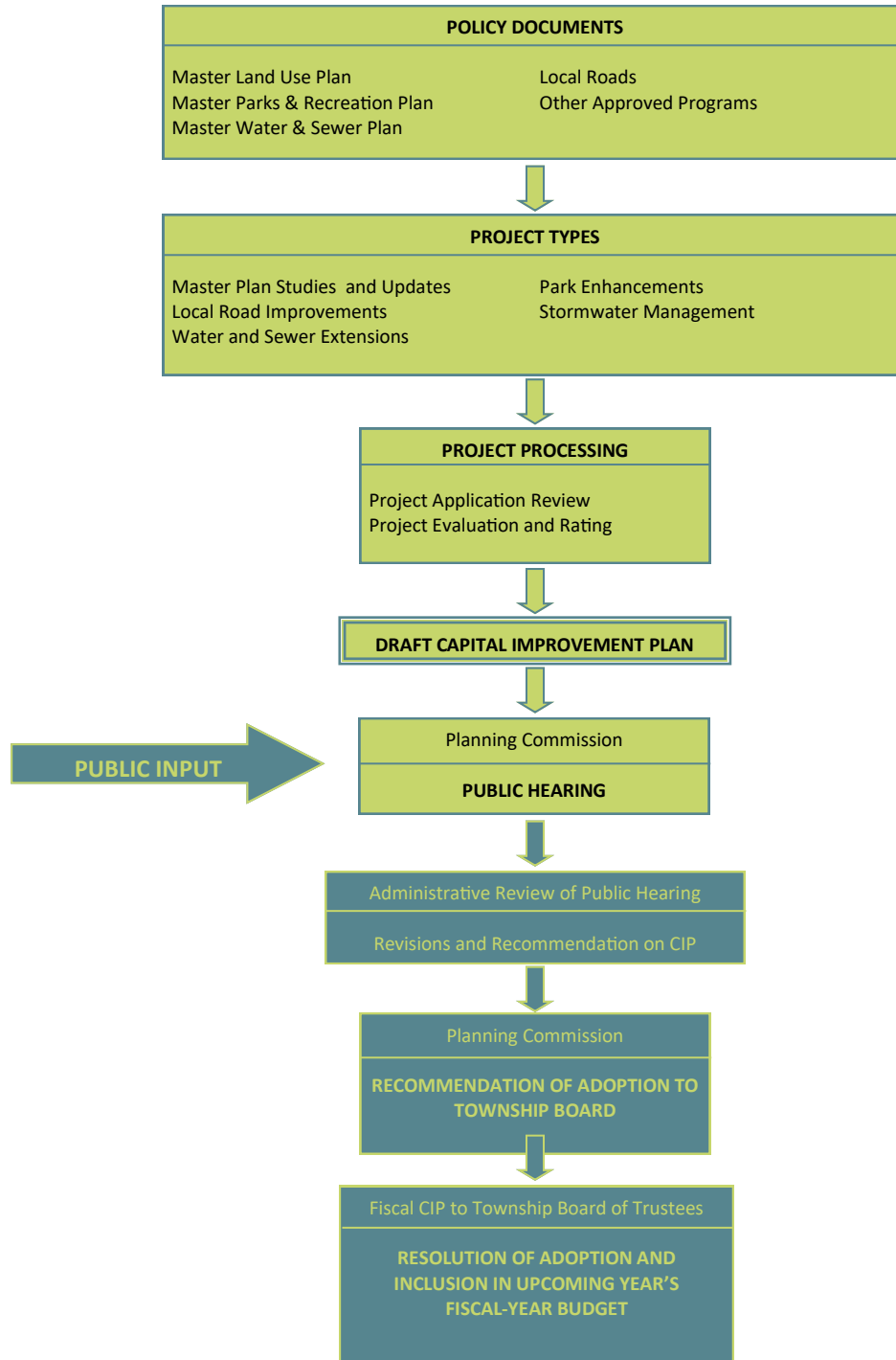
2. Data Compilation

The information received from the stakeholders has been compiled into a Project Summary Worksheet. This worksheet contains all of the projects in the CIP over six (6) budget years with a cost summary of each budget year by program area and for the entire CIP. Included with the worksheet is the listing of possible funding sources and an estimate of the Township’s share for each project. The Project Summary Worksheet can be found in the Appendix of this CIP.

3. CIP Adoption Process

The adoption process involves a public hearing to solicit citizen input. The CIP will then be modified (if necessary), approved by the Township Planning Commission (via a formal recommendation for approval to the Township Board), and forwarded to the Township Board for adoption. Adoption of the CIP by the Township’s Board of Trustees does not constitute an authorization to commit resources to any project. This approval is recognition of a plan for projects within the community that may move toward implementation in the future. The projects included within Year 1 of the Capital Improvement Plan potentially form the basis for the upcoming year’s capital projects budget. An outline of the process is displayed in Figure 1-3 on the following page.

FIGURE 1-3. CIP ADOPTION PROCESS



2. Existing Capital Facilities

In developing a Capital Improvement Plan, communities often find it essential to develop an inventory of their existing capital facilities. Before a community develops a list of “What we need,” it is important to first look at “What we have.” As stated in White Lake Township’s Master Plan, “A municipality’s public facilities are an important part of community life and are directly related to important issues such as quality of life and protection of the public health, safety, and welfare.” The following is a summary of White Lake Township’s major capital facilities and their current condition (where applicable), as determined by the directors of the respective departments. The location of existing Township facilities is noted on the Existing Facilities Map (Figure 2-1).

White Lake Township Hall

7525 Highland Road

Year Built: ±1948

Last Major Improvement: 1996

Houses: Supervisor, Clerk, Treasurer, Assessing, Building, Planning, Water, Sewer, Maintenance

Condition: Fair

Extent of Use: Heavy



White Lake Township Fleet Vehicles

Includes: Administrative vehicles, inspection vehicles; does not include Fire Dept. vehicles

Year Acquired: Varies

Condition: Varies

Extent of Use: Varies

Average Duty Cycle: Approximately 7 years



Fire Hall Number 1 (Headquarters)

7420 Highland Road

Year Built: ±1948

Last Major Improvement: Parking Lot Replacement

Serves: M-59 corridor; northeast and southwest quadrant

Condition: Fair

Extent of Use: Heavy



Fire Hall Number 2

Address: 860 Round Lake Road
 Year Built: ±1973
 Last Major Improvement: ±1996
 Serves: Southeast quadrant
 Condition: Fair
 Extent of Use: Heavy



Fire Hall Number 3

4870 Ormond Road
 Year Built: ±1979
 Last Major Improvement: ±1996
 Serves: Northwest quadrant
 Condition: Fair
 Extent of Use: Moderate



White Lake Township Police Station

7525 Highland Road
 Year Built: ±1949
 Last Major Improvement: 2001 (expansion)
 Condition: Poor
 Extent of Use: Heavy



White Lake Township Police Garage

Location: Behind Police Station
 Year Built: 2004
 Last Major Improvement: None
 Condition: Poor
 Extent of Use: Heavy



White Lake Township Police Communications System

Year Acquired: New in 2010
 Last Major Improvement: None
 Condition: Good
 Extent of Use: Heavy



White Lake Township Police Vehicles

Includes: 18 Vehicles
 Year Acquired: Varies
 Condition: Excellent
 Extent of Use: Heavy

**Fire and EMS Equipment**

Includes: three engines, two tankers, two ambulances / transporting units, one light duty rescue (no pumping or water carrying capabilities), one pick-up style grass truck with a skid-mounted pump and tank, four fleet vehicles, one drone aircraft, two cardiac monitors, and breathing apparatus
 Year acquired: Varies; between 1997 and 2022
 Condition: Varies; from Fair to Excellent
 Extent of Use: Varies; primarily Moderate to Heavy

**Township Office Annex**

7527 Highland Road
 Year Built: 1985
 Last Major Improvement: 2020 remodel
 Condition: Good
 Extent of Use: Moderate

**Dublin Community Senior Center**

685 Union Lake Road
 Year Built: approx. 1950
 Last Major Improvement: 2001
 Condition: Good
 Extent of Use: Heavy

**White Lake Township Clerk's Equipment**

Includes: Voting tabulation machines (18)
 Voter assist terminals (13)
 Year acquired: Varies; between 2018 and 2022
 Condition: Excellent
 Extent of Use: Varies



White Lake Township Water System

Includes: Approx. 55 miles of water main ranging in size from 4 to 16 inches in diameter, service supply laterals, 15 pressure control valves, approx. 1,000 gate valves, approx. 700 fire hydrants and hydrant valves, 2 one million gallon elevated water storage tanks, 5 water treatment plants, 9 water supply wells

Year Built: Ongoing

Last Major Improvement/Extension: 2020 Hillview Well House & 2019 Twin Lakes II Well House

Condition: Varies; primarily Good to Excellent

Extent of Use: Varies; primarily Moderate to Heavy

**White Lake Township Sanitary Sewer System**

Includes: The Township's wastewater collection system serves approximately 4,500 people in the Township. Sewer mains were constructed largely in 1999 or later. There are approximately 20 miles of gravity sewer mains and approximately 22 miles of pressured mains. The Township's sanitary system contains ten (10) pumping stations. The wastewater flow is ultimately discharged into Commerce Township's collection system and is conveyed to the Commerce Township Wastewater Treatment Plant for treatment.

Year Built: Ongoing since 1998

Last Major Improvement/Extension: 2012

Condition: Good to Excellent

Extent of Use: Light to Moderate

**Water Tower 1**

360 Woodsedge Drive

Year Built: 1994

Last Major Improvement: 2007

Condition: Good

Extent of Use: Heavy

**Water Tower 2**

6055 Highland Road

Year Built: 2004

Last Major Improvement: None

Condition: Excellent

Extent of Use: Moderate



Hidden Pines Park

Location: Intersection of White Lake Road and Hidden Pines Drive.

Size: 9 Acres

Includes: Baseball Field and parking area



Township-Owned Land

Total acreage: approx. 177 acres (including Township parks)



Judy Hawley Park

Location: Behind Township Hall, just east of the Township Annex

Size: 12 acres

Includes: Soccer fields, pavilion, play structure, basketball courts, sand volleyball court, and pathway



Ferdinand C. Vetter Park

Location: Behind Dublin Community Center on Union Lake Road

Size: 6 acres

Includes: Baseball field, picnic shelter, pathway, and play structure

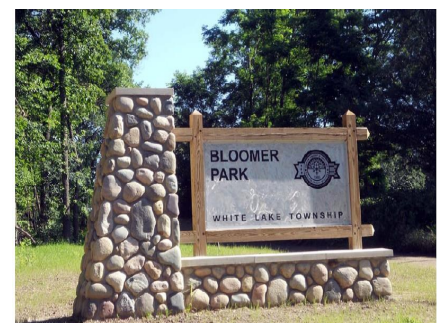


Bloomer Park

Location: West side of McKeachie Road, between Grass Lake and Jackson Roads

Size: Approximately 28 acres

Description: Picnic shelter, scenic overlook, and nature trails



Stanley Park

Location: West side of Elizabeth Lake Road, south of White Lake Library

Size: 59 acres

Description: Park opened to vehicular traffic on July 1, 2026. Phase 2 anticipated construction in 2027.



White Lake Community Hall

Address: 7500 Highland Road

Year Built: 1875 (State-designated historic site)

Last Major Renovation: 2013 (Interior)

Condition: Good

Extent of Use: Light



Civic Center Campus

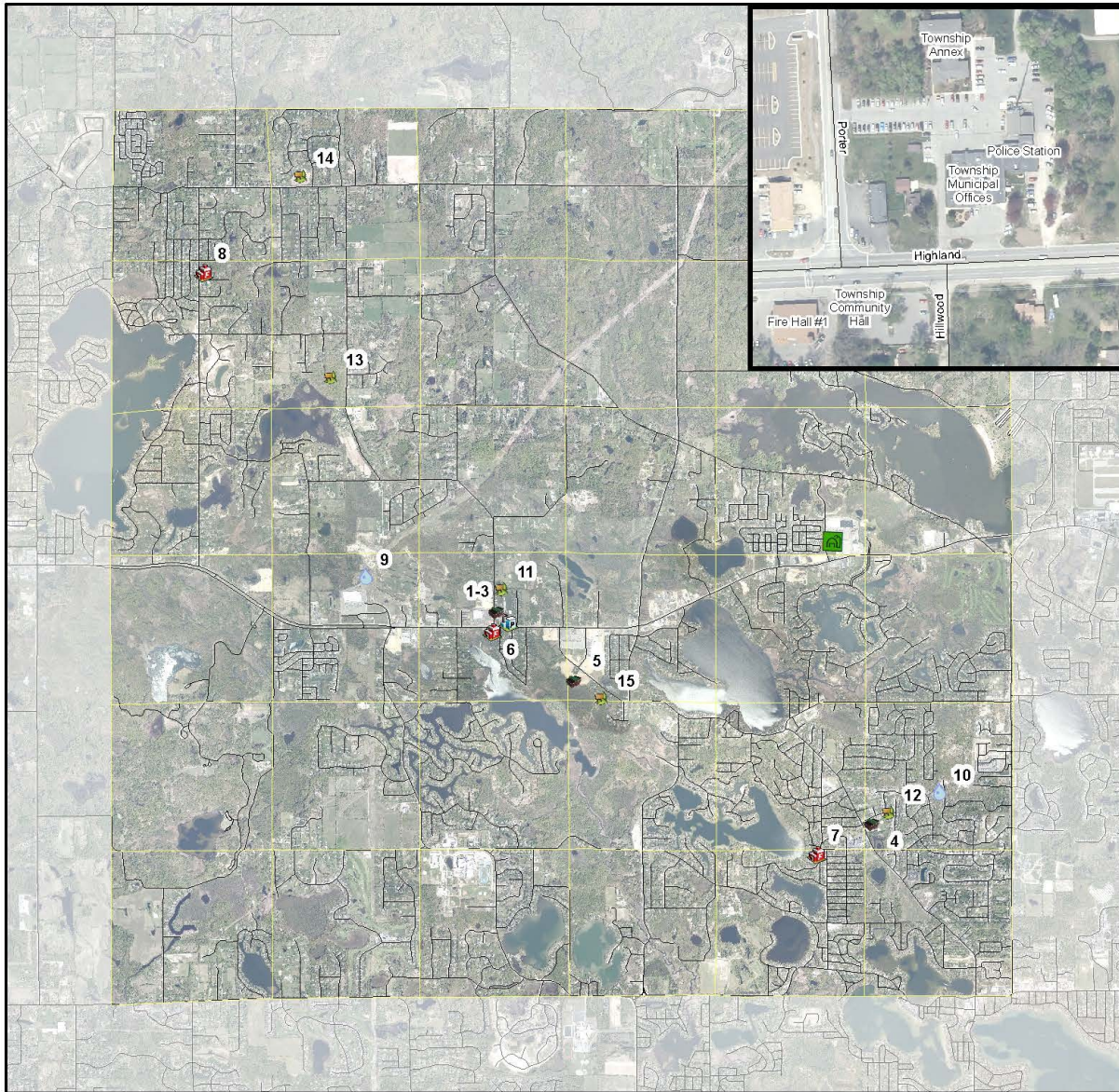
Location: West side of Elizabeth Lake Road, south of White Lake Library

Size: 29 acres

Description: Currently under development, anticipated completion for Fall 2026.



FIGURE 2-1



White Lake Charter Township



Existing Facilities

- | | | | |
|---|--------------------------------|---|-------------------------------|
|  | Public Facilities |  | Water Towers |
| | 1 - Township Municipal Offices | | 9 - Water Tower #1 |
| | 2 - Community Hall | | 10 - Water Tower #2 |
| | 3 - Township Annex |  | Township Parks |
| | 4 - Dublin Community Center | | 11 - Judy Hawley Park |
| | 5 - Civic Center Property | | 12 - Ferdinand C. Vetter Park |
|  | Fire Stations | | 13 - Bloomer Park |
| | 6 - Fire Hall #1 | | 14 - Hidden Pines Park |
| | 7 - Fire Hall #2 | | 15 - Stanley Park |
| | 8 - Fire Hall #3 |  | Fisk Farm |
|  | Police Station | | |



3. Executive Summary

Stakeholders

The level of input from the stakeholders has greatly contributed toward the formulation of the CIP. Project profiles consisting of the Project Application Form, the Project Cost Detail Form, and the Project Rating Form were received from Parks and Recreation, Senior Center, Police Department, Fire Protection, Facilities, and Department of Public Services. Though some of the information received will require further detail, it is the most current information available until future refinements are made to the project profile.

Project Histories

Just as important as tracking current and future projects is cataloging the past accomplishments of the Capital Improvement Plan. Located in the back of the plan is a Project Histories Summary Table. This table illustrates those past projects that have been completed or canceled. Some projects are changed over time; the original project number may be dropped and new project numbers created in its place. The Project Histories Summary can be used to track the priorities of the Township over time and can help track overall investment in the community based on geographic regions.

2026 Project Histories

The capital improvement projects, outlined in the 2026-2031 CIP, completed during 2026 were Township Civic Building (FA-0007) and Public Safety Headquarters (FA-0006).

Projects

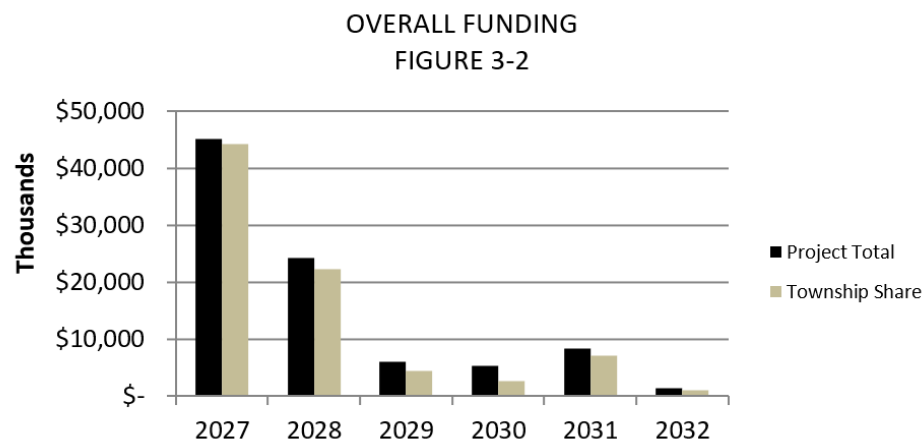
Review of the Project Summary Worksheet (found in the Appendix of this report) indicates that there are several individual projects located in the same geographic area. There are potential cost savings that can be realized by combining projects. At a minimum, mobilization, traffic control, and restoration are just some of the potential cost savings achieved by combining projects for construction. The potential grouping of projects are identified in Figure 3-1 below:

FIGURE 3-1	
Location	Project Labels
M-59, Teggerdine east 0.3 miles	BP-0003 & PK-0006
Stanley Park Phase II & Pickleball Courts	PK-0013 & PK-0014
Elizabeth Lake Road, south of White Lake Library	FA-0006 & FA-0007
Repaint Water Tower 1& 2	WS-0021 & WS-0022

If the funding and timing of these projects can be orchestrated, the savings are significant. The exact savings cannot be determined until a detailed project costing and analysis of the common scope between the projects is performed. Also, in the future other projects such as new facilities can be studied to determine if combining operations can realize a cost savings. Other benefits include providing a list of projects in advance in order to help establish the need for grants and funding opportunities.

Funding

This CIP has many projects that are unfunded. The limitations of funding will likely cause projects to be delayed, deferred or cancelled. Each project has a potential funding source and many are dependent on a contribution from the Township's General Fund (GF). Many projects list funding sources from State and Federal grant programs, but those grants have not yet been secured. The following chart depicts the relationship between total project costs, and the Township's share of those costs. Additional revenue for projects that are not completely funded by the Township will come from grants and other funding sources.



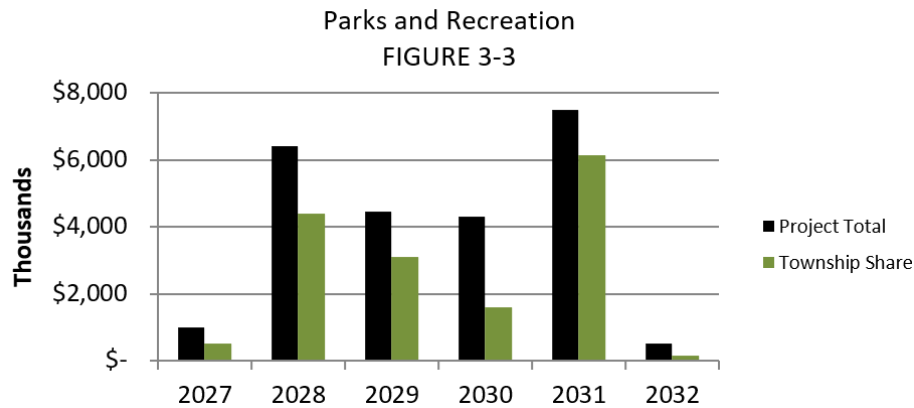
The Township's General Fund balance at the end of fiscal year 2025 was \$8,058,037. That amount is inadequate to support the Township's share of the CIP, which is shown in Figure 3-2 above.

Funding Components

In the following section, each of the funds shown on the Project Summary Worksheet are graphed and reported as part of the CIP with the exception of the projects listed under Internal Services.

Parks and Recreation

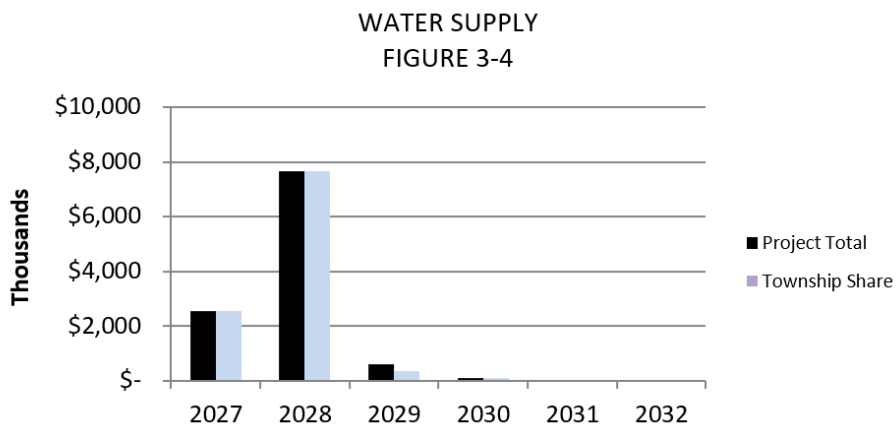
The Parks and Recreation Fund had a fund balance of **\$2,757,920** as of December 31, 2025, as shown in the Township's 2025 Audit Report. The 2026 Budget carries forward a beginning fund balance of **\$2,757,920.22** for the Parks and Recreation Fund. These funds, together with any awarded grant funds, may be used to support and leverage future park improvement projects.



Careful budgeting of the Parks and Recreation Fund will allow the level of service and maintenance of the Township's current and future park facilities to occur until additional parks funding can be established.

Water Supply Fund

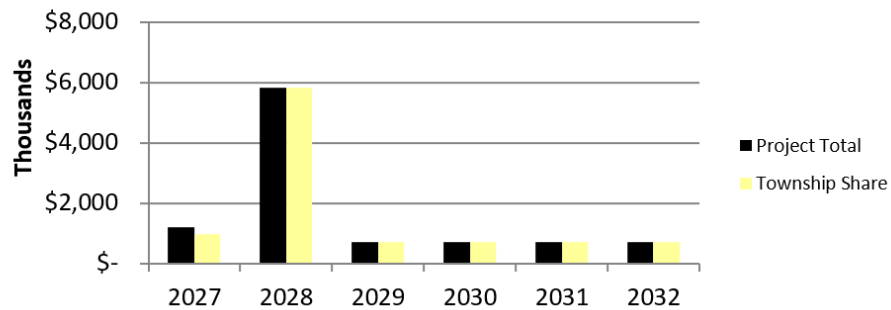
The Water Supply Fund (WF) is an enterprise fund that is not dependent on support from the General Fund. The Water Supply Fund (WF) has a balance of \$16,316,762 as of the close of 2025. Several projects in this program area are funded using the Drinking Water Revolving Fund supplemented by the Water Supply Fund balance.



Sewerage Disposal System

Development of sewer has been done either by private development or special assessment districts (SADs). As of 2025, the Sewer Fund (Enterprise Fund) has a balance of \$31,887,477.

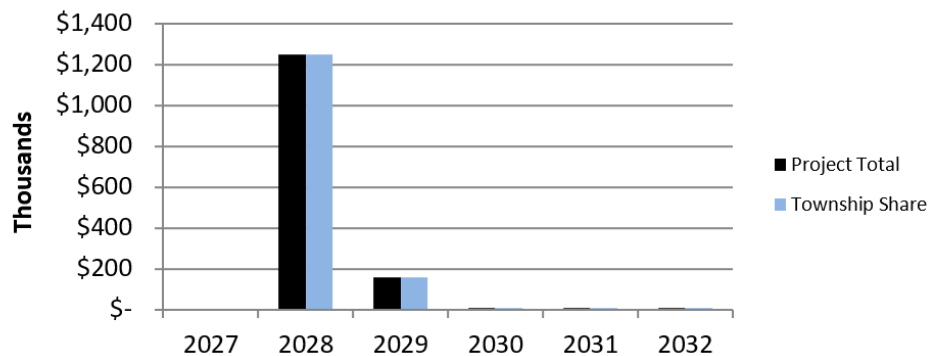
SEWERAGE DISPOSAL
FIGURE 3-5



Police Department

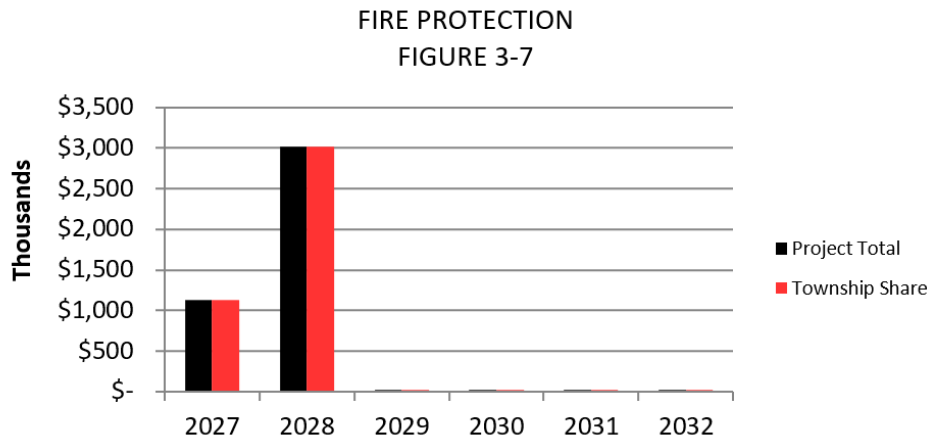
The 2025 CAFR reports a balance of \$6,186,253 in the Police Fund. The Police Department is currently funded by a Township Millage.

POLICE DEPARTMENT
FIGURE 3-6



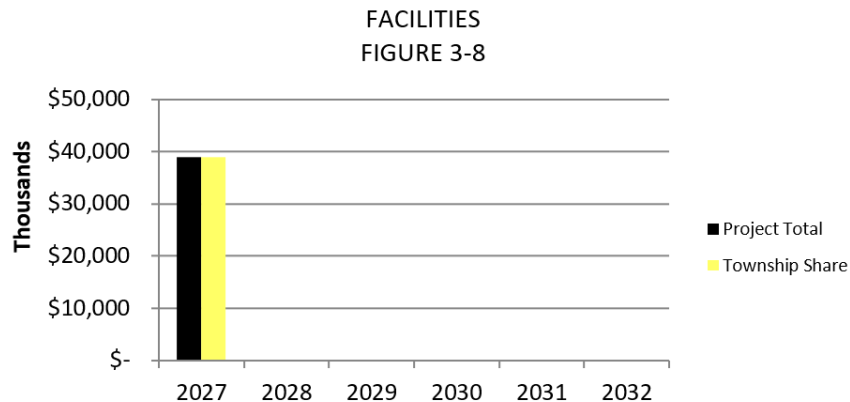
Fire Protection

The Fire Protection Fund has a balance of \$5,924,401 as reported in the 2025 CAFR. The Fire Protection Fund is supported solely through millage money.



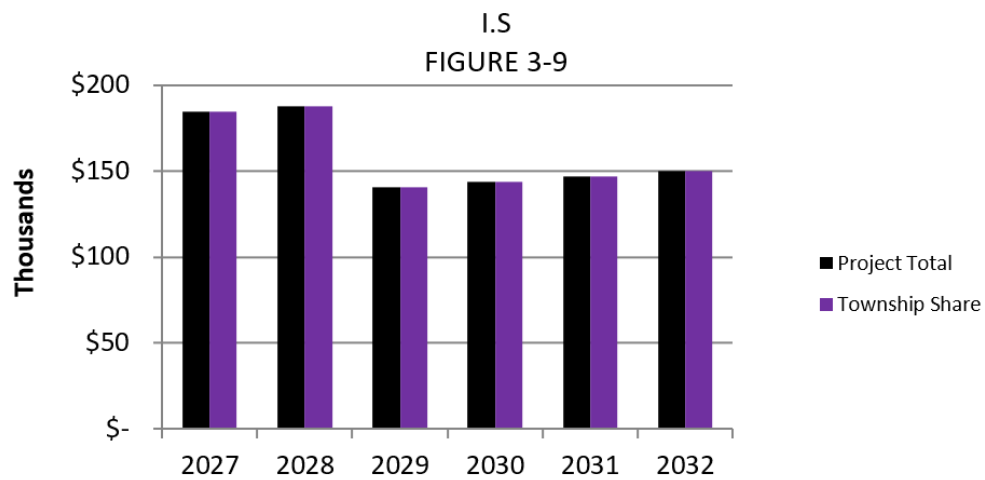
Facilities

The Township Civic Center district will have a new Public Safety Headquarters that will cost approximately \$25 million dollars and a new Civic Center Building to replace the current Township Offices at an approximate cost of \$20 million dollars. This money will come from the Capital Project Fund and the issuance of bonds. The Township currently has \$10,166,676 available for a new Township Municipal Complex in an Improvement Revolving Fund listed in the 2025 CAFR.



Internal Services

The Internal Services used to support the operating departments are included in the CIP due to their costs that are in excess of \$50,000. As these services are collected as a charge back to the operating departments, there is no special fund involved.



4. CIP Components

The components of the Capital Improvement Plan have been compiled and reported by the following seven program areas, each representing a stakeholder in the CIP.

Section 1a. Facilities	Section 4e. <u>Police Department</u> PD-0002 - Mobile Command Center PD-0002 - Public Safety Firearms Range
Section 4b. <u>Fire Protection / Emergency Medical Services</u> FD-0002 - Fire Station 2 Replacement FD-0006 - Fire Ladder Truck FD-0009 - Fire Station 3 Replacement FD-0017 - Structural Firefighting Gear FD-0019 - Engine / Pumper Replacement	Section 4f. <u>Sanitary Sewerage Disposal System</u> SS-0005 - Western Outlet Sanitary Extension Phase 2 SS-0006 - Pump Station at Lakeland High school SS-0008 - Upgrades & Equipment Replacement of 7 Sanitary Sewage Pump Stations
Section 4c. <u>Internal Services</u> IS-0002 - Fleet Vehicles (excluding Fire) IS-0003 - Document Management Program	Section 4g. <u>Water Supply System</u> WS-0004 - Twin Lakes Well Replacement and Upgrades WS-0012 - 6 - Inch Diameter Water Main Replacement WS-0015 - Twin Lakes I Well House Updates WS-0017 - Interconnection of High Pressure Districts (Elizabeth Lake Road) WS-0018 - Residual Chlorine Analyzers at Water Towers WS-0019 - Residential and Commercial Meter Replacement with AMR System WS-0021 - Repaint Water Tower 1 WS-0022 - Repaint Water Tower 2 WS-0023 - Backhoe Machine WS-0024 - Waterford / White Lake Emergency Interconnection WS-0025 - DPS Storage / Maintenance Building
Section 4d. <u>Parks and Recreation</u> BP-0002 - M-59 Pathway (Phase I) BP-0003 - M-59 Pathway (Phase II) BP-0004 - M-59 Pathway (Phase III) BP-0005 - Union Lake Rd. Pathway BP-0006 - Bogie Lake Rd. Pathway PK-0002 - Four Seasons Trail (Phase I) PK-0003 - Four Seasons Trail (Phase II) PK-0004 - Four Seasons Trail (Phase III) PK-0008 - Hidden Pines Park Phase II PK-0009 - Teggerdine Trail Design PK-0010 - Bloomer Park (Phase II) PK-0013 - Stanley Park (Phase II) PK-0014 - Pickleball Courts	

Funding Sources Abbreviations

Building Authority	BA
Fire Protection Fund	FPF
General Fund	GF
Federal Housing and Urban Development	HUD
Michigan Dept. of Transportation Enhancement Grant	MDOT-EG
Michigan Natural Resources Trust Fund Grant	MNRTFG
Michigan Safe Routes to School Program	MSRSP
Parks & Recreation - Special Township Revenue Fund	P&RF
Police Department Fund	PDF
Road Commission Tri-Party Program	RCOCTP
Special Assessment District	SAD
Sewer Fund (Township Enterprise Fund)	SF
State Revolving Fund	SRF
United States Dept. of Transportation	USDOT
Drinking Water Revolving Fund	DWRF
Water Supply Fund (Township Enterprise Fund)	WF
Private Developer	PD

4a. CIP Components - Facilities

Overview

Facilities play an important role in providing an environment that is conducive to supporting the various operating departments that provide services directly to the residents in the Township. Facilities can be new building projects, building renovations, building expansions or the cost of services to support the existing buildings if this cost is significant. Identification of significant costs to support existing building operations is an important tool in determining the cost effectiveness of operating existing public buildings.

Funding for supporting existing Facilities is normally derived by either a charge back to the budgets from the operating departments or done as a direct operating cost to General Fund. Funding for new Facilities can be accomplished by a building authority. The Township has a legally established Building Authority that would be the governing body to finance and construct any new public buildings in the Township.

On the following page, each of the Facilities projects are listed along with their cost and funding sources.

*This page is
intentionally left blank.*

4b. CIP Components - Fire Protection/EMS

Overview

Fire Protection/Emergency Medical Services provides a variety of vital services to Township residents. Fire Protection facilities are provided at several locations within the Township. In the CIP, new Fire Protection facilities, new Fire Protection equipment, and new Fire Protection vehicles are included under this section.

Fire Protection is principally funded by a Township Millage. Potential sources of funding for projects are the Fire Protection Fund balance, bond issue, or grants. Another possibility would be to use the Township's Building Authority to finance new fire stations.

On the following pages, each of the Fire Protection projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY FIRE PROTECTION (FD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0001	Extrication Tools	New Equipment	106	GF, FPF	\$120,000	\$120,000	\$--
<u>Project Description</u> We need to upgrade our extrication tools every 8-10 years or so due to construction methods of vehicles. Our tools are 10 years old.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0003	Brush Truck	New Equipment	141	GF, FPF	\$90,000	\$90,000	\$--
<u>Project Description</u> We currently have one brush truck. It is nearing its end of life for both the vehicle and the skid unit (pump, hose, etc. that goes in the bed).							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0004	Water tanker (tender) truck	New Equipment	139	GF, FPF	\$500,000	\$500,000	\$--
<u>Project Description</u> We currently have one (1) tanker (tender) truck. Several years ago, the department sold the third tanker (tender). We recently sold our second one that was beyond its useful life. We need to replace it.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0005	Ambulance	New Equipment	111	GF, FPF	\$300,000	\$300,000	\$--
<u>Project Description</u> We currently have three (3) excellent ambulances. Should one go down for a short or longer period of time, we need to have a reliable backup. A good used remounted ambulance should suffice.							

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY FIRE PROTECTION (FD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0002	Fire Station 2 Replacement	New Construction	140	Grant, Bond Issue, BA	\$4,000,000	\$4,000,000	\$--
<u>Project Description</u> Construct a satellite fire station with living quarters and three bays.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0006	Fire Ladder Truck	New Equipment	108	FPF	\$1,500,000	\$1,500,000	\$--
<u>Project Description</u> 100-foot fire-fighting ladder truck.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0009	Fire Station 3 Replacement	New Construction	112	Grant, Bond Issue, BA, GF	\$5,000,000	\$5,000,000	\$--
<u>Project Description</u> Restoration and Addition to the existing Fire Station 3.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0017	Structural Firefighting Gear (30 sets)	New Equipment	102	FPF	\$126,000	\$126,000	\$--
<u>Project Description</u> Structural Firefighting Gear. \$4,200 per set = \$126,000							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0019	Engine/Pumper Replacement	New Equipment	112	FPF	\$3,000,000	\$3,000,000	\$--
<u>Project Description</u> Specification process beginning in 2027.							



4c. CIP Components - Internal Services

Overview

Internal Services play an important role in supporting the various operating departments that provide services directly to the residents in the Township. While Internal Services in itself is not a “project,” the cost of this internal support is significant and bears inclusion as part of the CIP. Internal Services in this CIP are defined as computer networks, geographic information service (GIS), document storage, communications, and fleet vehicles.

There is no dedicated fund for Internal Services. Funding for Internal Services is normally derived by a charge back to the budgets from the operating departments that use or are supported by these services.

On the following page, each of the Internal Services projects are listed along with their cost and funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY INTERNAL SERVICES (IS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
IS-0002	Fleet Vehicles	New Equipment	80	PD / GF	\$ 873,000	\$ 873,000	\$--

Project Description

Replacement of cars and trucks (except Fire Department) on an annual basis to systematize the vehicle replacement process. Estimates are for a combination of three (3) cars and two (2) trucks each year, for a total of six (6) years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
IS-0003	Document Management Program	Equipment / Professional Services	90	GF	\$100,000	\$100,000	\$--

Project Description

Project includes providing Township Departments with the necessary software and hardware needed to continue digitizing the Township's document files. Project also includes funding for contracting with private firms to help expedite the process.

4d. CIP Components - Parks & Recreation

Overview

The Parks and Recreation Master Plan outlines a variety of services to Township residents. Parks and Recreation is principally funded by a non-major special revenue fund. Potential funding for projects can be from Parks and Recreation Fund balance, grants such as Michigan Department of Natural Resources Trust Fund, County based tri-party funding, Michigan Safe Routes to School Program, Michigan Department of Transportation Enhancement Grant, or Federal Housing and Urban Development.

In January 2023 the Township Board adopted the 2023-2027 Parks and Recreation Master Plan. The Plan outlines goals and objectives illustrating the vision for parks and recreation over the next five plus years, and documents desired capital improvements to meet the goals, and categorizes them as short-, mid-, long-term, or ongoing priorities including magnitude of cost of the proposed capital improvements. The Plan also identifies potential funding sources that might best align with the various capital projects. The CIP incorporates several of the capital projects identified in the 2023-2027 Parks and Recreation Master Plan.

On the following pages, each of the Parks and Recreation projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY PARKS AND RECREATION (BP and PK)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0002	M-59 Pathway (Phase I)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0003	M-59 Pathway (Phase II)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0004	M-59 Pathway (Phase III)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0005	Union Lake Road Pathway	New Construction	98	MNRTFG; RCOCTP; P&RF	\$1,500,000	\$1,150,000	\$350,000

Project Description

The Union Lake Road corridor is the area of White Lake that contains the highest density of residential development in the Township. A pathway along the corridor is critical to provide residents with safe, non-motorized access to homes, churches, schools, parks, retail, and other places in the area.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0006	Bogie Lake Road Pathway	New Construction	83	MDOT-EG; P&RF; MSRSP	\$5,500,000	\$5,000,000	\$500,000

Project Description

An important, long term, high-priority objective is the development of a Township wide system of pathways connected to the regional network. This pathway provides the north-south connection from M-59 (north) to the Township's southern boundary and connects a complex of 3 schools to neighborhoods throughout the length of the corridor.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0002	Four Seasons Trail (Phase I)	New Construction	67	MNRTFG; P&RF; USDOT	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0003	Four Seasons Trail (Phase II)	New Construction	67	MNRTFG; P&RF; USDOT	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0004	Four Seasons Trail (Phase III)	New Construction	67	MNRTFG; P&RF; USDOT	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0008	Hidden Pines Park Phase II	New Construction	80	MNRTFG; P&RF, Passport Grant	\$500,000	\$150,000	\$350,000

Project Description

This property would be further developed using the Hidden Pines Park Master Plan that was completed in 2012. Improvements would include a playground as well as other park amenities.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0009	Teggerdine Trail Development Design	New Construction	78	MNRTFG, P&RF	\$150,000	\$150,000	-

Project Description

The Teggerdine Road Pathway would connect M-59 in the south to Indian Springs Metro Park in the north. This pathway would provide access at certain points to the Pontiac Lake Recreation Area. This pathway would connect to regional pathways through Indian Springs Metro Park, and through the potential development of a trail inside of the ITC transmission corridor in White Lake.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0010	Bloomer Park Phase II	New Construction	60	MNRTFG, P&RF	\$305,000	\$105,000	\$200,000

Project Description

With the completion of Bloomer Park's Phase I redevelopment in 2013, the Township seeks to complete the restoration of the northern half of the park. The second phase of development would include completing the pathway network and providing other park amenities including park benches.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0013	Stanley Park Phase II	Improvements	91	MNRTFG; P&RF; GF; Donations	\$2,250,000	\$1,250,000	\$1,000,000

Project Description

Balance of Stanley Park improvements.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0014	Pickleball Courts	New Construction	91	Grant(s); P&RF	\$450,000	\$100,000	\$350,000

Project Description

Location to be determined. This recreational amenity is identified in the Parks and Recreation Master Plan.

4e. CIP Components - Police Department

Overview

The Township Police Department provides a variety of vital services to Township residents. The costs of operations and the demand for services create financial circumstances that are difficult to predict. In this CIP, special police equipment is listed as projects. Standard police cars are included as Internal Services under Fleet.

Police Department operations are funded by a major special revenue fund. Potential funding for projects can be from the Police Fund balance, grants from sources such as Homeland Security, and drug forfeitures. The Police also have a 10-year operating millage that will collect through 2031.

On the following page, each of the Police Department projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY POLICE DEPARTMENT (PD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PD-0002	Mobile Command Center	New Equipment	65	Grants; Drug Forfeitures	\$152,000	\$152,000	\$--
<u>Project Description</u> A Mobile Command Center is a vehicle-based police facility, usually built around a motor home chassis. It allows command officers to provide on-scene command and control of large scale events or catastrophes.							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PD-0003	Public Safety Firearms Range	New Construction	99	Grants; Drug Forfeitures; PDF	\$1,250,000	\$1,250,000	\$--
<u>Project Description</u> Outfitting of the Public Safety Building Firearms Range by moving forward with construction of the range, the Firearms Instruction Unit will be able to provide training to officers on a consistent basis. Additional benefits to White Lake Township are that area agencies will be able to utilize this range for training purposes for a fee that will help offset the cost of the outfitting.							

4f. CIP Components - Sanitary Sewerage Disposal System

Overview

Sanitary Sewerage Disposal Systems do not currently provide service to all Township residents. Sewerage Disposal Systems that do exist are operated by the Water Resources Commissioner for Oakland County.

A Sanitary Sewerage Disposal Enterprise Fund was created in 2022.

The Department of Public Services completed an asset management plan in 2019 following a roughly three year study of the condition of the Township wastewater system. Potential sources of funding for projects are the Sewer Fund, Special Assessment Districts (SADs), and the State Revolving Fund (SRF) loan program.

On the following page, each of the Sanitary Sewerage Disposal projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY Sanitary Sewer (SS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0005	Western Outlet Sanitary Extension Phase Two	New Construction	80	SF, SRF	\$5,329,711	\$5,329,711	\$--
<u>Project Description</u> The proposed project will provide public force main sewer from the HVS Lakeland Campus north to M-59. The scope of the project will include the placement of 12" HDD directionally drilled pressure sewer (force main) with related appurtenances, pipe rework within the temporary diversion district, traffic control, pavement replacement, and restoration.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0006	Pump Station at Lakeland	New Construction	110	SF, SRF, Private Development	\$500,000	\$260,250	\$--
<u>Project Description</u> Installation of intermediate booster pumping station on sanitary sewer force main consisting of two submersible pumps, and building housing controls and generator.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0008	Sanitary Sewer Pump Stations (11)	Rehabilitation	139	SF, SRF	\$6,994,348	\$6,994,348	\$--
<u>Project Description</u> Replacement of pumping equipment, controls, and addition of VFDs (Variable Frequency Drive) and iron filtration. VFDs will provide better system control and operational cost savings.							

4g. CIP Components - Water Supply System

Overview

The Municipal Water Supply System that is owned and operated by the Township and administered by the Department of Public Services does not provide service to all Township residents. The Municipal Water Supply System derives its water from underground aquifers and is used for fire protection and domestic consumption. Many areas of the Township currently operate with private wells as their source of potable water supply.

The Township has a Water Enterprise Fund managed by the Department of Public Services.

The Department of Public Services completed an asset management plan in 2017 following a roughly three-year study of the condition of the Township water system. Potential sources of funding for Water Supply projects are the Water Fund balance, Drinking Water Revolving Fund (DWRP), revenue bonds, special assessment districts (SADs), or contributions from General Fund.

On the following pages, each of the Water Supply projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0004	Twin Lakes I Well Replacement and Upgrades	Rehabilitation	126	DWRF, WF	\$500,000	\$484,000	\$16,000
<u>Project Description</u> The Township proposes to install a new well and pump at Twin Lakes I well site to replace the smaller capacity well at the site. This will require discussion with the MDEQ water bureau, site investigation using test/production well(s) to evaluate aquifer capacities, engineering design, permitting, identifying funding sources, contract administration and construction. This will have to be combined with WS-0015.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0012	6-Inch Water Main Replacement (9,000ft)	Rehabilitation	114	WF, DWRF	\$2,723,516	\$2,723,516	\$--
<u>Project Description</u> Replace 6-inch diameter water main in Colony Heights, Twin Lakes Village, and Suburban Knolls for better system pressure and fire flow.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0015	Twin Lakes Well House Upgrades	Rehabilitation	108	WF, DWRF	\$3,123,000	\$3,123,000	\$--
<u>Project Description</u> Update controls, piping, iron filtration, and instrumentation to allow efficient operation of the Twin Lakes well house. New in 2027 is well replacement.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0017	High Pressure Districts Elizabeth Lake Road	New Construction	90	WF, DWRF	\$3,928,148	\$3,928,148	\$--
<u>Project Description</u> The interconnect will allow the high pressure district to utilize both elevated towers for storage at Aspen Meadows and Village Acres well houses for water supply. This will increase system reliability.							

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0019	Meter Replacement	Rehabilitation	82	WF, DWRF	\$500,000	\$500,000	\$--

Project Description

The water system meters in older subdivisions are reaching or exceeding their useful life. As meters age they deteriorate and develop inaccuracies in readings. Replacing meters will provide homeowners with the proper readings and provide accurate billing of water usage.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0021	Repaint Water Tower 1	Rehabilitation	127	WF, DWRF	\$658,672	\$658,672	\$--

Project Description

Exterior overcoat polyurethane paint. Complete wet interior repaint.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0022	Repaint Water Tower 2	Rehabilitation	127	WF, DWRF	\$312,300	\$312,300	\$--

Project Description

Exterior overcoat polyurethane paint. Dry interior partial repaint.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0023	Backhoe Machine	New Equipment	74	WF, DWRF	\$100,000	\$100,000	\$--
<u>Project Description</u> Purchase a Backhoe Machine to assist in day-to-day department operations.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0024	Waterford / White Lake Emergency Interconnection	New Construction	103	WF, DWRF, Waterford	\$500,000	\$250,000	\$--
<u>Project Description</u> Construction of a second interconnection between the Waterford and White Lake water systems to increase reliability and capacity.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0025	DPS Storage / Maintenance Building	New Construction	58	SF, WF	\$1,457,400	\$1,457,400	\$--
<u>Project Description</u> Currently gathering estimates and developing preliminary site plan.							



Appendix

Excerpt from the Michigan Planning Enabling Act of 2008:

MICHIGAN PLANNING ENABLING ACT (EXCERPT) Act 33 of 2008

125.3865 Capital improvements program of public structures and improvements; preparation; basis.

Sec. 65.

(1) To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements.

(2) Any township may prepare and adopt a capital improvement program. However, subsection (1) is only mandatory for a township if the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system.

History: 2008, Act 33, Eff. Sept. 1, 2008

Charter Township of White Lake Capital Improvement Plan – Project Application

Project Title: [Click here to enter text.](#)
 Program Area: [Choose an item.](#)
 Prepared By: [Click here to enter text.](#)
 Date Prepared: [Click here to enter a date.](#)
 CIP ID #: [Click here to enter text.](#)

Project Description: Provide a brief (1-2 paragraph) description of project:

[Click here to enter text.](#)

Planning Context: Is the project part of an Adopted Program, Policy or Plan?

Yes or No

[Choose an item.](#) If yes, identify Program, Policy or Plan

[Click here to enter text.](#)

List the adopted program or policy, and how this project directly or indirectly meets these objectives:

[Click here to enter text.](#)

Planning Context: Is the Township Legally Obligated to perform this service? (E.G. Federal or State Law, Consent Judgment, etc.)

Yes or No

[Choose an item.](#)

If yes, please describe Township's Obligation:

[Click here to enter text.](#)

Schedule: Estimated project beginning and ending dates. If project will take several years to complete, fill out Form 2. If applicable, be sure to include any work done in prior years, including studies or other planning:

[Click here to enter text.](#)

Coordination: Please identify if this project is dependant upon one or more other CIP projects, and describe what the relationship is:

[Click here to enter text.](#)

Project Priority: Low, Medium, High

[Choose an item.](#) Priority within Program Area

[Choose an item.](#) Priority for the Township

Form 1 - Page 1 of 2

Capital Improvement Plan – Project Application

Prior Approval: Is this project included the prior year's budget?
Has this project been approved by the Township Board, Commission or Authority?

Yes or No

Choose an item.

If Yes, Choose an item.

Total Estimated Cost: In today's dollars (Amount shown here should agree with total on Form 2)

[Click here to enter text.](#)

List all funding options available for this project.

[Click here to enter text.](#)

Recommended funding option(s) to be used? (i.e: Operating Revenues, Grants, Fund Balance, Bond Issue etc...)

[Click here to enter text.](#)

Basis of Cost Estimate: Please check the following

[Choose an item.](#)

Impacts. Describe potential loss of service, benefit or opportunity if the project is not included in the C.I.P.

[Click here to enter text.](#)

CHARTER TOWNSHIP OF WHITE LAKE
Capital Improvement Plan
Project Cost Detail

Project ID _____
Category _____

	Prior Year	Budget Year	Budget Year 2	Budget Year 3	Budget Year 4	Budget Year 5	Budget Year 6	Totals	TWP Share
Project Construction Components								\$ -	-
Preliminary Engineering								\$ -	-
Right of Way or Easement Services								\$ -	-
Land Acquisition								\$ -	-
Geotechnical Engineering								\$ -	-
Environmental Services								\$ -	-
Contractor payments								\$ -	-
Construction Engineering								\$ -	-
Depreciable equipment or facilities								\$ -	-
Post Construction Monitoring								\$ -	-
Finance Costs								\$ -	-
Other Construction Costs								\$ -	-
Total Construction Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Costs								Totals	TWP Share
Contracted Services								0	-
Staff								0	-
Routine Maintenance								0	-
Utilities, Insurance, Communication								0	-
Other								0	-
Total Operating Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

W.L.T. Project Costing Form template

10/5/2009

CHARTER TOWNSHIP OF WHITE LAKE Capital Improvement Plan Project Evaluation Form		Project ID		
Rater Name:	Score Range	Rater Score	Weight	Total Points
1. Contribution to Health, Safety & Welfare			5	0
Eliminates a known hazard (accident history)	5			
Eliminates a potential hazard	4			
Materially contributes	3			
Minimally contributes	1			
No impact	0			
2. Project Needed to Comply with Local, State or Federal Law			5	0
Yes	5			
No	0			
3. Project Conforms to Adopted Program, Policy or Plan			4	0
Project is consistent with adopted City Council policy or plan	5			
Project is consistent with Administrative policy	3			
No policy / plan in place	0			
4. Project Remediates as Existing or Projected Deficiency			3	0
Completely Remedy Problem	5			
Partially Remedy Problem	3			
No	0			
5. Will Project Upgrade Facilities			3	0
Rehabilitates / upgrades existing facility	5			
Replaces existing facility	3			
New facility	1			
6. Contributes to Long-term Needs of Community			2	0
More than 30 years	5			
21 - 30 years	4			
11 - 20 years	3			
4 - 10 years	2			
3 years or less	1			
7. Annual Impact on Operating Costs Compared to Operating Costs assuming the project proceeds			2	0
Net Cost Savings	5			
No Change	4			
Minimal increase (>\$25,000)	3			
Moderate Increase (\$25,000 - \$100,000)	2			
Major Increase (>\$100,000)	1			
8. Annual Impact on Operating Costs Compared to Operating Costs assuming the project does not proceed			2	0
Major Impact (> \$100,000)	5			
Moderate Impact (\$50,000 - \$100,000)	3			
Minor Impact (\$25,000-\$50,000)	2			
Minimal Impact (< \$25,000)	1			
None	0			
9. Service Area of Project			2	0
Regional	5			
Township-Wide	4			
Several neighborhoods	3			
One neighborhood or less	1			
10. Department Priority			2	0
High	5			
Medium	3			
Low	1			
11. Project Delivers Level of Service Desired by Community			2	0
High	5			
Medium	3			
Low	1			



WHITE LAKE CHARTER TOWNSHIP | CAPITAL IMPROVEMENT PROGRAM

Summary and History by Category - FY 2027–2032

Item B.

	Project ID	Title	Category	Rating	Potential Funding Sources	Summary		2027		2028		2029		2030		2031		2032		Item B.	
PARKS & RECREATION	BP-0002	M-59 Pathway (Phase I)	Rehabilitation	98	MDOT-EG; P&RF	Project Total	Twp Share	Project Total	Twp Share	Project Total	Twp Share	Project Total	Twp Share	Project Total	Twp Share	Project Total	Twp Share	Project Total	Twp Share	MDOT-EG Funding (\$500,000)	
	BP-0003	M-59 Pathway (Phase II)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000			\$2,000,000	\$1,500,000									MDOT-EG Funding (\$500,000)	
	BP-0004	M-59 Pathway (Phase III)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000					\$2,000,000	\$1,500,000							MDOT-EG Funding (\$500,000)	
	BP-0005	Union Lake Road Pathway	New Construction	98	MNRTFG; RCOCTP; P&RF	\$1,500,000	\$1,150,000							\$2,000,000	\$1,500,000			\$1,500,000	\$1,150,000	MNRTFG & RCOCTP Funding (\$350,000)	
	BP-0006	Bogie Lake Road Pathway	New Construction	83	MDOT-EG; P&RF; MSRSP	\$5,500,000	\$5,000,000									\$5,500,000	\$5,000,000			MDOT-EG & MSRSP Funding (\$500,000)	
	PK-0002	Four Seasons Trail (Phase I)	New Construction	67	MNRTFG; P&RF, USDOT	\$2,000,000	\$1,500,000			\$2,000,000	\$1,500,000									MNRTFG Funding (\$500,000)	
	PK-0003	Four Seasons Trail (Phase II)	New Construction	67	MNRTFG; P&RF, USDOT	\$2,000,000	\$1,500,000					\$2,000,000	\$1,500,000							MNRTFG Funding (\$500,000)	
	PK-0004	Four Seasons Trail (Phase III)	New Construction	67	MNRTFG; P&RF, USDOT	\$2,000,000	\$1,500,000							\$2,000,000	\$1,500,000					MNRTFG Funding (\$500,000)	
	PK-0008	Hidden Pines Park Phase II	New Construction	80	MNRTFG; P&RF	\$500,000	\$150,000											\$500,000	\$150,000		
	PK-0009	Teggerdine Trail Development Design	New Construction	78	MNRTFG; P&RF	\$150,000	\$150,000			\$150,000	\$150,000										
	PK-0010	Bloomer Park Phase II Development	New Construction	60	MNRTFG; P&RF	\$305,000	\$105,000							\$305,000	\$105,000					MNRTFG Funding (\$200,000)	
	PK-0013	Stanley Park Phase II	New Construction	91	MNRTF, P&RF, GF, Donations	\$1,000,000	\$500,000	\$1,000,000	\$500,000	\$2,250,000	\$1,250,000									LWCF Funding (\$500,000 Phase 1)	
	PK-0014	Pickleball Courts	New Construction	91	Grant(s), P&RF	\$450,000	\$100,000					\$450,000	\$100,000							MNRTFG Funding (\$350,000)	
	Subtotals						\$21,405,000	\$16,155,000	\$0	\$0	\$6,400,000	\$4,400,000	\$4,450,000	\$3,100,000	\$4,305,000	\$3,105,000	\$7,000,000	\$6,150,000	\$500,000	\$150,000	
WATER SUPPLY	WS-0021	Repaint Water Tower 1	Rehabilitation	127	DWRF, WF	\$658,672	\$658,672	\$632,750	\$632,730												
	WS-0022	Repaint Water Tower 2	Rehabilitation	127	DWRF, WF	\$3,123,000	\$312,300	\$300,000	\$300,000												
	WS-0004	Twin Lakes I Well House Upgrades	Rehabilitation	126	DWRF, WF	\$500,000	\$484,000	\$484,000	\$459,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000		
	WS-0012	6-inch diameter Water Main Replacement (9,100 ft.)	Rehabilitation	114	DWRF, WF	\$2,723,516	\$2,723,516					\$2,275,000	\$2,275,000								
	WS-0015	Twin Lakes I Well House Upgrades	Rehabilitation	108	DWRF, WF	\$3,123,000	\$3,123,000	\$1,000,000	\$1,000,000												
	WS-0024	Waterford/White Lake Emergency Connection	New Construction	103	DWRF, WF, Waterford	\$500,000	\$250,000							\$500,000	\$250,000						
	WS-0017	Interconnection of High Pressure Districts (Elizabeth Lake Road)	New Construction	90	DWRF, WF	\$3,928,148	\$3,928,148			\$3,773,437	\$3,773,437										
	WS-0019	Residential and Commercial Meter Replacement w/ AMR System	Rehabilitation	82	DWRF, WF	\$500,000	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000						
	WS-0023	Backhoe Machine	New Equipment	74	DWRF, WF	\$100,000	\$100,000			\$97,000	\$97,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000		
	WS-0025	DPS Storage/ Maintenance Building	New Construction	58	SF, WF	\$1,457,400	\$1,457,400			\$1,400,000	\$1,400,000										
	Subtotals						\$15,955,064	\$12,878,364	\$1,884,000	\$1,859,000	\$7,650,437	\$7,650,437	\$606,000	\$356,000	\$106,000	\$106,000	\$6,000	\$6,000	\$6,000	\$6,000	
SANITARY	SS-0008	Upgrades & Equipment Replacement of 7 Sanitary Sewage Pump Stations	Rehabilitation	143	GF, SRF	\$6,994,348	\$6,994,348	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667		
	SS-0006	Pump Station at Lakeland High School (when necessary)	New Construction	110	GF, SRF, PD	\$260,250	\$260,250	\$500,000	\$250,000												
	SS-0005	Western Outlet Sanitary Extension, Phase II	New Construction	87	GF, SRF	\$5,329,711	\$5,329,711			\$5,119,800	\$5,119,800										
	Subtotals						\$12,584,309	\$12,584,309	\$1,216,667	\$966,667	\$5,836,467	\$5,836,467	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	
P.D.	PD-0002	Public Safety Building Firearms Range	New Construction	99	Grants, Drug Forfeitures, PDF	\$1,250,000	\$1,250,000			\$1,250,000	\$1,250,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000		
	PD-0003	Mobile Command Center	New Equipment	65	Grants, Drug Forfeitures	\$153,000	\$153,000					\$150,000	\$150,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000		
	Subtotals						\$1,403,000	\$1,403,000	\$0	\$0	\$1,250,000	\$1,250,000	\$160,000	\$160,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	
FIRE PROTECTION		Brush Truck	New Equipment	141	GF, FPF	\$90,000	\$90,000	\$90,000	\$90,000												
		Fire Station No 2 Replacement	New Construction	140	Grant, Bond Issue, BA	\$4,000,000	\$4,000,000	\$100,000	\$100,000	\$1,950,000	\$1,950,000	\$1,950,000	\$1,950,000								
		Water tanker (tender) truck	New Equipment	139	GF, FPF	\$500,000	\$500,000	\$500,000	\$500,000												
		Fire Station No 3 Improvement	New Construction	112	Grant, Bond Issue, BA, GF	\$5,000,000	\$5,000,000							\$5,000,000	\$5,000,000						
		Engine / Pumper Replacement	New Equipment	112	FPF	\$3,000,000	\$3,000,000			\$3,000,000	\$3,000,000										
		Ambulance	New Equipment	111	GF, FPF	\$300,000	\$300,000	\$300,000	\$300,000												
		Fire Ladder Truck	New Equipment	108	FPF	\$1,500,000	\$1,500,000			\$1,500,000	\$1,500,000										
		Extrication tools	New Equipment	106	GF, FPF	\$120,000	\$120,000	\$120,000	\$120,000												
		Structural Firefighting Gear (30 sets)	New Equipment	102	FPF	\$126,000	\$126,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	
	Subtotals						\$14,546,000	\$14,546,000	\$1,131,000	\$1,131,000	\$6,471,000	\$6,471,000	\$1,971,000	\$1,971,000	\$5,021,000	\$5,021,000	\$21,000	\$21,000	\$21,000	\$21,000	
I.S.	IS-0002	Fleet (excluding Fire Dept)	New Equipment	80	PDF / GF	\$855,000	\$855,000	\$135,000	\$135,000	\$138,000	\$138,000	\$141,000	\$141,000	\$144,000	\$144,000	\$147,000	\$147,000	\$150,000	\$150,000		
	IS-0003	Township Document Management Program	Professional Services	90	GF	\$100,000	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000										
	Subtotals						\$955,000	\$955,000	\$185,000	\$185,000	\$188,000	\$188,000	\$141,000	\$141,000	\$144,000	\$144,000	\$147,000	\$147,000	\$150,000	\$150,000	
TOTALS						\$65,893,373	\$57,566,673	\$4,231,667	\$3,956,667	\$27,607,904	\$25,607,904	\$7,903,667	\$6,303,667	\$10,159,667	\$8,959,667	\$7,754,667	\$6,904,667	\$1,254,667	\$904,667		

WHITE LAKE CHARTER TOWNSHIP | CAPITAL IMPROVEMENT PROGRAM — PROJECT HISTORY

Completed, Canceled, and Superseded Projects · 2018–2026

Item B.

	Project ID	Title	Category	Rating	Potential Funding Sources	Summary			To Date		2018		2019		2020		2021		2022		2023		2024		2025		2026		Item B.
						Total	Twp Share	Other Funds	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	
PARKS & RECREATION	PK-0007	Brendel Lake Campground Acquisition	Land Acquisition	51	MNRTFG; P&RF	\$1,372,400	\$483,000	\$889,400					\$1,372,400	\$483,000															Project completed (MNRTFG)
	PK-0005	Brendel Lake Property Acquisition	Land Acquisition	58	MNRTFG; P&RF	\$700,000	\$231,000	\$469,000									\$300,000	\$117,000	\$250,000	\$57,000	\$150,000	\$57,000						Replaced by PK-0007	
	BP-0008	Triangle Trail Development Design	Prof. Services	96	Grant (\$50,000); P&RF	\$55,000	\$5,000	\$50,000								\$55,000	\$5,000												Completed project
	BP-0009	Triangle Trail Development	New Construction	96	Grant(s), P&RF	\$660,000	\$560,000	\$100,000													\$660,000	\$660,000						Completed project	
	PK-0012	Stanley Park Phase I	New Construction	91	MNRTF, P&RF, GF, Donations	\$2,000,000	\$1,500,000	\$500,000																\$2,000,000	\$1,500,000			Completed project	
WATER SUPPLY	WS-0016	Hillview Well House Upgrades	Rehabilitation	108	DWRF, WF	\$400,000	\$400,000							\$400,000	\$400,000													Completed project	
	WS-0020	Twin Lakes II Well House Upgrades	Rehabilitation	127	DWRF, WF	\$178,000	\$178,000							\$170,000	\$170,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000					Completed project	
	WS-0007	Additional Tank No. 1 Feed	New Construction	71	WF	\$90,000	\$90,000											\$8,000	\$8,000	\$82,000	\$82,000							Project removed	
	WS-0008	Aspen Meadows Iron Filtration and Sewer Connection	Rehabilitation	87	DWRF, WF	\$5,500,000	\$5,500,000									\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$3,500,000	\$3,500,000							Completed project	
	WS-0010	SCADA Tower Replacement and GENSET	Rehabilitation	82	WF, DWRF																								
	WS-0011	Water Main Extension Bogie Lake Road (M-59 to Cedar Island)	New Construction	90	DWRF, WF	\$3,750,000	\$3,750,000											\$1,400,000	\$1,400,000	\$2,350,000	\$2,350,000							Completed project	
SANITARY	SS-0007	Meijer Pump Station Upgrade / Replacement	Rehabilitation	130	GF, SRF	\$50,000	\$50,000							\$50,000	\$50,000														
	SS-0009	SCADA Equipment to Monitor Sanitary Sewage Pump Stations	New Construction	143	GF, SRF	\$240,000	\$240,000													\$240,000	\$240,000								
	SS-0010	Shotwell Gravity Rehabilitation	Rehabilitation	137	GF, SRF	\$350,000	\$350,000									\$350,000	\$350,000											Completed project	
	SS-0011	Sewer Main Rehabilitation Projects	Rehabilitation	137	GF, SRF	\$2,850,000	\$2,850,000																	\$2,850,000	\$2,850,000			Completed project	
FIRE PROTECTION	FD-0001	Fire Station Land Acquisition	Land Acquisition	113	Grant, Bond Issue, BA	\$500,000	\$500,000							\$500,000	\$500,000													Project removed	
	FD-0008	Fire Tanker Truck	New Equipment	120	FPF	\$500,000	\$500,000											\$473,182	\$473,182									Completed project	
	FD-0011	SCBA Replacement	New Equipment	137	FPF, Grant	\$856,000	\$856,000					\$350,000	\$350,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000			\$500,000	\$500,000				Completed project		
	FD-0012	Administrative Vehicles (x2)	New Equipment	80	FPF, GF	\$60,000	\$60,000		\$60,000	(\$60,000)	\$60,000	\$60,000																	
	FD-0013	Rescue One Refurbishment	Rehabilitation	143	FPF, GF	\$60,000	\$60,000		\$60,000	\$60,000	\$60,000	\$60,000																	
	FD-0014	Rescue Air Boat	New Equipment	75	FPF, GF	\$100,000	\$100,000									\$100,000	\$100,000											Project removed	
	FD-0015	Fire Station No. 3 Transporting Unit / Ambulance	New Equipment	112	FPF	\$220,000	\$220,000											\$220,000	\$220,000									Project removed	
	FD-0016	Cardiac Monitors (x2)	New Equipment	82	FPF	\$70,000	\$70,000											\$73,892	\$73,892									Completed project	
	FD-0018	Ambulance Replacement - 3 (2 new units and 1 refurbishment)	New Equipment	112	FPF	\$800,000	\$800,000																					Completed project	
	FD-0020	Emergency Medical Service Equipment	New Equipment	137	FPF	\$283,262	\$283,262																	\$283,262	\$283,262			Completed project	
FACILITIES	FA-0005	Municipal Facilities (All Departments)	New Construction	107	GF, Bond Issue, Grant	\$20,325,000	\$20,325,000	\$0	\$0	\$0	\$175,000	\$175,000	\$20,000,000	\$20,000,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000					Replaced by FA-0006 & FA-0007	
	FA-0008	Township Hall Genset	New Equipment	97	GF, PDF, FPF	\$100,000	\$100,000											\$100,000	\$100,000									Project removed (< \$50,000)	
	FA-0006	Public Safety Headquarters (approx.)	New Construction	--	Capital Project Fund, Bond Issue, BA	\$25,000,000	\$25,000,000																		\$25,000,000	\$25,000,000		Approximate cost per narrative report (p. 3-6); completed 2026	
	FA-0007	Civic Center Building (approx.)	New Construction	--	Capital Project Fund, Bond Issue, BA	\$20,000,000	\$20,000,000																			\$20,000,000	\$20,000,000		Approximate cost per narrative report (p. 3-6); completed 2026

Source: Project History tab (working draft), Community Development Department, extended with a 2026 column per the narrative CIP report. A year's Total/Twp Share pair is left blank where the source spreadsheet left one or both cells blank rather than reporting \$0 -- this reflects gaps in the original working file, not necessarily zero activity. FD-0012 and FD-0013 also appear on the 2011-2017 History chart with different figures -- both entries are reproduced as printed; the source appears to have carried these two projects forward across both working tabs. FA-0005 ("Municipal Facilities, All Departments," \$20,325,000) was itself replaced by FA-0006 and FA-0007, shown below in the 2026 column: the narrative report gives only approximate totals for these two ("approximately \$25 million" / "approximate cost of \$20 million," p. 3-6) with no per-year dollar breakdown in the source workbook, and no Rating was given for either. The source listed "P.D." and "I.S." category headers with no projects under them in this tab; they are omitted here.

WHITE LAKE TOWNSHIP***COMMUNITY DEVELOPMENT DEPARTMENT***

DATE: September 24, 2026

TO: Merrie Carlock, Chairperson
Planning Commission

FROM: Sean O'Neil, Community Development Director

SUBJECT: Hidden Pines Condominium



In June of 2024, Mrs. Mary Earley, who represents the Hidden Pines Homeowners Association (HOA), requested permission to remove four (4) "No Parking" signs on Irene Boulevard, within their neighborhood. The original site plan for this development, approved in February of 1995, had no clear requirements for "No Parking" signage on Irene Boulevard other than a note on one page of the plan set (included in your packet) stating "Place "No Parking" signs along both sides of Irene Blvd. Signs will be in accordance with Michigan MUTCD." On July 1, 2024, the HOA was notified that both the Fire Department and Community Development Department had no objection to the association removing these signs. Several weeks ago, a Hidden Pines homeowner lodged a complaint with the Supervisor's Office about the sign removal. This resident wanted these signs to be reinstalled. The HOA was made aware of this complaint and has since taken action to make a formal request for the sign removal, to clear this issue up amongst their owners. On September 12, 2026, the HOA held a formal meeting to consider the matter, and a motion was made, and unanimously approved, requesting Township approval for the removal of these signs. The Fire and Community Development Departments both continue to have no objection to the removal of the signs. The request before you now is for amended Final Site Plan approval, which would include the removal of the required "No Parking" signs on Irene Boulevard.

Please find attached the above referenced Hidden Pines site plan sheet from 1995 (with notes), copies of emails between the HOA and the Township, pertaining to this matter, as well as the HOA meeting agenda and minutes for their September 12, 2026, meeting, and the original letter requesting sign removal, from the HOA, date June 17, 2024. Do not hesitate to contact me if you have any questions or require additional information.

Thank you.

Sean O'Neil

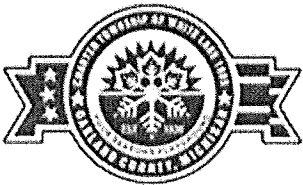
From: Sean O'Neil
Sent: Tuesday, September 15, 2026 10:37 AM
To: John and Mary Earley
Cc: Rik Kowall; David Waligora; Paige Myers; Jason Hanifen
Subject: No Parking Signs

Hello Earley's,

I received word today from Fire Marshal Hanifen that his email from June of 2024, regarding the removal of the No Parking signs in Hidden Pines, still stands. He finds no requirement for the installation of these signs in the Fire Code. The next step in gaining approval for the permanent removal of these signs would be to seek the recommendation of a Final Site Plan amendment from the Planning Commission. The final step would be to obtain Township Board approval of this request. I will await further direction from you on how the Hidden Pines HOA would like to proceed.

Thanks,
Sean

Sean P. O'Neil, AICP
Community Development Director
White Lake Township
7525 Highland Road
White Lake, MI 48383
(248) 698-3300 x2
www.whitelaketwp.com



CONFIDENTIALITY NOTICE: This e-mail and any attachments thereto are the property of White Lake Township. This transmission may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained herein (including any reliance thereon) is **STRICTLY PROHIBITED**. Sender accepts no liability for any damages caused by any virus transmitted by this email. If you received this transmission in error, please contact the sender and delete the material from any computer immediately. **The Community Development Department will never send e-mails requesting wire transfers. Always independently confirm requests for payments of fees from this department via a telephone call to a trusted and verified Township phone number.**

Thank you.

Sean O'Neil

From: Sean O'Neil
Sent: Monday, July 1, 2024 10:02 AM
To: John and Mary Earley
Cc: Jason Hanifen; Andrew L. Littman; Nick Spencer; Jason Hudson
Subject: FW: Removal of No Parking Signs

Hello Mary,

Please see the email below. Based on the Fire Department's position on this issue, we are of the opinion that the signs are no longer necessary and can be removed (or left down if that is still the case). If in the future your HOA decides to reinstall them, then they should follow the original plan for sign type and location. Hopefully, this email is sufficient as far as a notice of approval but, if not, please let me know and we can put something together on Township letterhead. Have a nice 4th of July!

Thanks,
 Sean

Sean P. O'Neil, AICP
 Community Development Director
 White Lake Township
 7525 Highland Road
 White Lake, MI 48383
 (248) 698-3300 x5
www.whitelaketwp.com



CONFIDENTIALITY NOTICE: This e-mail and any attachments thereto are the property of White Lake Township. This transmission may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. Sender accepts no liability for any damages caused by any virus transmitted by this email. If you received this transmission in error, please contact the sender and delete the material from any computer immediately. Thank you.

From: Jason Hanifen <JHanifen@whitelaketwp.com>
Sent: Friday, June 28, 2024 12:18 PM
To: Sean O'Neil <SONeil@whitelaketwp.com>
Cc: John Holland <JHolland@whitelaketwp.com>
Subject: Removal of No Parking Signs

Good Afternoon Mr. O'Neil, I spoke with Mrs. Earley this morning regarding the removal of the "No Parking" sign located along Irene Blvd, I informed her that the Fire Dept. has no objections with having the "No Parking" signs removed along

Irene Blvd located in Hidden Pines Condominium Phase II. If you have any questions or concerns, feel free to contact Item A.
Thank you and have a good weekend



Jason Hanifen

Fire Marshal

7420 Highland Rd

White Lake, MI 48383

www.whitelaketwp.com/fire.com

Phone 248-698-3993 ext. 3

Fax 248-698-8982

jhanifen@whitelaketwp.com

"Next to creating a life, the finest thing a
Man can do is save one." – Abraham Lincoln

No Parking signs on Irene Blvd.

Broken Glass on Roads

Weed Control and Clean up on Irene and South Bryan Eyebrow (TPC given go ahead beginning of Aug.)

2026 Road Repair

Violations

Annual Meeting reminder 10-20-26

Hidden Pines Homeowners Association Board Meeting

9/12/26

Present Board Members: Larry Juliano, Erik Honnila, Stacy Kildal

Business Unit: John Earley, Mary Earley

ME: The big thing is the No Parking signs. We sent an email to everybody back on the 3rd of September, about an unnamed co-owner who has complained the No Parking signs were not replaced on Irene Blvd. We've got Planning Commission minutes from 1995 regarding the Phase II site plan, and it included this particular piece which is Irene Blvd. We have all of the original drawings for the subdivision, and it states right on the original drawings that there's supposed to be No Parking signs. It didn't say how many, didn't say where to put them.

This picture was taken before they were all removed, but was not after the graffiti. You can see they're bent and you can't read them because the paint was worn off. The one picture is the overhead that shows where they were. We sent the email and we sent you a copy of the letter that we sent to the Township in 2024. We told them why we didn't want to put the signs back up. And so, they answered, and this was unofficial; it was from the Planning Department and the Fire Marshal. They said it was okay with them. So, after this unnamed person went to the township and said, "There are supposed to be signs there; get the signs back up", we got a call advising us about the complaint. We went in this last week and had a meeting with Sean O'Neil. Actually, we went in to see Sean with questions about how we should/could put the signs back.

JE: That was really why we went to see him, but Mary's going to say that the conversation turned a little different than that.

ME: Yes, it did because Larry was there, too. It was just so much crap.

LJ: Can we put one at the top of the hill and one at the bottom of the Hill? What else, just two?

JE: Strictly speaking, no. But where this gets really big is residential, in HOA roads. When it's municipal roads, they've got much more verbiage about how many, how far apart they have to be, how high they have to be – all that stuff. So this is why we're in a quandary about this, because when it gets into HOA especially – and this drawing didn't help because it didn't show where they should be. And these were the questions that we had for him. Based on MUTCD, if we put the signs back, this is what the sign would be – strictly No Parking.

ME: The ones on those original pictures show there's a P with a cross through it, and there's writing at the bottom and we cannot read it. I called Unit 38 the other day and he doesn't remember what it said. Larry doesn't remember what it said. So, we haven't contacted Unit 39 or Unit 89, and the new people in Unit 91 wouldn't have any idea. The bottom of the sign has to be at least 7 feet above the ground,

and they have to be at least 12 inches from the curb, so we have some questions about that. There has to be the MUTCD, which is the Manual on Uniform Traffic Control Devices, and that's what – 600 pages? John had tried to download the MUTCD... according to the drawing, the blueprint, there are some restrictions.

JE: Oh yeah. I went to start to download... I just quit. So they've got all kinds of demands about how many feet apart they can be. They say to put a sign at the beginning of the zone. Well, that's, you know, if you're on a street; but then what about private roads? And, of course, they have conflicting information, which doesn't help anything.

ME: Anyway, included with the blueprint that they gave us, are the PC minutes from 1995, and most of this discussed Irene Blvd. They briefly discussed a couple of other things: the retention basin down by Unit 62 and wrangling about the entrance directly to White Lake Rd. which we were all told was going to be there – and then it wasn't. This was before Dominic was on the PC, and then he was kicked off when they found out he moved without telling them. So they went on and on and on about Irene Blvd. and everything, but they never discussed the signs and they did not explicitly call it a Fire Lane. I don't know if those signs said Fire Lane.

JE: There are regulations on what a Fire Lane is. You need red curbs. And there are other regulations on Fire. There are no hydrants.

ME: So in those PC minutes there was a lot of consternation about what was going on with Irene. But, anyway, that's how they left it. There was to be an Engineering study done re: the safety issue around eliminating the White Lake Rd. access. So, we went to see Sean with these questions. Can the signs go back where they were? The answer was 'yes'. Can they be adjusted from where they were? – because when we were looking, and that was before John made those prints, the one by Unit 38 – if it's too close to their driveway- they're backing out because they don't have a turnaround, that could obscure their view. So, if we move it up a little bit to Unit 27, that's fine. The pictures look like they already are anyway. Unit 38 didn't remember the exact placement, either. When you look at these pictures you can really see pretty easily where they should go. Larry's right here would be right opposite those utility boxes, right?

LJ: But considering there's only a couple of houses, why not put one sign up there by Unit 27 and one down by Unit 89?

JE: I don't know. Since we don't have enough verbiage about how many and how far...

LJ: And there's only one way - you're driving in that direction. It's not like you can say, "Oh, I didn't know I could because I came in from this other way." No, because you saw it here and you saw it here.

JE: Yeah, I don't know. That's a point we could raise. We can ask them about that. The whole thing is lame, and a lot of it is instigated by the argument about putting Irene in in the first place that way, with a center island.

EH: But it's put us there; you're not going to get around that.

SK: Yeah, right.

JE: Well, you could remove the center island. In fact, that...

EH: I don't want to pay for that.

JE: Well, when we got it repaved, we talked about it. And I don't, I never got as far as getting a quote. But, that wasn't for that reason. It was because there isn't any irrigation out there. We really thought those trees weren't going to survive.

ME: Part of, you know that John and I go to Planning meetings. A lot of the talk, and when they're making plans, include things like plantings –how many trees you have to have, how much open space, how many bushes. So those trees in the island out here are counted as part of that. But you can't find anything is those minutes that talk about...they would have been in the original or Final Site Plans. We asked about using wood posts. If we put in the metal kind they had before, they call that a channel...

JE: No, they were not channels. They were regular farmer's fence posts because they had the little hooks to hook the wire on. The channels are what you see out, like on White Lake Rd. there.

ME: So, if we use something like that, that's a lot harder to put in. You've got to get a special tool to ram it in the ground and everything. And the old people that we have...

EH: I've got the manual tool to do that with, but...

ME: A sledge hammer?

EH: No, that's...just a pipe with a cap on and some handles welded on it. I've got that.

JE: It's using it. It's, when you do wood posts, all you have to do is take a post-hole digger and make a two foot hole. I'd rather do a wood post than a steel post.

LJ: More maintenance, but...

JE: That was what we asked. They look better. As I recall, he never actually answered that. But, we told him all the signs in Phase I are wood. But then, he went with metal in Phase II. It was cheaper.

ME: Irene's the transition. Down in Phase II, they're pipes, they're round. Irene has got fence posts, and he went with the cheap green and white signs, too – instead of the carved ones. So, anyway, we asked about the wood posts. Can they extend above the sign? I think he didn't make any comment on that. Can the police ticket on private roads? No.

JE: No, they can't. We talked to Sgt. Snow about this when she made her PACT call to us yesterday. We went through this several years ago. We would have to sign it all over to the Township and they could be patrolling the neighborhood.

SK: Is it an either/or situation?

EH: Yes, and that would be go-karts, snowmobiles, golf carts...I'm not so sure they can take a car.

JE: So, we got into that with Unit 86 down there. His lawyer took pictures of cars all around our neighborhood. We didn't recognize even one of those cars. I think they were planted.

EH: I remember that.

JE: So, anyway, the cops, they're not going to... they can write a ticket on that car. But how do we enforce it? We don't know whose car that is. We can't afford to tow it.

EH: That's right. Crazy part about all of this, and I think a lot of this was instigated by the parking at Unit 38, well 100%. And it happens again; well, occasionally. I mean, it's not like it's every single day, every single week. It's maybe once a quarter. They may have a Bible meeting there, or a sort of a church-related meeting there. How is that day different than having a graduation party and all the people are parking there? There's no difference to it.

LJ: No. It's like on Irene; everybody gets pissed because people park across the street. Everybody parks across the street when you're having a party.

SK: Exactly, because it's amusement and nobody lives across the street (E. Alyssa Ct.), and no one's going to. That works out pretty good, actually. It does work out, every single day, all day long.

EH: But that was what got her rankles up before.

ME: Well, and I'm sure they had Bible school out here, and they had a bunch of cars.

JE: The only one I even remember enforcing with the spirit of what's highlighted here is (previous) owner of Unit 27; yeah, because he kept the truck parked there day after day. Yep, that's the only one I ever remember. There was, I think, one across the street from us. A kid parked his car on the street: but that's what that was used for, not graduation parties.

EH: It's still petty and still tacky. I also happen to know there are some other things going on behind the scenes between those two (Unit 38 and unnamed co-owner). And I told them both no different occasions. You drop it? Yeah. Let it go. Is that that big of a deal? Well, you know, I understand where you're both coming from, and I get it, but leave it, let it go.

ME: What are the things behind the scenes? Well, one of the complaints is because they (Unit 38) have little kids. They come riding down the driveway. They may run out in the street between parked cars. They're going to get killed. So, sorry, but that's on the parents. That's not on her.

SK: Well, also, slow down.

EH: Yeah, and I've said that for years. I mean, I'm still walking in general, going back to my walking schedules, and there are so many times I walk – and I walk on the left side of the road. Okay? Walk into the flow of traffic so you can see people, right? And cars come up the other side coming into the neighborhood; they're doing 50 miles and hour. And they live here, and I know where they live.

SK: I know, same. I walk every day, every day. It's a great neighborhood for walking because it's safe. You see people from their own neighborhoods will come in here and walk because it's safe. That was the one thing I had heard about anyway, so stupid. It is petty and it gets worse, but I'm just at a point – it's like the one, knock it off. Stop. Yeah, just be kind.

JE: Yeah, I don't understand that. But the thing is, there's a legitimately, legal point here. But the Fire Marshal, certainly the police, they don't want to come in here and enforce traffic. No, they earn their pay whether they come in here and harangue people or not. They don't want to be doing that; but they have also dealt with that one (unnamed co-owner) before. I've talked with police officers before – the multiple calls. You get one person in the neighborhood that calls us a lot. "How about people walking through the woods back there?" The one person is calling every single day about people walking too close to their property. That's why we put the sign up. There was a threat to sue.

EH: But Larry and I talked about this earlier. I'm tired of having one voice out of 91 determine what we do in this neighborhood.

SK: Right, right. It's like, oh, come on, people. Just relax. Live together. What's the problem? It's not hard to beat. The problem is...walk away. When it's a... there's a leader. There's a leader. I would like to stand. I get that, too.

JE: But if it does you any good to calm you down, her batting average is not always great. It's almost zero.

SK: I know. But it's the pestering, and it's the fact that Now I have to take a Saturday afternoon and do this (expletive).

LJ: Have a cookie.

JE: Her batting average is not very good. She did come into the Township office again about a naked kid riding a bike. A Big Wheel?

(Discussion about the naked kid)

ME: Okay, so what do we -are getting back to this.

SK: What do we need to do with this?

Okay. We said, "What can we do?" We can present pretty much what we did two years ago, and say, "Here's why we don't want to be bothered with No Parking signs." Then this will be put on the Agenda for the next Planning Commission meeting.

LJ: Well, what I don't understand, the Fire Marshal said it was okay to take the signs down. Fire Marshal had no problem with the idea of getting their truck down this road. And to me, that is the core to all of that.

JE: We've got to amend the drawing. You have to open it up. I got the old...

SK: So, is there a motion that we need to make right now to amend the drawing? I'll make it. If it goes...

ME: Yeah, but then it has to go to the Board. We're not ready for a motion.

SK: If we take... but I have to be gone by 3 o'clock. Okay, so I have a half hour.

ME: We take this to the Planning Commission, they're going to look at everything, and we've been to enough meetings; we know how they act. They're not going to okay this. They're going to say, "No, the drawings say, 'No Parking' signs. You need to stick to that." It would mean opening up everything, almost like starting over again – back to why we need a quorum.

JE: Yeah, I was amazed that he was as optimistic as he was. I think we still have a 50/50 chance of whether this would pass or not. And even if they approve it, then it goes to the full Township Board; they give full approval now for Final Site Plan. And I don't think they would go for it, either. I think they would say, "No, you have to have 'No Parking.'"

LJ: So, let's go back to the, that's Option A. What is the minimum we need to have? Can we put them in exactly as they were –four; and in exactly the same spot; all for four homeowners that could be parking on the street? So don't forget that. There are only four of us.

ME: No, there are five.

LJ: Who's five? Unit 39 never parks on Irene. They park on their own grass.

ME: Are they parking in front of their home. Their driveway hits Irene.

LJ: Yes, but they don't park on the street. Only four people that that are actually Irene addresses are the people that would park on the street. You could go around and give each one of these a 'No Parking' thing and forget the signs. It says in our bylaws there's no parking on these.

ME: Just back to the drawing. The drawing says you've got a sign, but that can be amended. If the Planning Commission and the Board approve it, and we don't think they are – our opinion is it stands a chance in hell when that happens.

JE: See, if you look at these in our Bylaws...unless we become as aggressive as the unnamed co-owner that's going in there as often, and get them to push for amending it. The Association may make reasonable rules, regulations. So, we're going to make a rule to ...

LJ: Can we make a rule or regulation about the drawing?

JE: No, no. That's where she has the silver bullet. That's set up at the time the neighborhood is established – before the co-owners even have it.

EH: Let's go for it. Can we issue a deviation request to the Township Board – make a deviation request for removing the signs?

JE: It isn't anything that the homeowners association can do. It has got to come from the Township, Planning Commission, actually.

LJ: So why not request them to... that is, that we can request it.

ME: That's us; but, we don't have the authority to do that.

LJ: So, yeah, let's make a request to deviate from the original plan.

JE: Well, that's what we're talking about, okay? That'd be simple. So that's what you want to do.

EH: I think that's what I want to do. That's the next step in the process. And we could make this a five or six-year process and this will outlast the unnamed co-owner.

JR: Oh, yeah. I asked him and he said there's no time frame on this.

LJ: So, are we going to spend any money?

ME: Well, she's turned it over to the Township, so I'm assuming they will get back to her. She didn't say anything to us (HPHA). We don't owe her an answer. We haven't spent any money.

JE: But she could bring suit against us. You could do it, but you're going to do – not a lawsuit – but ... Well, she'd have to do a lawyer first. Well, the way the Bylaws read, you have to do it by arbitration. But that still doesn't mean we wouldn't have to hire a lawyer.

EH: What can she bring suit against us on? Because we are, as a homeowners association, trying to legislate against the...

JE: We are working on her problem with the Township.

LJ: Well, yeah, that's what you'd say, but that's not what she's saying or why you would say. Well, her lawyers say we're working with Sean and he suggested we go this route, and we're working on that. That would be our defense. It's a stall tactic is what it is.

JE: Our defense really has to be a defense. In other words, we have to get in front of these authorities and say for reasons A, B, C, and D...Right. This is the reason why we can't do this; this is the reason why we can't comply with your drawing that we bought into when we moved in here. We bought into these drawings. But I think it's reasonable to request a deviation at this point in time because the signs have been down. Oh, we are only doing it as citizens, but we bought into the fact that the Fire Marshal said we could take down the signs, too. We bought into the fact that the Fire Marshal said they didn't need the signs there. That's very unofficial. It doesn't matter.

SK: If you could get a document out of it, is there a motion that we need to make? Do we need to vote on something? Okay, okay. I don't mean to be an (expletive), but I have a half hour. So, what do we need to do to move forward – that we apply to the Planning Commission for a deviation from the original site plan. I make a motion that we vote to do that. I make a motion that we do that application.

EH: I second it.

ME: You guys vote; we don't.

SK: Ayes all around.

The rest of the minutes concerned the other Agenda items and did not pertain to the issue at hand.

Respectfully submitted,
Mary Earley
Business Unit



*Hidden Pines Homeowners Association
5850 Hidden Pines Trail
White Lake, MI 48383-1280*

Attn: John Holland, WLT Fire Chief
Sean O'Neil, WLT Community Development Director

June 17, 2024

Re: 'No Parking' signs on Irene Blvd in the Hidden Pines Condominium.

Dear John and Sean,

The Hidden Pines Homeowners Association Board would like White Lake Township to consider granting permission to remove four No Parking signs from Irene Blvd. These signs were specified on drawing 'Hidden Pines Condominium Phase II, Sheet 4 of 15', which was submitted to the Planning Commission around 1994/95 and contained the note shown on the Attachment "Cornerstone sheet 4 of 15".

This subject was discussed informally with White Lake Township prior to 2022, and because we have no Police traffic enforcement, we were then advised that we would have to enforce No Parking using our Bylaws, which forbid on-street parking throughout the entire condominium. We have been successfully following this procedure since Hidden Pines inception.

The four "No Parking" signs on Irene Blvd. are in extreme disrepair and would require replacement (they are currently not in place). The opinion of the HPHA Board is that since we have no WLT traffic enforcement in the condominium, and the signs are a redundancy based on our Bylaws forbidding on-street parking throughout the Condominium, they (the HPHA Board) would like the signs permanently removed.

Our understanding is that in order to allow the removal of the signs, WLT would have to be comfortable that emergency vehicles and equipment could travel from Hidden Pines Trail to North/South Bryan Drive if cars were parked on Irene Blvd. in violation of Article VI, Section 9 of our Bylaws. Again, because we have no police traffic enforcement, using our Bylaws is our method for enforcing No Parking on our entire road system.

We would ask that you consider this request so that it can proceed to the Planning Commission for review.

Regards,
John and Mary Earley
HPHA Business Unit
5925 Pine Ridge Ct.
White Lake, MI 48383-1168
248-887-1377
Jmearley1@comcast.net

Attachments:
Cornerstone sheet 4 of 15
Gateway view of Irene Blvd.

KRIEGER KLATT
ARCHITECTS

400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:

White Lake JZ, LLC
30201 Orchard Lake Road, Suite 250
Farmington Hills, MI 48334

Project:

Sunset Cove Condominiums
8300 Pontiac Lake Road
White Lake Township, MI 48386

[illegible]

Seal: _____

Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

North Arrow:

Sheet Title:

3D Rendering

Project Number:

22-096

Sheet Number: _____

A.005

137



Preliminary Exterior Rendering from Pontiac Lake

(FOR REFERENCE ONLY)

Client: _____
White Lake JZ, LLC
30201 Orchard Lake Road, Suite 200
Farmington Hills, MI 48334

Project:
Sunset Cove Condominiums
8300 Pontiac Lake Road
White Lake Township, MI 48386

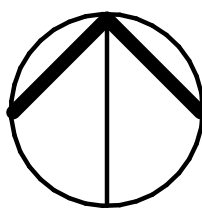
[illegible]

Seal:

Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field

North Arrow:



Sheet Title:
Architectural Site
Plan

Project Number:
22-098

Sheet Number:
C.100

Parcel Identification Number: 12-13-451-011
Zoned: PG Pontiac Gateway
Lot Area: 3.31 Gross Acres, 2.68 Net Acres w/ 60' R.O.W.
Maximum Lot Coverage Allowed: N/A

- Maximum Building Height = **3-Stories; 40.00'**
Special Land Use = **4-Stories; 50.00'**
- Building #1 Proposed = **4-Stories; 50.00' (compliant)**
- Building #2 Proposed = **4-Stories; 50.00' (compliant)**

- Pontiac Lake Setback:
30' + 5' for each story over 3 + 5' for each 100' of building length

Building #1 = 4-stories, 198.66' (length)
 $30' + 5' + 9.93' =$ **44.93'**

Building #1 Provided Setback = **30.00' (Variance #1)**

Building #2 = 4-stories, 174.00' (length)
30' + 5' + 8.70' = **43.70**

Building #2 Provided Setback = **30.00' (Variance #2)**

- Natural Features Setback @ Pontiac Lake = **25.00'**

Building #1 Provided Setback = **30.00' (compliant)**

Building #2 Provided Setback = **30.00' (compliant)**

- Req'd. Setback Between Bldgs. 1 & 2 = **45.50'**

Provided Setback = **51.33' (compliant)**

- Req'd. Setback @ Bldg. & Sidewalk = **25.00'**

Building #1 Provided Setback = **0.00' (Variance #3)**

Building #2 Provided Setback = **0.00' (Variance #4)**

- Build-to-Line Requirement = **75%**
(non-conductive for lakefront property)

Building #1 Provided = **0% (Variance #5)**

(2) Space per Dwelling Unit
(1/4) Additional Space per Bedroom

45 Units X 2 Spaces = 90 Parking Spaces
90 Bedrooms X 1/4 Spaces = 23 Parking Spaces
90 + 23 = **113 Parking Spaces Required**

Off Street Parking:
(61) Enclosed Parking Spaces Provided
(99) Off-Street Parking Spaces Provided
(160) Total Spaces Provided

(45) Two Bedroom Units (2 Buildings)
(45) Total Units



Architectural Site Plan

$$1'' = 30'-0''$$

400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:

White Lake JZ, LLC
30201 Orchard Lake Road, Suite 250
Farmington Hills, MI 48334

Project:

Sunset Cove Condominiums
8300 Pontiac Lake Road
White Lake Township, MI 48386

[illegible]

Seal:

Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

North Arrow:

Sheet Title:

Floor Plans

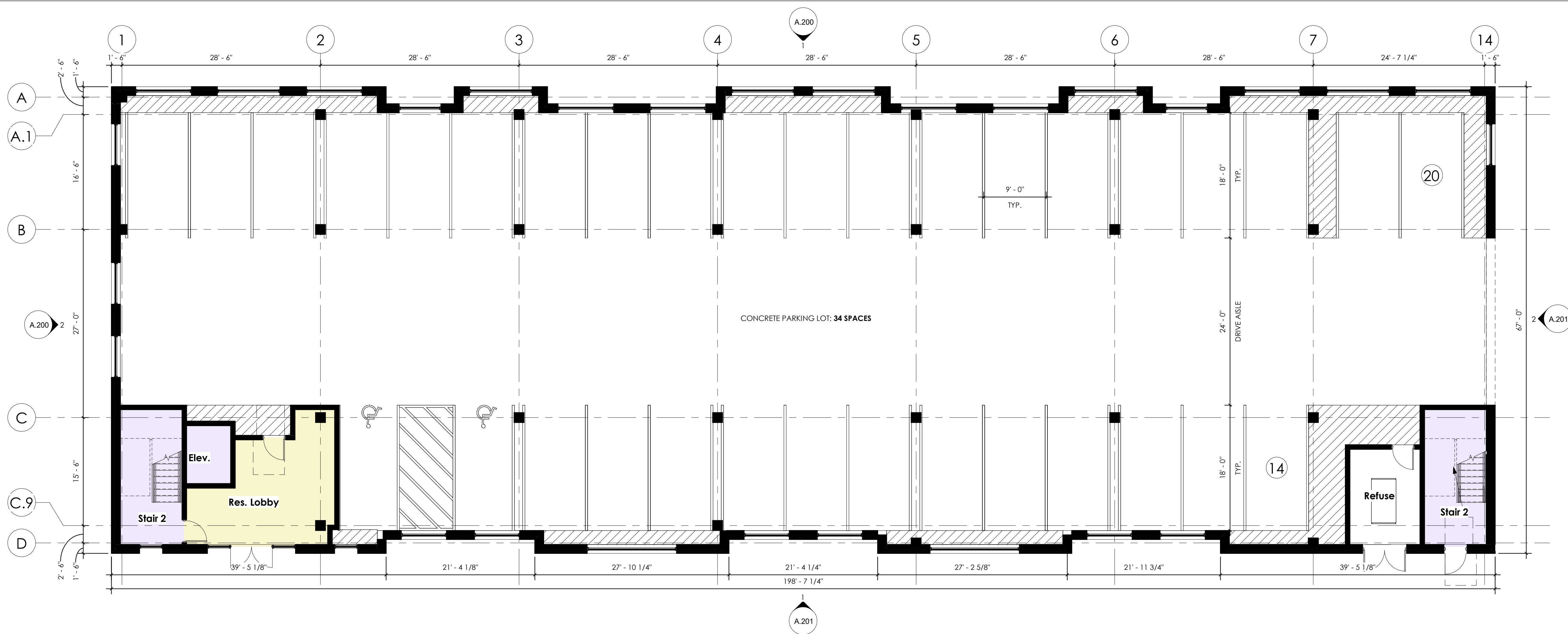
Project Number:

22-096

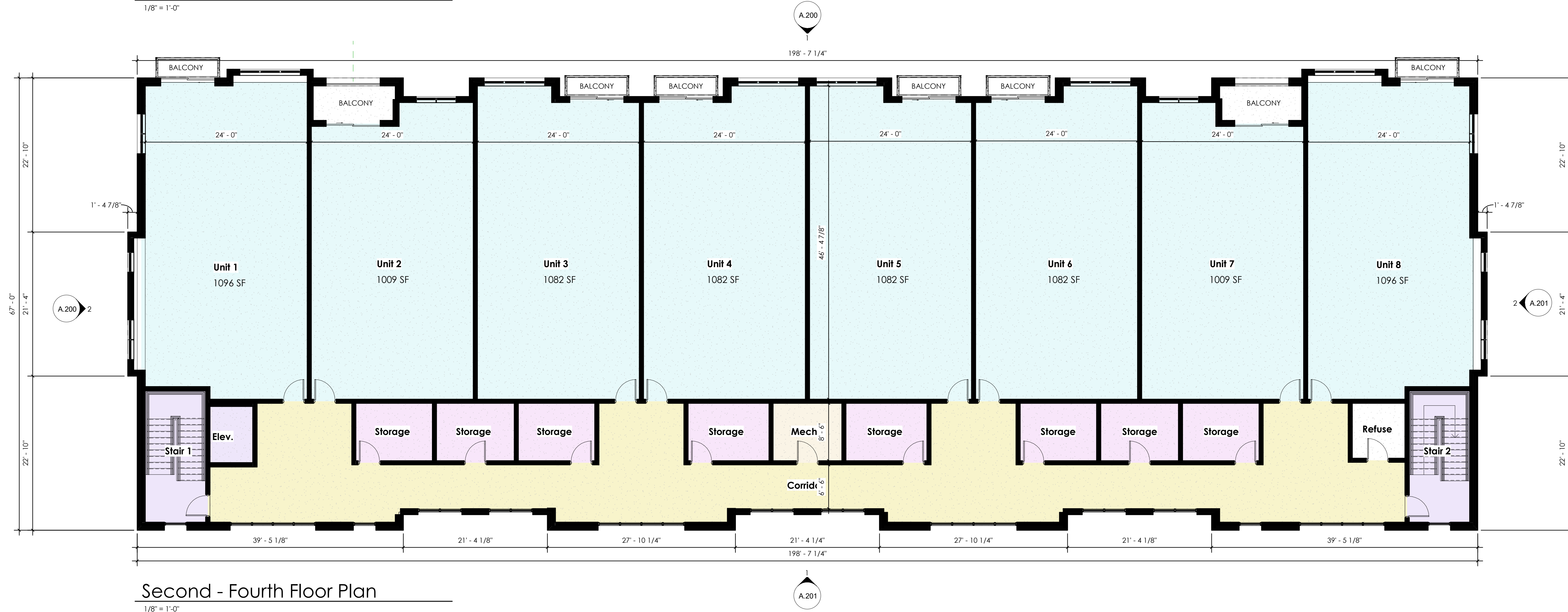
Sheet Number:

A.100

139



First Floor & Parking Plan

$$1/8'' = 1'-0''$$


Second - Fourth Floor Plan

$$1/8'' = 1'-0''$$

White Lake JZ, LLC
30201 Orchard Lake Road, Suite 250
Farmington Hills, MI 48334

Sunset Cove Condominiums
8300 Pontiac Lake Road
White Lake Township, MI 48386

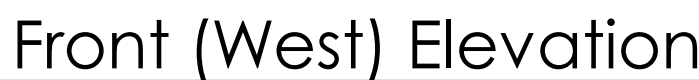
Seal: _____

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

Elevations - Typ.

22-096

A.200


$$1/8" = 1'-0"$$

Right (South) Side Elevation

$$1/8'' = 1'-0''$$

White Lake JZ, LLC
30201 Orchard Lake Road, Suite 250
Farmington Hills, MI 48334

Sunset Cove Condominiums
8300 Pontiac Lake Road
White Lake Township, MI 48386

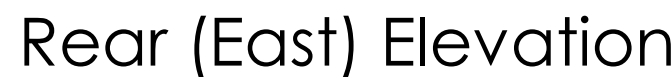
[illegible]

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

Elevations - Typ.

22-096

A.201


$$1/8'' = 1'-0''$$

Exterior Material Schedule X				
SYMBOL	DESCRIPTION	LOCATION	MANUFACTURER	FINISH / COLOR
M-1	CAST STONE BASE	AS NOTED ON ELEVATIONS	CUSTOM CAST STONE	SPLIT FACE / DARK BUFF
M-2	MASONRY (BRICK)	AS NOTED ON ELEVATIONS	ENDICOTT PRODUCTS OR SIMILAR	EXECUTIVE IRONSPOT
M-3	EXTERIOR SIDING (BATTEN)	AS NOTED ON ELEVATIONS	JAMES HARDIE BATTEN SIDING	MONTREY TAUPE
M-4	ASPHALT SHINGLES	AS NOTED ON ELEVATIONS	CERTAINTED	LANDMARK / CHARCOAL BLACK
M-5	ALUM. STOREFRONT	AS NOTED ON ELEVATIONS	KAWNEER OR SIMILAR	ANODIZED / DARK BRONZE
M-6	EXTERIOR LAP SIDING	AS NOTED ON ELEVATIONS	JAMES HARDIE OR SIMILAR	TAN


$$1/8'' = 1'-0''$$