



ZONING BOARD OF APPEALS MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, FEBRUARY 23, 2023 – 7:00 PM

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

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. [Zoning Board of Appeals Regular Meeting of January 26, 2023](#)
6. CALL TO THE PUBLIC
7. OLD BUSINESS
8. NEW BUSINESS
 - A. [Applicant: Michael Epley](#)
[6075 Carroll Lake Road](#)
[Commerce, MI 48382](#)
[Location: 9599 Portage Trail](#)
[White Lake, MI 48386 identified as 12-26-185-005](#)
[Request: The applicant requests to enlarge and alter a nonconforming structure \(house\) to construct an addition, requiring variances from Article 7.23.A, Nonconforming Structures and Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Area. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is also required due to both the value of improvements and the increase in cubic content.](#)
 - B. [Applicant: Andre LaRouche](#)
[493 Hillwood Drive](#)
[White Lake, MI 48383](#)
[Location: 493 Hillwood Drive](#)
[White Lake, MI 48383 identified as 12-21-452-014](#)
[Request: The applicant requests to enlarge and alter a nonconforming structure \(house\) to construct an addition, requiring variances from Article 7.23.A, Nonconforming Structures and Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Width.](#)
 - C. [Applicant: Black Rock White Lake, LLC](#)
[30553 S. Wixom Road, Suite 300](#)
[Wixom, MI 48393](#)
[Location: 9531 Highland Road](#)
[White Lake, MI 48386 identified as 12-23-129-018](#)
[Request: The applicant requests to construct a restaurant with alcoholic beverages, requiring variances from Article 6.4.C.i, Minimum Driveway Spacing – Same Side of Road, Article 6.4.C.ii, Minimum Driveway Spacing – Opposite Side of Road, Article 6.4.C.iii, Minimum Driveway Spacing – Relative to Intersections, Article 5.11.A.iii, Off-Street Parking For Non-Residential Uses in a Required Rear Yard Setback, Article 5.11.A.iv, Off-Street Parking For Non-Residential Uses in a Required Front Yard Setback, Article 5.11.M.iii, Off-Street Parking Adjacent To A Parking Lot Entrance, Article 5.19.D.i,](#)



[Required Minimum Screening and Landscaping, Article 5.9.J.vii.g, Electronic Message Board Signs, Article 5.9.J.ii.b, Maximum Number of Wall Signs, Article 5.9.F.iv, Prohibited Signs, Article 5.18.G, Outdoor Lighting.](#)

9. OTHER BUSINESS

10. NEXT MEETING DATE: March 23, 2023

11. ADJOURNMENT

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

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
JANUARY 26, 2023**

CALL TO ORDER

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

ROLL CALL

Present:

Clif Seiber
Niklaus Schillack, Vice-Chairperson
Jo Spencer, Chairperson
Michael Powell, Township Board Liaison
Debby Dehart, Planning Commission Liaison

Others:

Justin Quagliata, Staff Planner
Hannah Micallef, Recording Secretary

16 members of the public present

APPROVAL OF AGENDA

Chairperson Spencer wanted to amend the agenda to discuss the bylaws under item 8B.

MOTION by Schillack, support by Seiber to approve the agenda as amended. The motion CARRIED with a voice vote: (5 yes votes).

APPROVAL OF MINUTES

a. Zoning Board of Appeals Regular Meeting of December 8, 2022.

MOTION by Schillack, support by Seiber to approve the regular meeting minutes of December 8, 2022 as presented. The motion CARRIED with a voice vote: (5 yes votes).

CONTINUING BUSINESS

- A. Applicant: David and Jeanine Scalpone / Sterling Mintzer
11071 Beryl Drive
White Lake, MI 48386
Location: **11071 Beryl Drive**
White Lake, MI 48386 identified as 12-33-278-010
Request: The applicant requests to construct a single-family house and accessory building (garage), requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front Yard Setback, Side-Yard Setback, and Maximum Lot Coverage. A variance from Article 5.7.A, Accessory Buildings or Structures in Residential Districts is required for the setback between the principal building and accessory building.

Staff Planner Quagliata gave his report. A demolition permit was obtained from the Building Division per the requirement of the ZBA at the December 8, 2022 meeting.

Member Dehart asked staff if the applicant could receive additional lot coverage if the lot was connected to sanitary sewer. Staff Planner Quagliata stated 30 percent lot coverage could be allowed if the all the setbacks were met and the lot was connected to sanitary sewer.

Hunter Avis, 2804 Orchard Lake Road, was present to speak on behalf of the applicants. He said the applicants obtained a retroactive demolition permit, and worked on the plans to reduce the requested variances from five to three.

Member Schillack thanked the applicants for obtaining the retroactive demolition permit. Member Schillack asked the applicant if there was something about the topography of the lot that required the garage to be detached and located within the front yard setback.

Dave Scalpone, 11071 Beryl Drive, said the garage was designed in that manner to allow for a front door on the house. The previous house did not have a front door.

Jeanine Scalpone, 11071 Beryl Drive, said the detachment of the garage from the house was also for safety purposes.

Member Seiber said if the garage was attached to the house, the master bath would be without a window. He asked Mr. Scalpone if the cement pad north of the garage to the road would be eliminated. Mr. Scalpone confirmed.

Chairperson Spencer said the public hearing for this case was held at the December 8, 2022 meeting so a public hearing would not be held at this meeting. She noted there was one letter of opposition regarding the request in the file which was submitted after the last meeting, and the letter would be available to review during regular Township business hours, if desired.

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

A. Practical Difficulty

- Member Dehart said the lot size was a practical difficulty as it was undersized for the current zoning standards. Other garages in the neighborhood had similar garages.
- Chairperson Spencer said she did not see a practical difficulty because while the lot was small, a house could be built on it.

B. Unique Situation

- Chairperson Spencer said she did not see a unique situation as the lot was similar to those in the area.
- Member Powell said the unique situation was if a variance was not granted, the applicants would not be able to enjoy the same use of their property like the adjacent neighbors did.

C. Not Self-Created

- Member Schillack said the design for the garage location was self-created, since the lot was currently vacant.
- Chairperson Spencer said there was a self-created problem as the applicants demolished the former house and garage.

D. Substantial Justice

- Member Powell said adjacent homeowners enjoyed their properties in a similar use as the applicants were proposing.

E. Minimum Variance Necessary

- Member Dehart said if the garage was attached to the house, the turning radius to get into the garage would be diminished. The front door would also be eliminated.
- Member Powell said the lot was angled in, so the further the garage was moved into the house, the turn radius would be reduced.
- Member Seiber added if the garage was attached to the house, it would potentially place parked cars closer to Beryl Drive. The proposed placement of the house seemed to be the best location on the lot.

Member Seiber MOVED to approve the variances requested by David and Jeanine Scalpone / Sterling Mintzer from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-33- 278-010, identified as 11071 Beryl Drive, in order to construct a two-story house and a detached single-story garage. Variances from Article 3.1.6.E are granted to allow: the house to encroach 1.8 feet into the required setback from the east side lot line; to allow the garage to encroach 19.3 feet into the required setback from the front lot line; and to exceed the allowed lot coverage by 6.4 percent. This approval will have the following conditions:

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **In no event shall the projection of any roof overhang be closer than five (5) feet to the east and west side lot lines.**
- **No mechanical units, including HVAC system or generator, shall be placed in the side yard setbacks or the front yard. The plot plan shall be revised to show the proposed location of mechanical units.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Department.**
- **An as-built survey shall be required to verify the approved setbacks and lot coverage.**
- **The area between the garage and Beryl Drive which currently is shown as pavement on the plot plan shall be removed.**
- **The distance between the garage and the east side property line shall be no less than 25 feet.**

**Member Schillack SUPPORTED, and the motion CARRIED with a roll call vote (4 yes votes):
(Seiber/yes, Schillack/yes, Dehart/yes, Powell/yes, Spencer/no)**

NEW BUSINESS

- A. Applicant: Ralph Josephson
7960 Barnsbury Avenue
West Bloomfield, MI 48324
Location: **3700 Jackson Boulevard**
White Lake, MI 48386 identified as 12-07-158-013
Request: The applicant requests to allow a single-family house to encroach into a required side yard, requiring a variance from Article 3.1.5.E, R1-C Single Family Residential Side Yard Setback.

Chairperson Spencer noted for the record 26 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

Member Dehart asked staff if the Building Official measured setbacks. Staff Planner Quagliata said no; Township staff did not take on the liability of measuring setbacks.

Ralph Josephson, builder, was present to speak on behalf of the case. He wanted to find a compromise for his clients. He said reducing the overhang nine inches would make the aesthetics on the house look strange.

Member Powell said the column was not in the correct location either; the column was one foot closer than originally approved by the ZBA. The roofline would need to be reduced to eliminate the overhang.

Chairperson Spencer opened the public hearing at 7:51 P.M.

Lynn Eschrich, 3694 Jackson Boulevard, spoke in opposition of the applicant's request.

Steve Cope, 3674 Jackson Boulevard, spoke in opposition of the applicant's request.

Chairperson Spencer closed the public hearing at 7:56 P.M.

Member Powell asked Mr. Josephson if the variances were not granted tonight, what would happen to the columns. Mr. Josephson said the columns would have to be removed and reduced in size.

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

- A. Practical Difficulty
 - Member Schillack did not see a practical difficulty based on the previous rationale and deliberation by the ZBA. The error was too large to negate. Chairperson Spencer agreed.
 - Member Seiber said the applicant was made aware of the overhang projection at the March 2021 ZBA meeting. The applicant did not pay attention and encroached into the setback.
- B. Unique Situation
 - Member Schillack said the ZBA worked hard to have the house as compliant as possible while keeping the applicant and the Township in mind.
- C. Not Self-Created
 - Member Seiber said the applicant's request was self-created, the conditions from the March 2022 ZBA meeting were not taken into account. Member Dehart agreed.
- D. Substantial Justice
 - Member Schillack said the applicant's request, if approved, would deny substantial justice to the neighboring properties.

E. Minimum Variance Necessary

- Member Dehart said the minimum variance was already determined by the previous ZBA approval. Member Schillack agreed.

Member Schillack MOVED to deny the variances requested by Ralph Josephson for Parcel Number 12-07-158-013, identified as 3700 Jackson Boulevard, due to the following reason(s):

- **The reasons stated.**
- **Failure to meet the standards of Article 7, Section 37 of the ClearZoning Ordinance.**

Member Dehart SUPPORTED.

Member Schillack WITHDREW the motion.

Member Schillack MOVED to reaffirm the previous variances granted from Article 3.1.5.E of the Zoning Ordinance for Parcel Number 12-07-158-013, identified as 3700 Jackson Boulevard, including a 4 foot west side yard setback variance. This approval will have the following conditions

- **All conditions of previous approvals shall remain in effect.**
- **The applicant shall remove any part of the building within 6 feet of the west side yard lot line.**
- **No certificate of occupancy shall be granted for the house until the nonconforming portion is removed from being within 6 feet of the west side yard lot line.**

Member Dehart SUPPORTED, and the motion CARRIED with a roll call vote (4 yes votes): (Schillack/yes, Dehart/yes, Powell/yes, Seiber/no, Spencer/yes).

B. Applicant: David Mazurkiewicz

424 Sunset Street

White Lake, MI 48383

Location: **424 Sunset Street**

White Lake, MI 48383 identified as 12-21-377-003

Request: The applicant requests to allow a single-family house to encroach into a required side yard, requiring a variance from Article 3.1.2.F, SF Suburban Farms Side-Yard Setback.

Chairperson Spencer noted for the record that 8 owners within 300 feet were notified. 0 letters were received in favor, 1 letter was received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

Member Schillack asked staff how many structures were within five feet of the north side yard property line. Staff Planner Quagliata said two.

Member Seiber asked staff if building permits were obtained for the construction of the shed. Staff Planner Quagliata said if the shed was under 200 square feet, it would not have required a building permit. The shed was 12 feet by 12 feet, and it did not have a permanent foundation.

Member Dehart asked staff if there was a limit on the number of accessory buildings/structures allowed on a Suburban Farms zoned property. Staff Planner Quagliata said no, so long as the structures did not exceed the allowed lot coverage for the Suburban Farms zoning district.

Dave Mazurkiewicz, 424 Sunset, was present to speak on his case. He said the shed was part of the deck, and enclosed. There was not a permanent foundation. He was looking to make the shed more convenient for use. The shed would become an enclosed room. The two other structures were sheds and they were not on foundations either. There was an old volleyball court that was not in use as well.

Chairperson Spencer asked the applicant if the shed in question was heated. The applicant said yes.

Member Seiber asked the applicant what siding the shed had. The applicant said it was a shake siding.

Chairperson Spencer opened the public hearing at 8:40 P.M. She read one letter of opposition into the record.

Chairperson Spencer closed the public hearing at 8:42 P.M.

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

- A. Practical Difficulty
 - Member Powell said there was no practical difficulty in relation to the property. Chairperson Spencer and Member Dehart agreed.
- B. Unique Situation
 - Member Dehart said there was not a unique situation.
- C. Not Self-Created
 - Member Dehart said there was a self-created problem. Chairperson Spencer agreed.
- D. Substantial Justice
 - Member Schillack said there were current parts of the property already adversely impacting the neighbors.
- E. Minimum Variance Necessary
 - Chairperson Spencer said there was not a practical difficulty.

Member Seiber MOVED to deny the variance requested by David Mazurkiewicz for Parcel Number 12-21-377-003, identified as 424 Sunset Street, due to the following reason(s):

- **Due to alternatives being available.**
- **Failure to meet the standards of Article 7, Section 37 of the ClearZoning Ordinance.**

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

OTHER BUSINESS

A. Election of Officers

MOTION by Member Schillack, support by Member Dehart, to elect Josephine Spencer as Chairperson for the remainder of 2023. The motion CARRIED with a roll call vote (5 yes votes): (Schillack/yes, Dehart/yes, Powell/yes, Seiber/yes, Spencer/yes).

MOTION by Member Powell, support by Member Seiber, to elect Niklaus Schillack as Vice-Chairperson for the remainder of 2023. The motion CARRIED with a roll call vote (5 yes votes): (Powell/yes, Dehart/yes, Seiber/yes, Spencer/yes, Schillack/yes).

B. Bylaws

The ZBA discussed the addition of “Call to the Public” to future agendas. The ZBA agreed to add “Call to the Public” to future agendas. Minor changes to the bylaws were also discussed.

MOTION by Member Powell, support by Member Schillack to approve the bylaws as discussed during tonight’s meeting. The motion CARRIED with a roll call vote: (5 yes votes). (Powell/yes, Schillack/yes, Spencer/yes, Dehart/yes, Seiber/yes).

Staff Planner Quagliata said he would email a clean copy of the bylaws to the ZBA.

ADJOURNMENT

MOTION by Member Schillack, supported Member Seiber by to adjourn at 9:32 P.M. The motion CARRIED with a voice vote: (5 yes votes)

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Zoning Board of Appeals
FROM: Justin Quagliata, Staff Planner
DATE: February 23, 2022

Agenda item: 8a

Appeal Date: February 23, 2022

Applicant: Michael Epley

Address: 6075 Carroll Lake Road
Commerce, MI 48382

Zoning: R1-D Single Family Residential

Location: 9599 Portage Trail
White Lake, MI 48386

Property Description

The approximately 0.24-acre (10,662 square feet) parcel identified as 9599 Portage Trail is located within the Cedar Crest No. 4 subdivision (Lots 488 and 489) and zoned R1-D (Single Family Residential). The existing house on the property (approximately 1,345 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

Applicant's Proposal

Michael Epley, the applicant, is proposing to partially demolish the existing house (821 square feet) and construct an 885 square foot addition.

Planner's Report

Currently the existing house is nonconforming; the building is located approximately 17.9 feet from the east (front) lot line. A minimum 30-foot front yard setback is required in the R1-D zoning district.

As proposed, the addition would be located 18.90 feet from the front property line (encroaching 11.10 feet into the front yard setback). While the addition, as proposed, would place the existing garage within 10 feet (9.25 feet) of the house, the nonconforming status of the garage remains unchanged if the variance for the addition to the house is granted. If the Board decides to approve the request, staff suggests requiring 10 feet of separation be provided between the house and the garage.

Article 7, Section 28 of the zoning ordinance states repairs and maintenance to nonconforming structures cannot exceed fifty percent (50%) of the State Equalized Valuation (SEV) in any period of twelve (12) consecutive months. Further, the ordinance does not allow the cubic content of nonconforming structures to be increased. Based on the SEV of the structure (\$44,920), the maximum extent of improvements cannot exceed \$22,460. The value of the proposed work is \$90,000. A variance to exceed the allowed value of improvements by 401% is requested.

Based on the submitted plans and scope of the project, staff believes the valuation of work is underestimated and would exceed \$90,000; therefore, the requested variance for the value of improvements is inaccurate. For reference, the August 2022 Building Valuation Data published by the International Code Council estimates cost of construction at \$166.08 per square foot for living areas. Including the alteration/renovation of the majority of the existing house and the addition, an estimate for the value of improvement could range from \$140,000 - \$160,000.

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 7.23.A	Nonconforming structure	No enlargement or alteration	Enlarge and alter nonconforming house	Increased nonconformities
2	Article 7.28.A	Nonconforming structure	50% SEV (\$22,460)	401%	\$67,540 over allowed improvements
3	Article 3.1.6.E	Minimum lot area	12,000 square feet	1,338 square feet	10,662 square feet

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Michael Epley from Article 3.1.6.E, Article 7.23.A, and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-26-185-005, identified as 9599 Portage Trail, in order to construct an addition. A variance from Article 7.23.A is granted to allow the addition to encroach 11.10 feet into the required setback from the east (front) lot line. A variance from Article 7.28.A is granted to exceed the allowed value of improvements to a nonconforming structure by 401%. A 1,338 square foot variance from the required lot area is also granted from Article 3.1.6.E. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- A foundation certificate shall be required prior to the backfill inspection by the Building Department.
- An as-built survey shall be required to verify the approved setbacks.
- The plot plan prepared by the Applicant (builder) shall be revised to be consistent with the plan prepared by the surveyor.
- The building permit fee shall be based on a value of improvement of \$145,000.
- The plans shall be revised to provide 10 feet between the house and garage.

Denial: I move to deny the variances requested by Michael Epley for Parcel Number 12-26-185-005, identified as 9599 Portage Trail, due to the following reason(s):

Postpone: I move to postpone the appeal of Michael Epley *to a date certain or other triggering mechanism* for Parcel Number 12-26-185-005, identified as 9599 Portage Trail, to consider comments stated during this hearing.

Attachments:

1. Variance application dated January 18, 2023.
2. Survey dated February 16, 2023.
3. Plot plan (by builder) dated January 18, 2023.
4. Architectural plans (by builder) dated January 17, 2023.
5. Letter of denial from the Building Official dated January 30, 2023.

7.37 STANDARDS

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

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

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

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION

Item A.

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

APPLICANT'S NAME: Michael Epley PHONE: 248-787-1130
ADDRESS: ~~6500~~ 6075 Carroll Lk. Rd. Commerce, MI. 48382
APPLICANT'S EMAIL ADDRESS: mike@epleycustomdesign.com
APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: _____

ADDRESS OF AFFECTED PROPERTY: 9599 Portage Tr. PARCEL # 12 - 26-185-005
CURRENT ZONING: R1-D PARCEL SIZE: _____

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: _____
VALUE OF IMPROVEMENT: \$ 90,000 SEV OF EXISTING STRUCTURE: \$ _____

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

APPLICATION FEE: \$385.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)
APPLICANT'S SIGNATURE: [Signature] DATE: 1-18-22

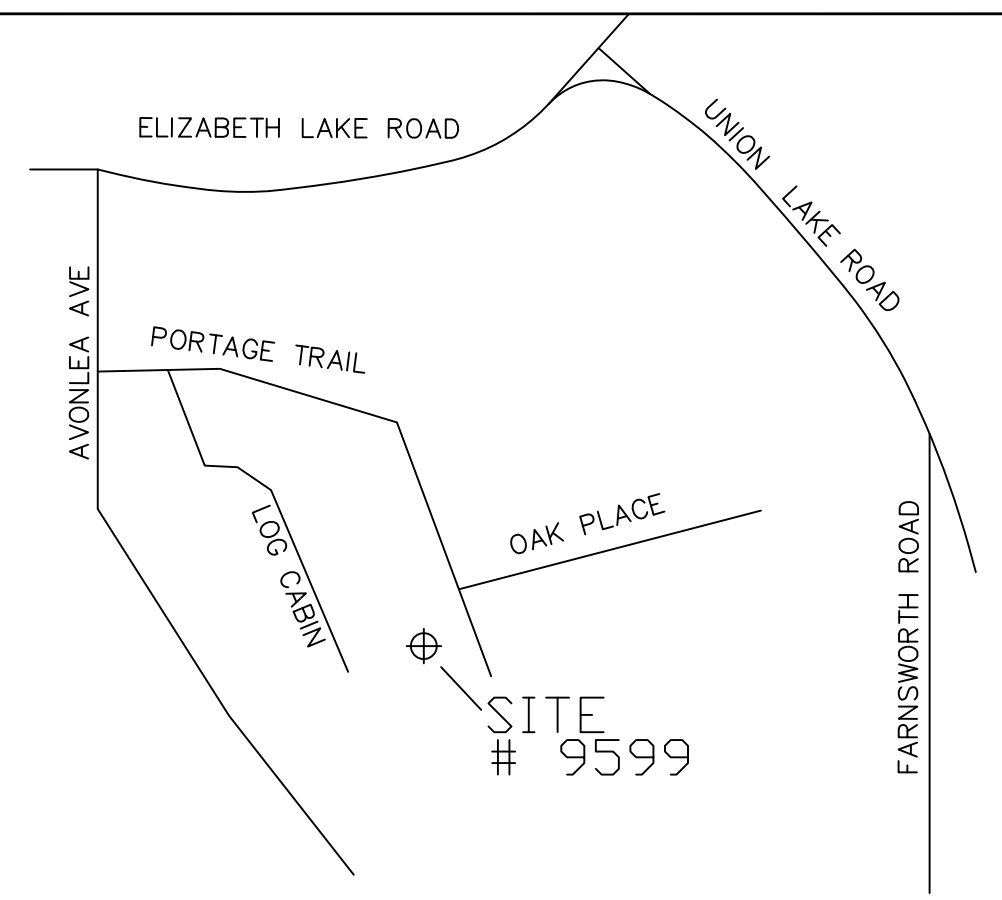
RECEIVED

JAN 18 2023

BUILDING
DEPARTMENT

BENCHMARK
TOP OF WELL
945.10 NAVD 88

N
BASIS OF BEARING
COORDINATE SYSTEM
NAD83 (CDRS) 2011
SPC-MI.-SOUTH ZONE
EPOCH DATE 2010
VERTICAL DATUM
NAVD 88 (CDRS)



PARCEL DESCRIPTION:

LOTS 488 & 489 'CEDAR CREST SUBDIVISION NO. 4',
PART OF
SECTION 26, T.3N., R.8E., WHITE LAKE TOWNSHIP,
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN,
AS RECORDED IN LIBER 35 OF PAGE 28/38C OCR

PARCEL ID NUMBER #
12-26-185-005

PARCEL ADDRESS:
9599 PORTAGE TRAIL WHITE LAKE MI 48386-2769

OWNER:

MIKE EPLEY
EPLY CUSTOM DESIGNS
6075 CARROLL LAKE RD COMMERCE TOWNSHIP MI
48382-3136
CELL 248-787-1130

EXISTING LOT COVERAGE:

LOT AREA (UPLAND) 10,662 SQ FT
EXISTING HOUSE 1,345 SQ FT
EXISTING GARAGE 520 SQ FT
1345+520 = 1865
1865/10662 * 100 = 17.49 %
EXISTING LOT COVERAGE = 17.49 % MORE THAN (20 % MAX)

PROPOSED LOT COVERAGE:

LOT AREA (UPLAND) 10,662 SQ FT
EXISTING HOUSE 1345 SQ FT
PROPOSED PARTIAL DEMOLITION 821 SQ FT
PROPOSED ADDITION 885 SQ FT
EXISTING REMAINING HOUSE 504 SQ FT
FUTURE REMODEL 885+504 = 1389 SQ FT
EXISTING GARAGE 520 SQ FT
1389+520 = 1909 SQ FT
1909/10662 * 100 = 17.90 %
PROPOSED LOT COVERAGE = 17.90 % LESS THAN (20 % MAX) OK

GENERAL NOTES:

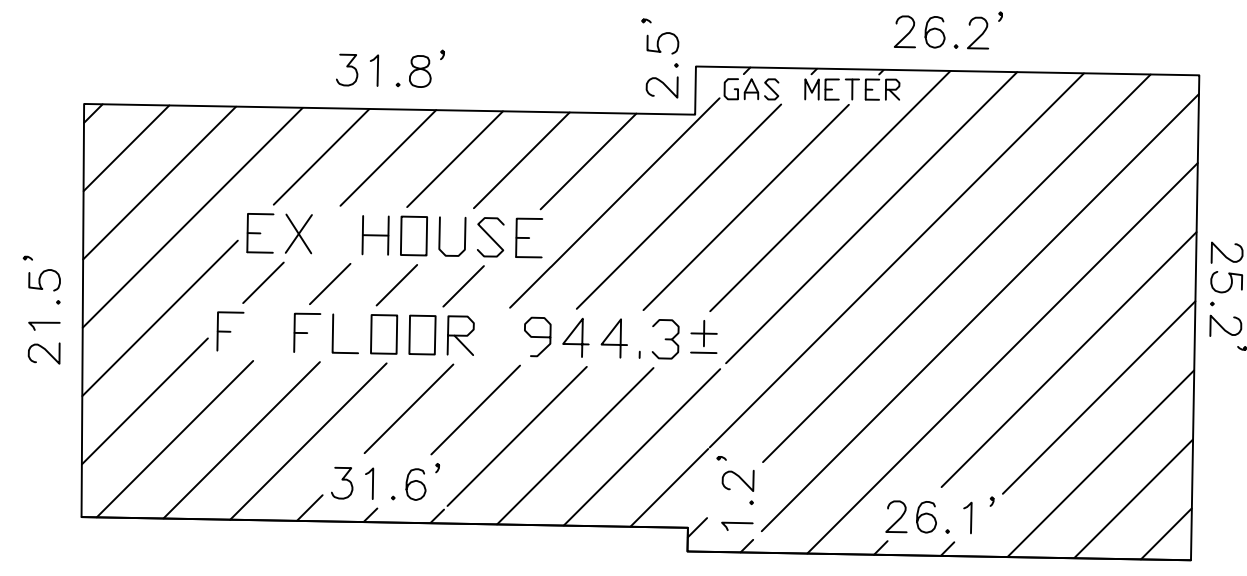
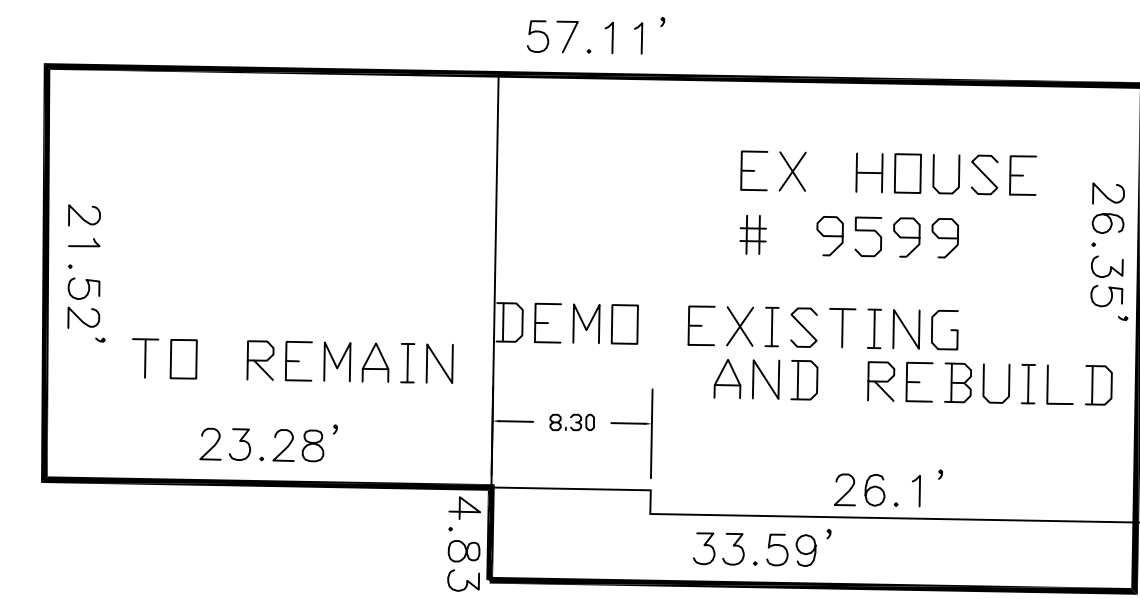
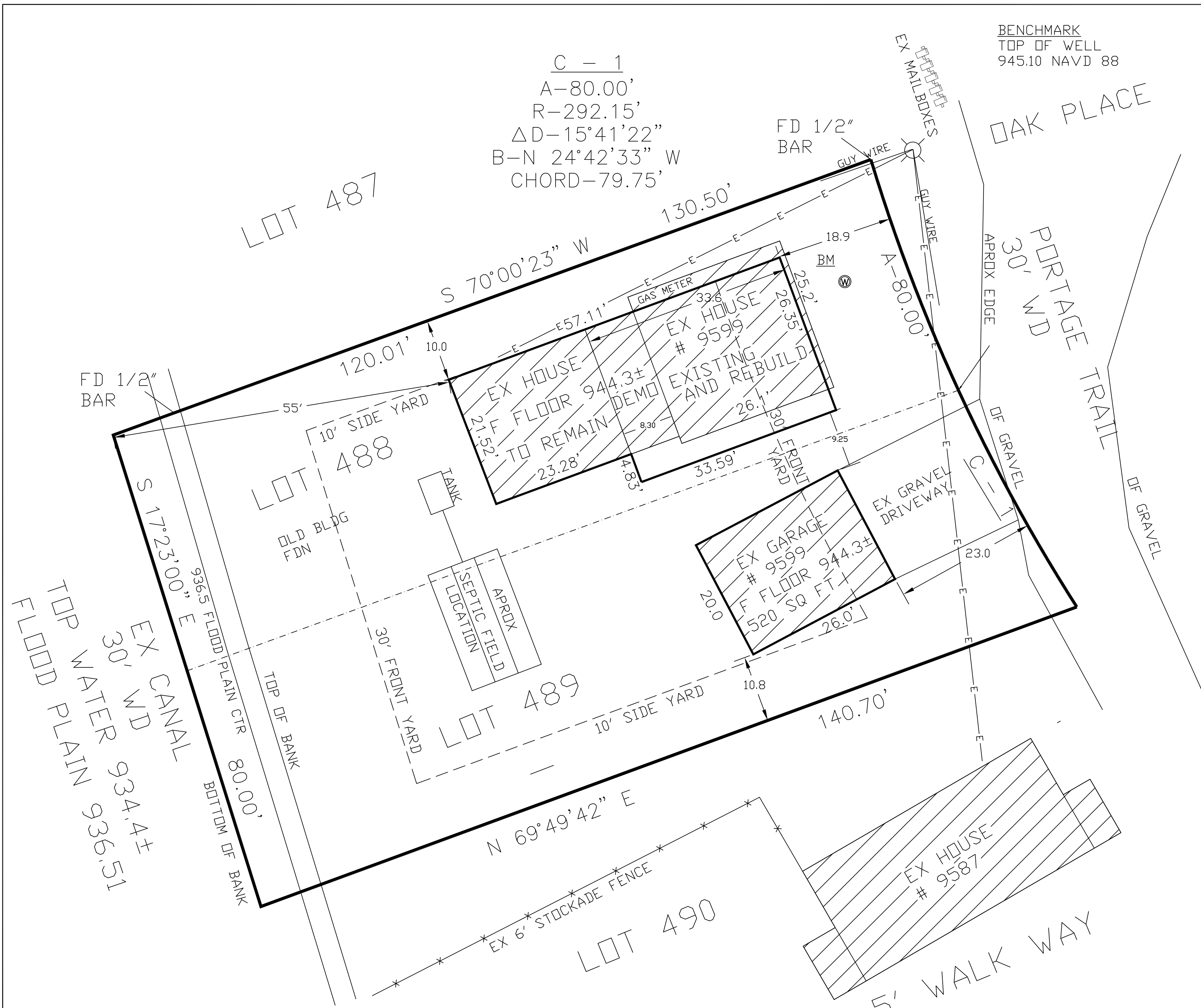
- 1) OWNER REQUESTS VARIANCES FOR PROPOSED PARTIAL DEMOLITION AND RECONSTRUCTION OF EXISTING HOUSE;
- 2) SITE IS SERVICED :
 - A) POTABLE PRIVATE WELL
 - B) ON SITE SEPTIC SYSTEM, WEST SIDE. (AS PER OWNER)
- 3) HOUSE, GARAGE AND PROPOSED STRUCTURES DO LIE IN A FEMA DESIGNATED FLOOD ZONE
AS PER MAP PANEL 26125 C0338F DATED 9-29-2006
FLOOD ELEVATION 936.51 NAVD 88 (STILLWATER)
- 4) VARIANCE REQUEST :
 - A) LOT SIZE 10,662 SQ FT REQUIRED 12,000 SQ FT - 1338 SQ FT
 - B) FRONT YARD (HOUSE) 18.9 REQUIRED 30.0 - 11.1'
 - C) FRONT YARD (GARAGE) 23.0' REQUIRED 30.0 - 7.0'

ZONING

DISTRICT: R1-D SINGLE FAMILY
MIN. LOT: 12,000 SQ. FEET
MIN. LOT WIDTH: 80 FEET
SETBACKS
FRONT YARD: 30 FEET
SIDE YARDS: 10 FEET
REAR YARD: 30 FEET

LEGEND

- INLET BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- EXISTING GRADES
- PROPOSED GRADES
- DRAINAGE ARROW
- SOIL EROSION FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FENCE LINE
- GATE VALVE
- HYDRANT
- POWER POLE
- POWER LINE
- CATCH BASIN
- DRAINAGE SWALE
- UTILITY PAD/PEDESTAL
- PINE TREE
- DECIDUOUS TREE
- SOIL BORING
- TO BE REMOVED
- PROP AC UNIT
- PROP GENERATOR
- GAS METER
- ELECTRIC METER
- PROPOSED DOWNSPOUT
- CHANGES TO PLAN
- WELL



NOTE:
IT IS THE CLIENTS RESPONSIBILITY TO REVIEW THIS DRAWING FOR ALL HOUSE PLAN DATA, INCLUDING (BUT NOT LIMITED TO) ELEVATION, HOUSE AND BASEMENT SIZES, CANTILEVERS, ETC., AND, THE HOUSE LOCATION AND ORIENTATION ON THE PARCEL. ANY DISCREPANCIES NOT BROUGHT TO OUR ATTENTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT.

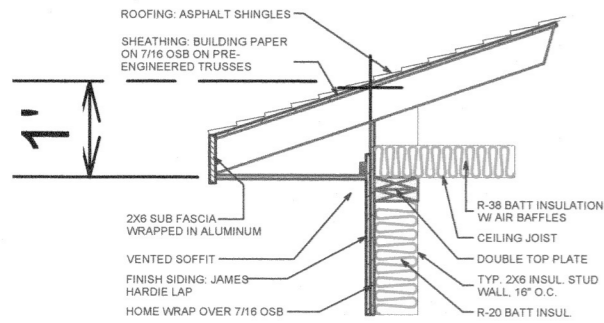
UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNERS AND WERE NOT FIELD LOCATED.
A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY 'MISS DIG' AND HAVE ALL UNDERGROUND UTILITIES STAKED BEFORE ANY WORK MAY BEGIN.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.



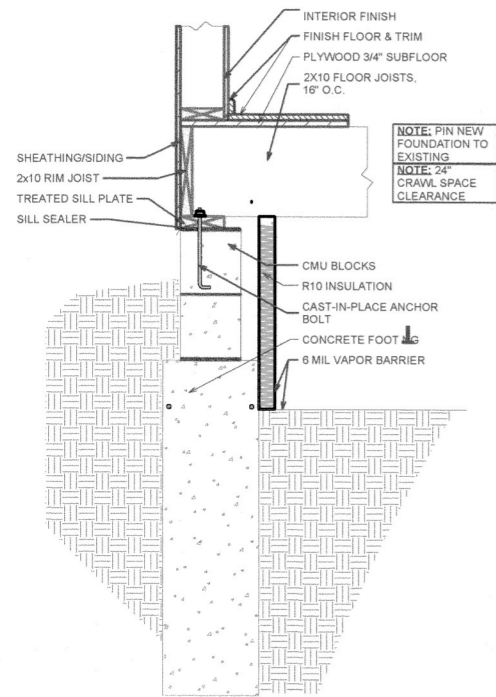
DPS&A DAVID P SMITH & ASSOCIATES PROFESSIONAL LAND SURVEYORS 8615 RICHARDSON ROAD-SUITE 100 WALLED LAKE, MICHIGAN 48390 (248)363-1515 (FAX)363-1646 © 2022 DPS&A, INC. ALL RIGHTS RESERVED EMAIL ADDRESS: AASURVEYOR@AOL.COM	DATE	2-16-2023
	SCALE	1" = 10'
PROPOSED PARTIAL DEMO/REBUILD VARIANCE REQUEST	JOB NO.	23-011900
9599 PORTAGE TRAIL, WHITE LAKE, MI 48386 LOTS 488 & 489 CEDAR CREST SUB # 4 WHITE LAKE, OAKLAND COUNTY, MI	SHEET NO.	1 OF 1
DRAWN: DPS, COMP. NET DIRECTORY: F/2023		

SHEET INDEX	
SHEET	TITLE
1	INDEX, PLOT PLAN
2	FRAMING FLOOR PLAN
3	ROOF PLAN
4	DIMENSIONED FLOOR PLAN
5	EXTERIOR ELEVATIONS
6	EXTERIOR ELEVATIONS

FRONT SET-BACK: 30'
 REAR SET-BACK: 30'
 SIDE(S) SET-BACK: 10' (NO COMBINED MINIMUM)

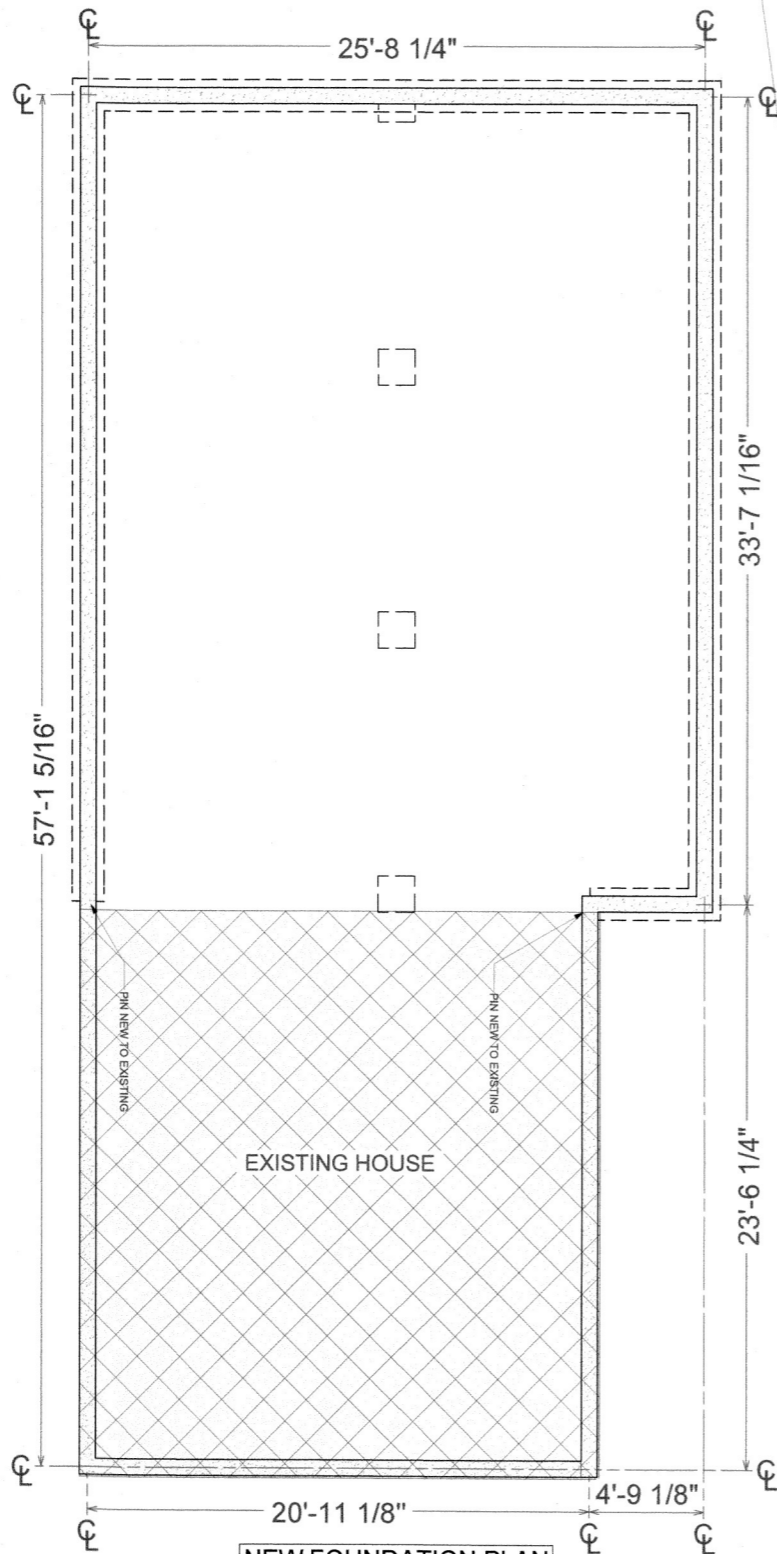


1/2 IN = 1 FT

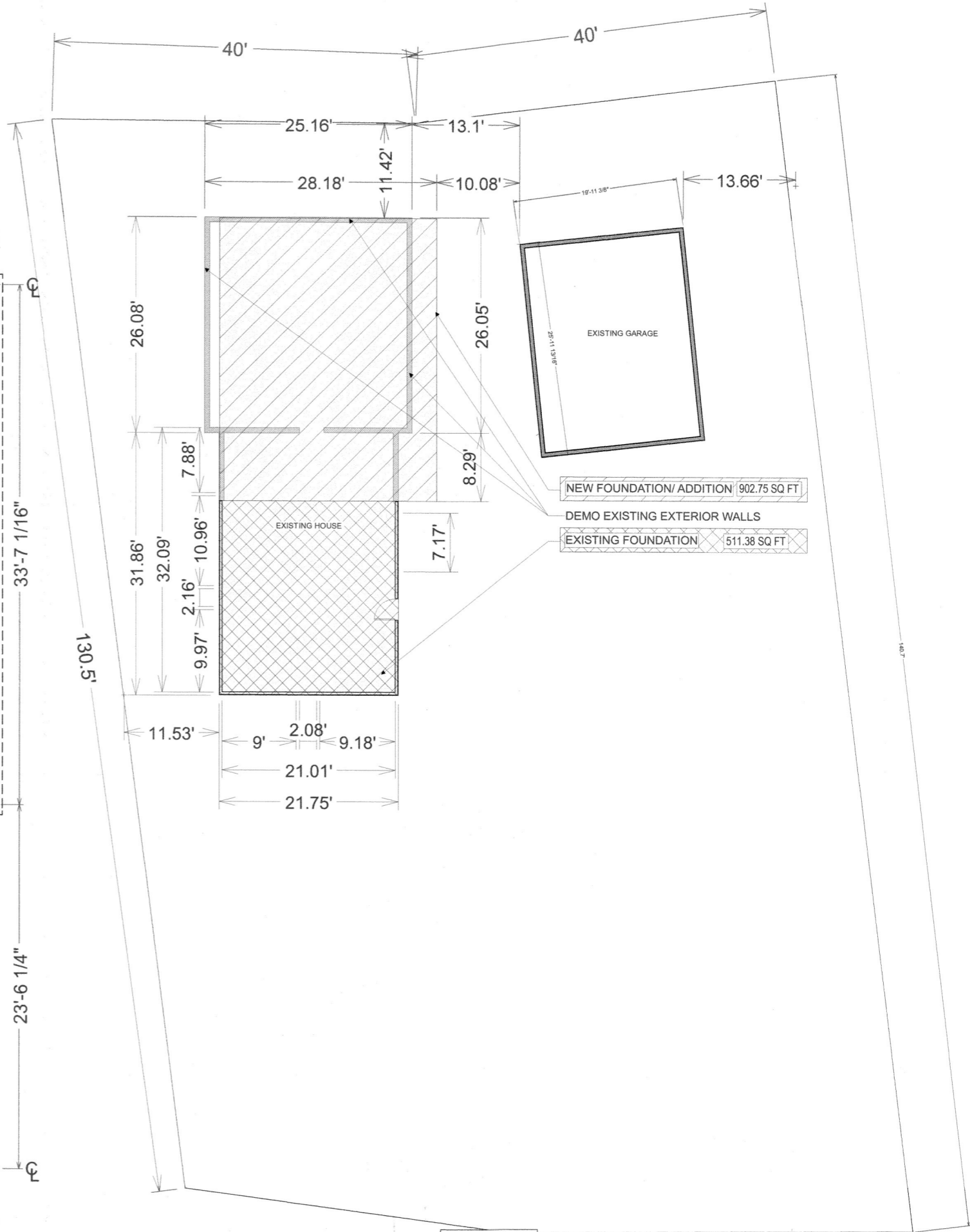


NOTE: PIN NEW FOUNDATION TO EXISTING
 NOTE: 24\"/>

1/2 IN = 1 FT



NEW FOUNDATION PLAN
 1/8 IN = 1 FT



PLOT PLAN
 1 IN = 15 FT

Item A.

PROJECT: PORTAGE - REI

ADDRESS: 9599 PORTAGE TRAIL, WHITE LAKE, MI. 48386

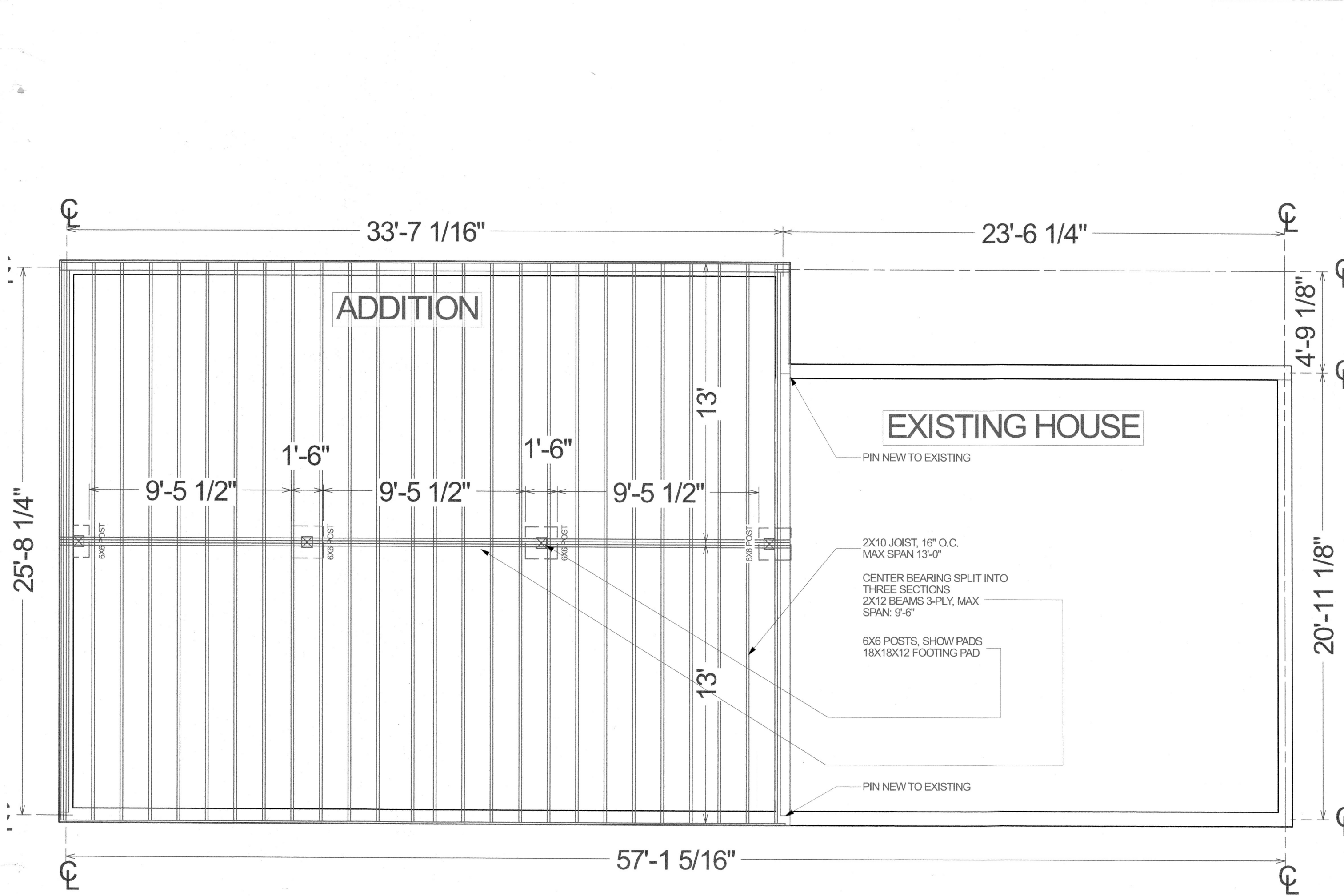
INDEX, PLOT PLAN

DATE: 1/18/2023

SHEET: 1

EPLEY CUSTOM DESIGN

16



Item A.

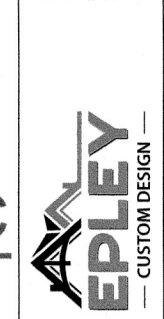
PROJECT: PORTAGE - REI

ADDRESS: 9599 PORTAGE TRAIL
WHITE LAKE, MI, 48

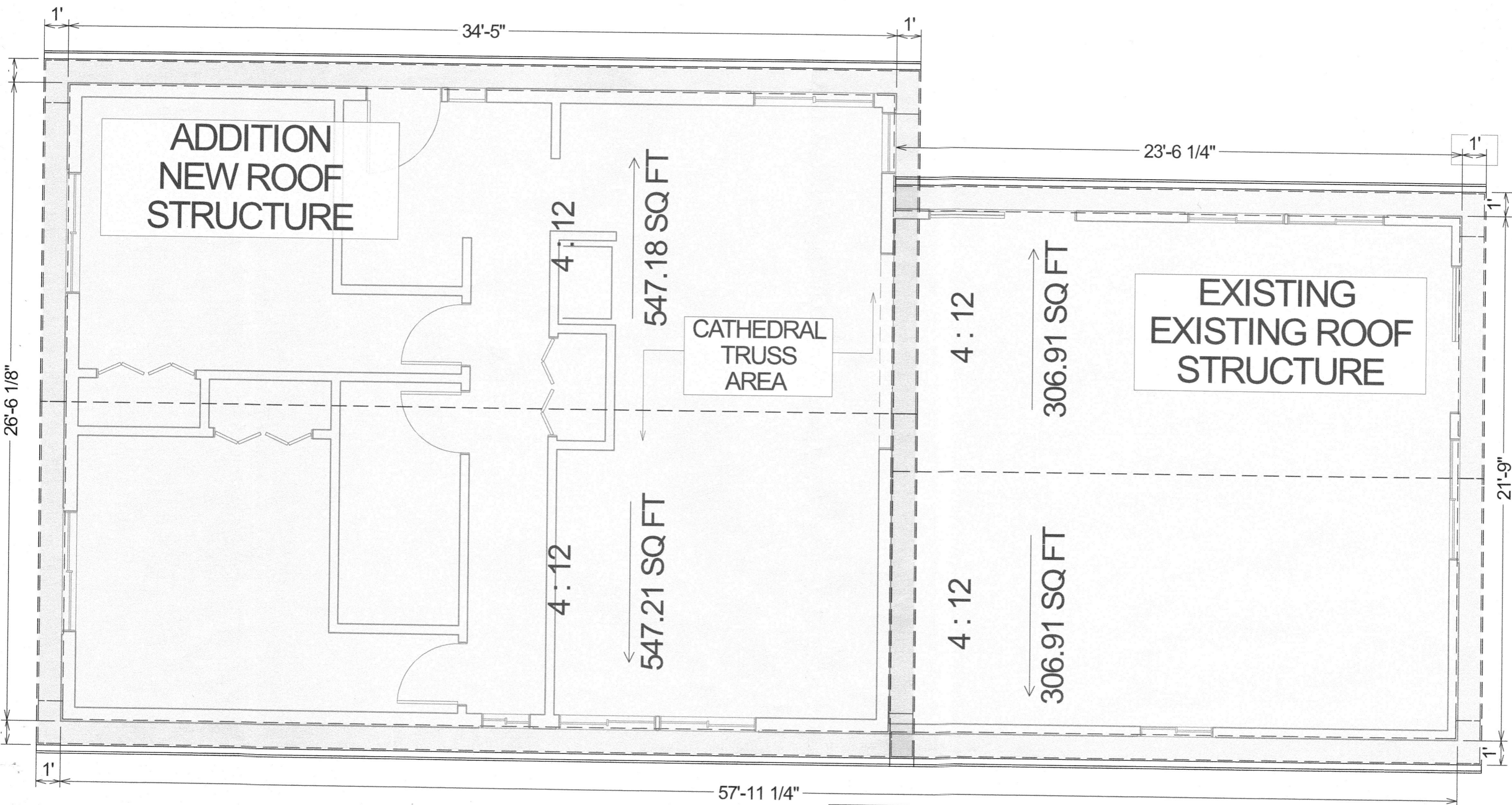
FRAMING FLOOR PLAN

DATE:
1/17/
2023

SHEET:
2



FRAMING FLOOR PLAN
1/4 IN = 1 FT



ROOF PLAN
1/4 IN = 1 FT

Item A.
PROJECT: PORTAGE - REI
ADDRESS: 9599 PORTAGE TRAIL,
WHITE LAKE, MI, 4838

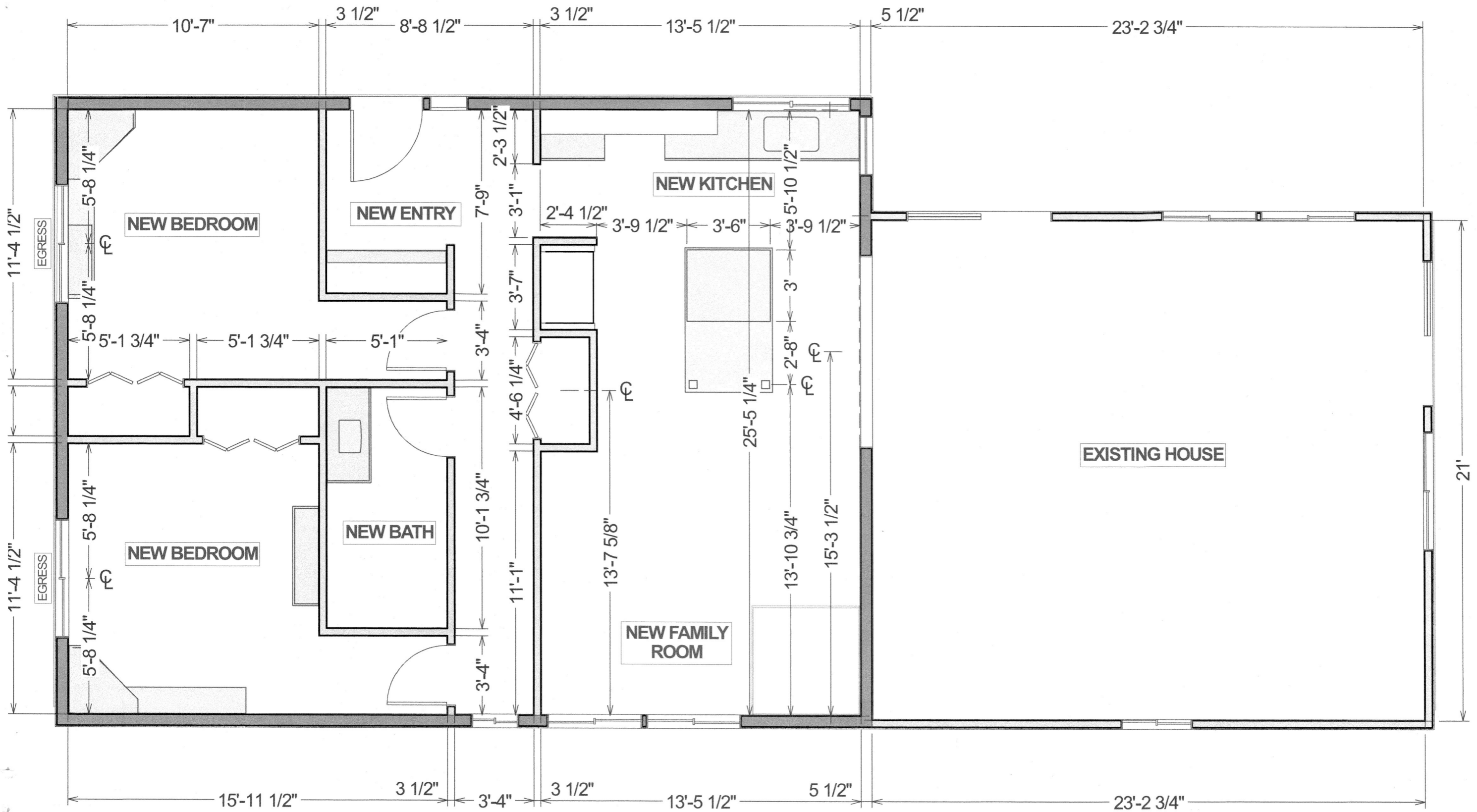
ROOF PLAN

DATE:
1/17/
2023

SHEET:
3



FRAMING NOTE: ALL DIMENSIONS ARE TO FRAME



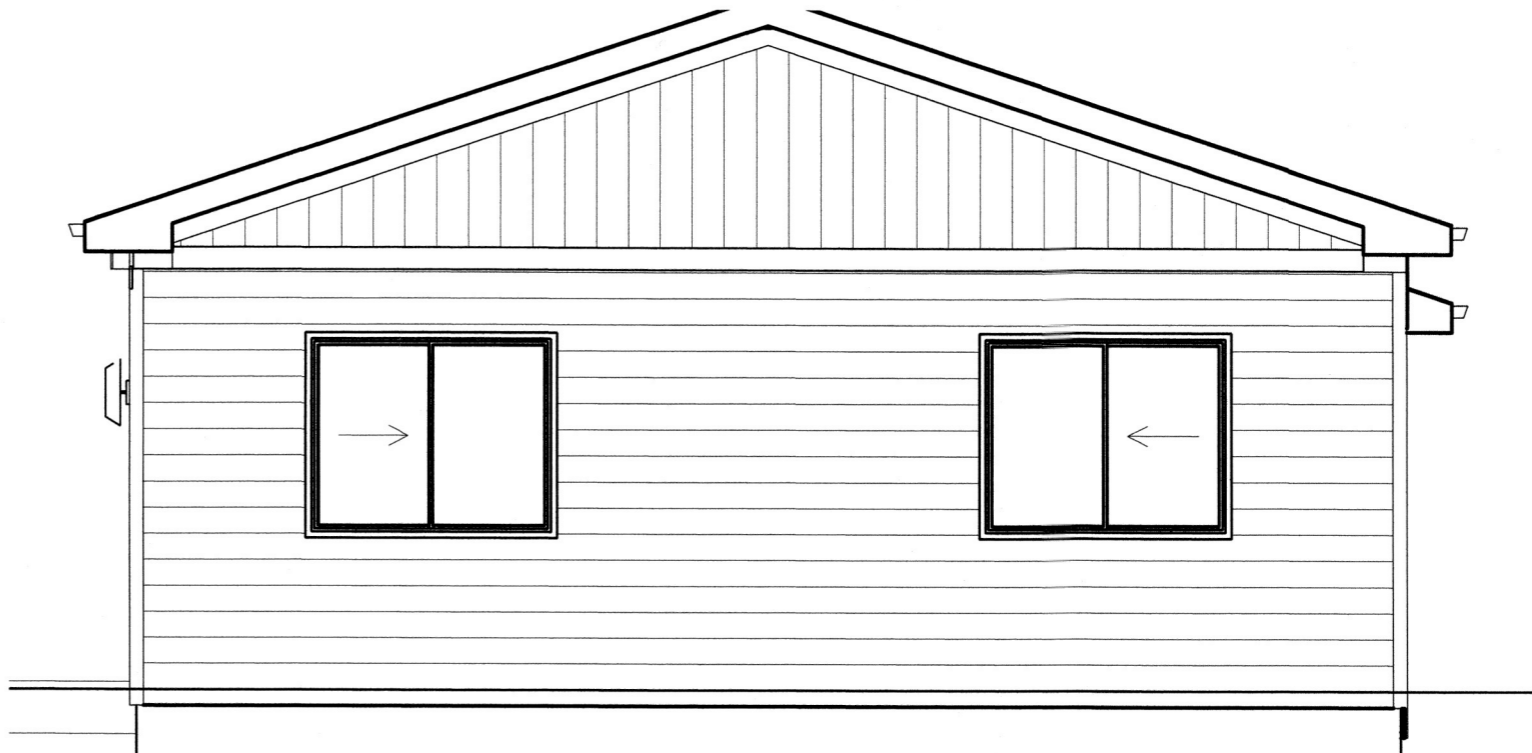
PROJECT: PORTAGE - REI
 ADDRESS: 9599 PORTAGE TRAIL
 WHITE LAKE, MI, 48

DIMENSIONED FLOOR PLAN

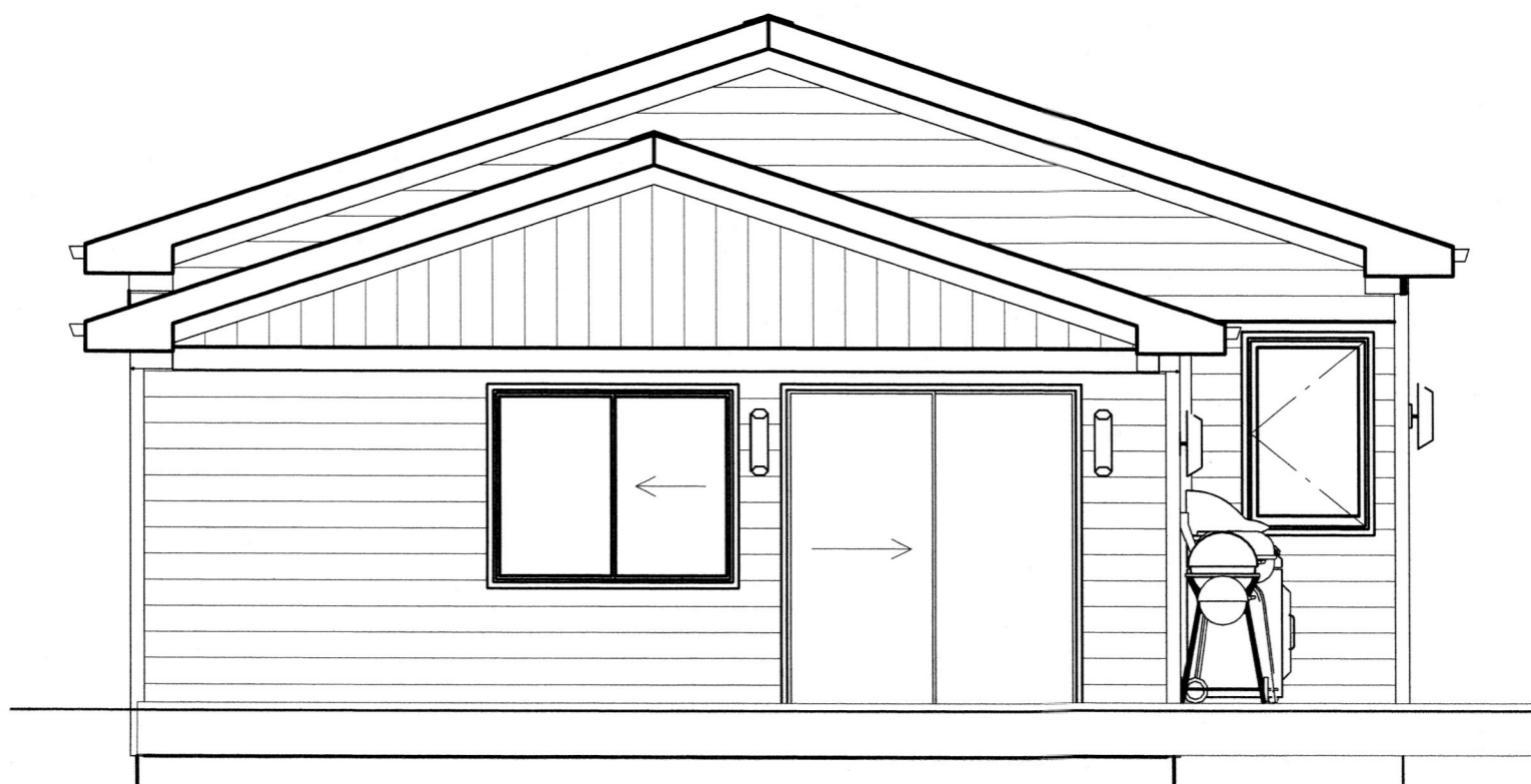
DATE: 1/17/2023

SHEET: 4





FRONT/ EAST
1/4 IN = 1 FT



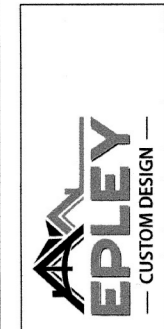
BACK/ WEST
1/4 IN = 1 FT

Item A.
PROJECT: PORTAGE - REI
ADDRESS: 9599 PORTAGE TRAIL
WHITE LAKE, MI, 48

EXTERIOR
ELEVATIONS

DATE:
1/17/
2023

SHEET:
5





SIDE/ NORTH
1/4 IN = 1 FT



SIDE/ SOUTH
1/4 IN = 1 FT

Item A.

PROJECT: PORTAGE - REI

ADDRESS: 9599 PORTAGE TRAIL
WHITE LAKE, MI, 48306

EXTERIOR
ELEVATIONS

DATE:

1/17/
2023

SHEET:

6



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



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

WHITE LAKE TOWNSHIP

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

January 30, 2023

Mike Epley
6075 Carroll Lk Rd
Commerce, MI 48382

RE: Proposed Addition at 9599 Portage Tr.

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

Article 3.1.6 of the White Lake Township Clear Zoning Ordinance: Requires a minimum front yard setback of 30 ft and minimum lot area of 12,000 sq ft.

The existing structure and lot are legal non-conforming, with a lot area of approximately 10,803 sq ft. While the proposed new structure would maintain the approximate 11.4 ft front yard setback, the addition would not be permitted per current setback requirements.

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. ***A certified boundary and location survey, which should include lot area and coverage, will be required by the ZBA.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Zoning Board of Appeals
FROM: Justin Quagliata, Staff Planner
DATE: February 23, 2022

Agenda item: 8b

Appeal Date: February 23, 2022

Applicant: Andre LaRouche

Address: 493 Hillwood Drive
White Lake, MI 48383

Zoning: R1-D Single Family Residential

Location: 493 Hillwood Drive
White Lake, MI 48386

Property Description

The approximately 0.34-acre (14,810.4 square feet) parcel identified as 493 Hillwood Drive is located within the Brendel Heights subdivision on Brendel Lake and zoned R1-D (Single Family Residential). The existing house on the property (approximately 1,352 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

Applicant's Proposal

Andre LaRouche, the applicant, is proposing to construct a 156 square foot first-floor addition on the house.

Planner's Report

Currently the existing house is nonconforming; the building is located 7.62 feet (at the closest point) from the east side lot line. A minimum 10-foot side yard setback is required in the R1-D zoning district.

The architectural plans indicate the proposed first-floor addition is 156 square feet in size. Contrary to the building permit application stating the addition includes two proposed bedrooms, the addition would not increase the number of bedrooms (two) in the house. If the Board approves the request, a new building permit application must be submitted. As proposed, the addition would maintain the existing east side yard setback nonconformity, encroaching 1.65 feet into the side yard setback.

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 7.23.A	Nonconforming structure	No enlargement or alteration	Enlarge and alter nonconforming house	Increased nonconformities
2	Article 3.1.6.E	Minimum lot width	80 feet	40 feet	40 feet

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Andre LaRouche from Article 3.1.6.E and Article 7.23.A of the Zoning Ordinance for Parcel Number 12-21-452-014, identified as 493 Hillwood Drive, in order to construct a first-story addition. A variance from Article 7.23.A is granted to allow the addition to encroach 1.65 feet into the required setback from the east side lot line. A 40-foot variance from the required lot width is also granted from Article 3.1.6.E. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The Applicant shall submit a new building permit application.

Denial: I move to deny the variances requested by Andre LaRouche for Parcel Number 12-21-452-014, identified as 493 Hillwood Drive, due to the following reason(s):

Postpone: I move to postpone the appeal of Andre LaRouche *to a date certain or other triggering mechanism* for Parcel Number 12-21-452-014, identified as 493 Hillwood, to consider comments stated during this hearing.

Attachments:

1. Variance application dated January 20, 2023.
2. Certificate of Survey dated August 17, 2022.
3. Architectural plans (revision date May 17, 2022).
4. Letter of denial from the Building Official dated January 30, 2023.

7.37 STANDARDS

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

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

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

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

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

APPLICANT'S NAME: Andre Larouche PHONE: 248 330 7559
ADDRESS: 493 Hillwood, White Lake MI 48383
APPLICANT'S EMAIL ADDRESS: LAROCHE.ANDRE@GMAIL.COM
APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: _____

ADDRESS OF AFFECTED PROPERTY: same PARCEL # 12 - 21-452-014
CURRENT ZONING: R1-D PARCEL SIZE: _____

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: 3.1.6.E
VALUE OF IMPROVEMENT: \$ 20,000.00 SEV OF EXISITING STRUCTURE: \$ _____

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

APPLICATION FEE: 385.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)
APPLICANT'S SIGNATURE: AN DATE: 1/20/23

RECEIVED

JAN 20 2023

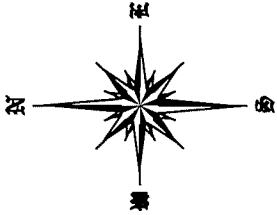
BUILDING DEPARTMENT

CERTIFICATE OF SURVEY

Item B.

HILLWOOD

(50 FT WD)



LOT 201

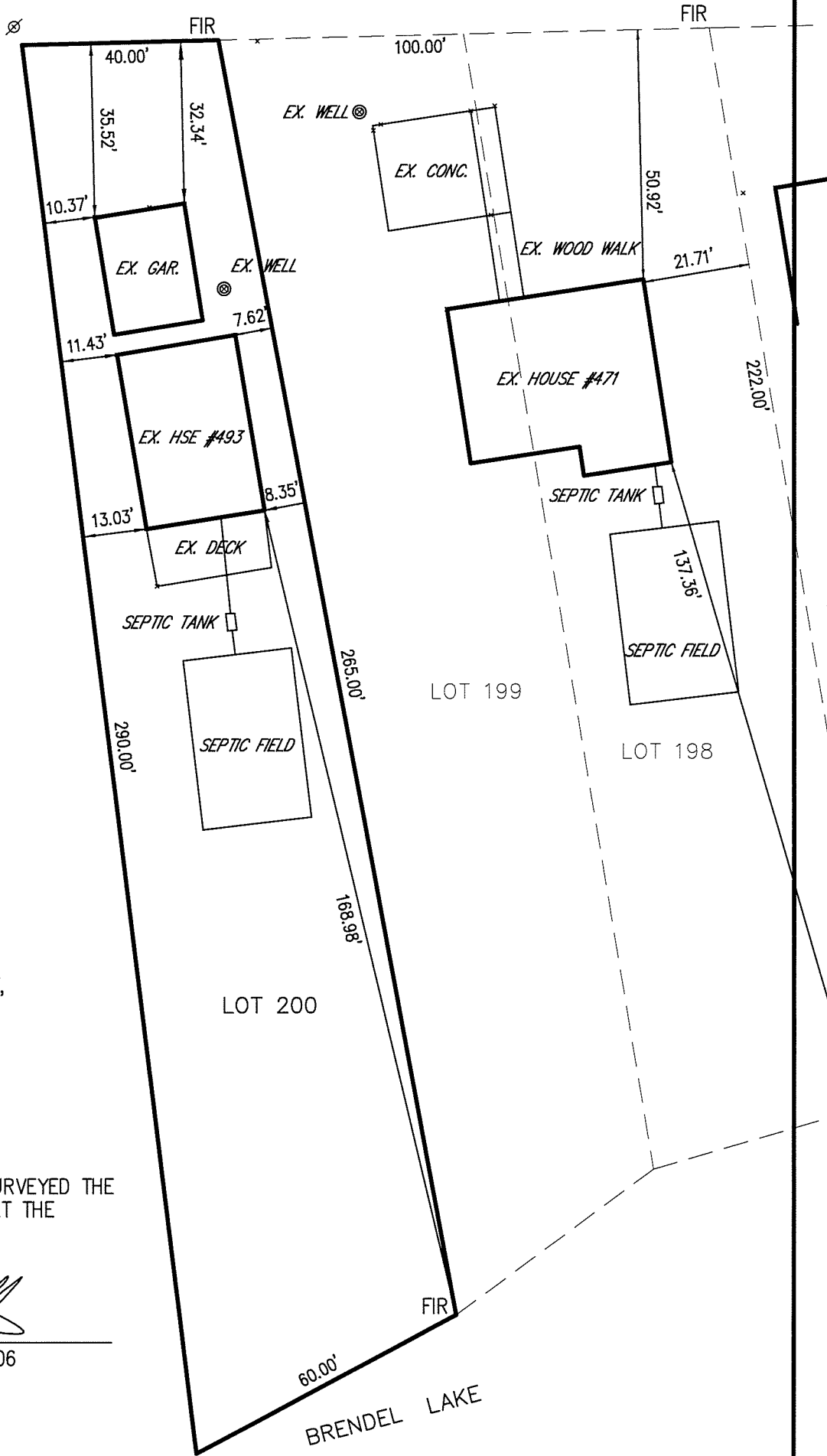
LEGAL DESCRIPTION:

LOT 200, BRENDEL HEIGHTS, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON THAT THE PROPERTY LINES ARE AS SHOWN.

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



ISSUED FOR: _____ REV'D BY: _____ ISSUED FOR: _____ REV'D BY: _____

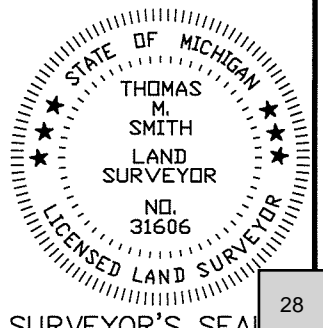
THOMAS M. SMITH P.S.
PROFESSIONAL LAND SURVEYOR

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

DRAWN BY TMS JOB No. 22-110B

DESCRIPTION
LOT 200, BRENDEL HGHTS
493 HILLWOOD

DATE 08-17-22 SHEET No. 1 SCALE 1"=30'



SURVEYOR'S SEAL

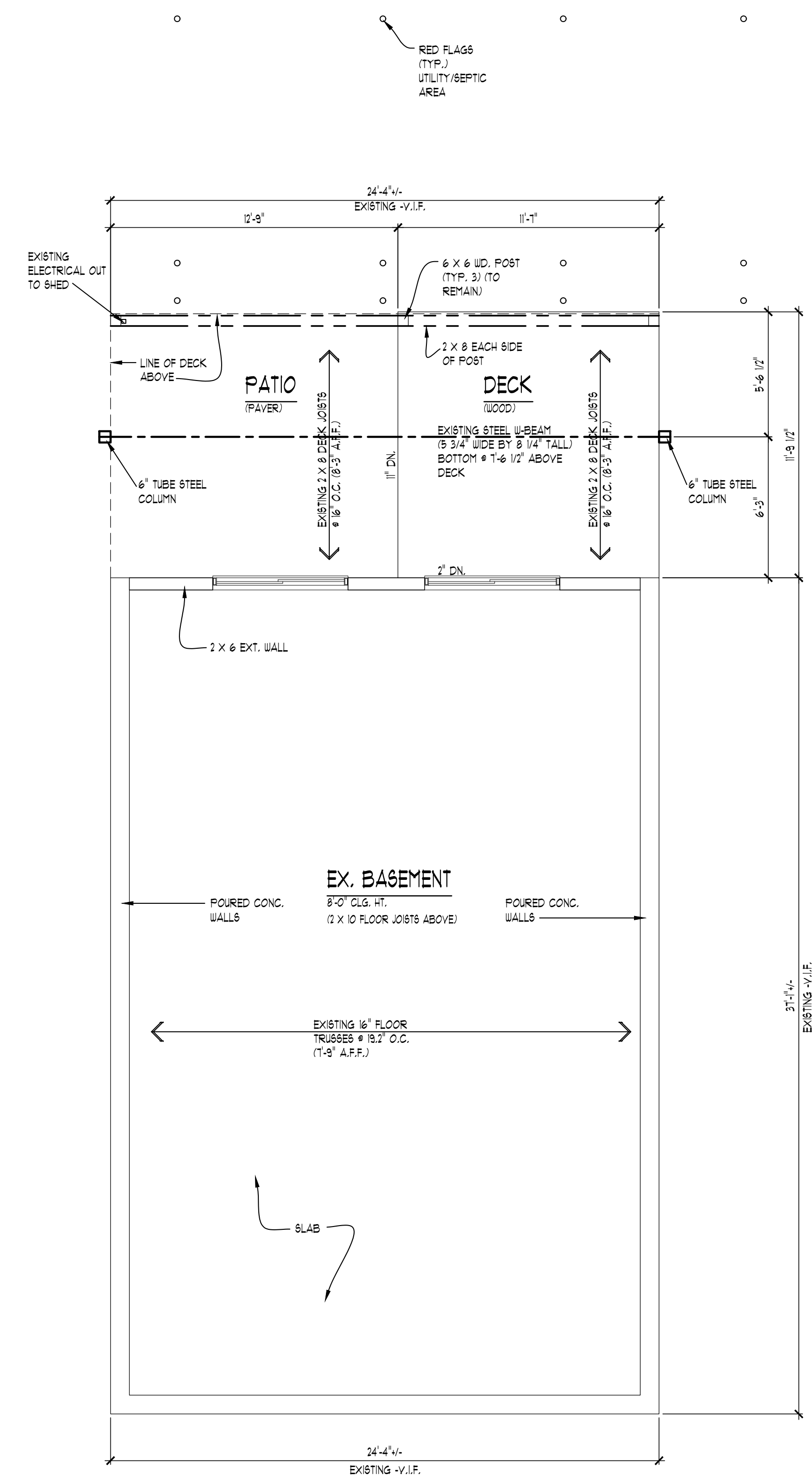
DEMOLITION NOTES

- EXTERIOR GRADE SHALL BE INSPECTED AND LOCATIONS WHERE THE GRADE IS WITHIN 8' OF THE BILL PLATE. INSPECT CLOSELY FOR SIGNS OF ROT. ANY ROTTED WOOD SHALL BE REMOVED AND REPLACED AND THEN SPOT TREATED WITH TIMBOR OR AN EQUIVALENT PRESERVATIVE.
- NEW SILICONE SEALANT SHALL BE APPLIED AROUND ANY OPENINGS THROUGH THE FOUNDATION (PIPES, WIRES, ETC).
- ALL VERTICAL CRACKS NOTED SHALL BE TUCK POINTED WITH AN EPOXY MORTAR.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUB-TRADES.
- ALL WORK IS TO BE DONE BY LICENSED CONTRACTORS
- CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS & DIMENSIONS AND TO NOTIFY TK DESIGN & ASSOCIATES OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION/DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION RELATED DEBRIS, TRASH, RUBBISH ETC. AND TO DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. CONTRACTOR IS TO KEEP THE PROJECT AREA CLEAN AT ALL TIMES.
- CONTRACTOR SHALL NOTIFY, COORDINATE, AND SCHEDULE ANY AND ALL DISCONNECTIONS OF EXISTING UTILITY SERVICE WITH THE OWNER PRIOR TO THE WORK BEING DONE.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
- MAINTAIN EXISTING UTILITY SERVICES AND PROTECT AGAINST DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- ALL DRAWINGS ARE SCHEMATIC. EXTENT OF DEMOLITION SHOWN IS APPROXIMATE. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL STRUCTURAL MEMBERS ARE TO REMAIN (TYP. UNLESS NOTED OTHERWISE)

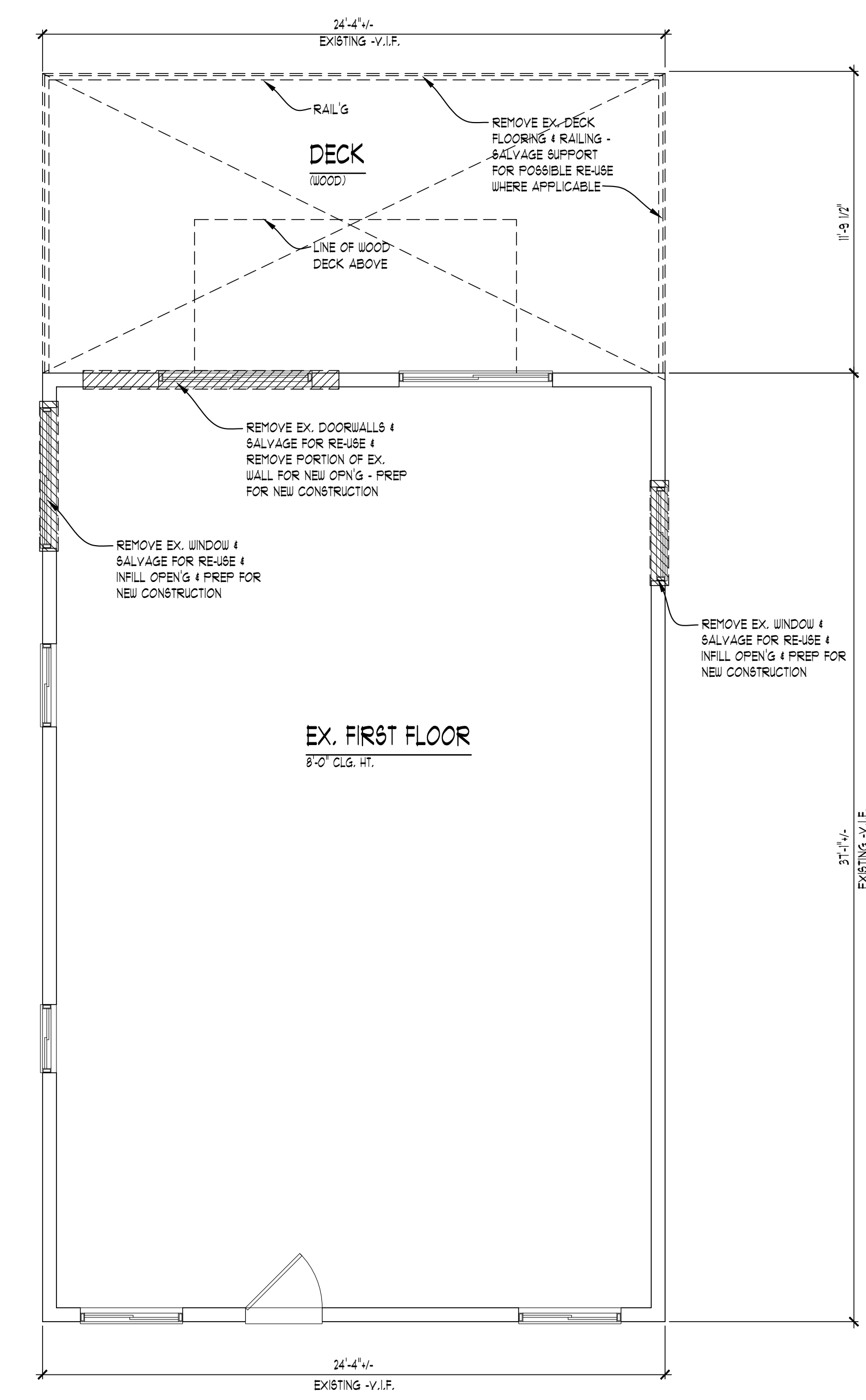
NOTE:
 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:

- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION

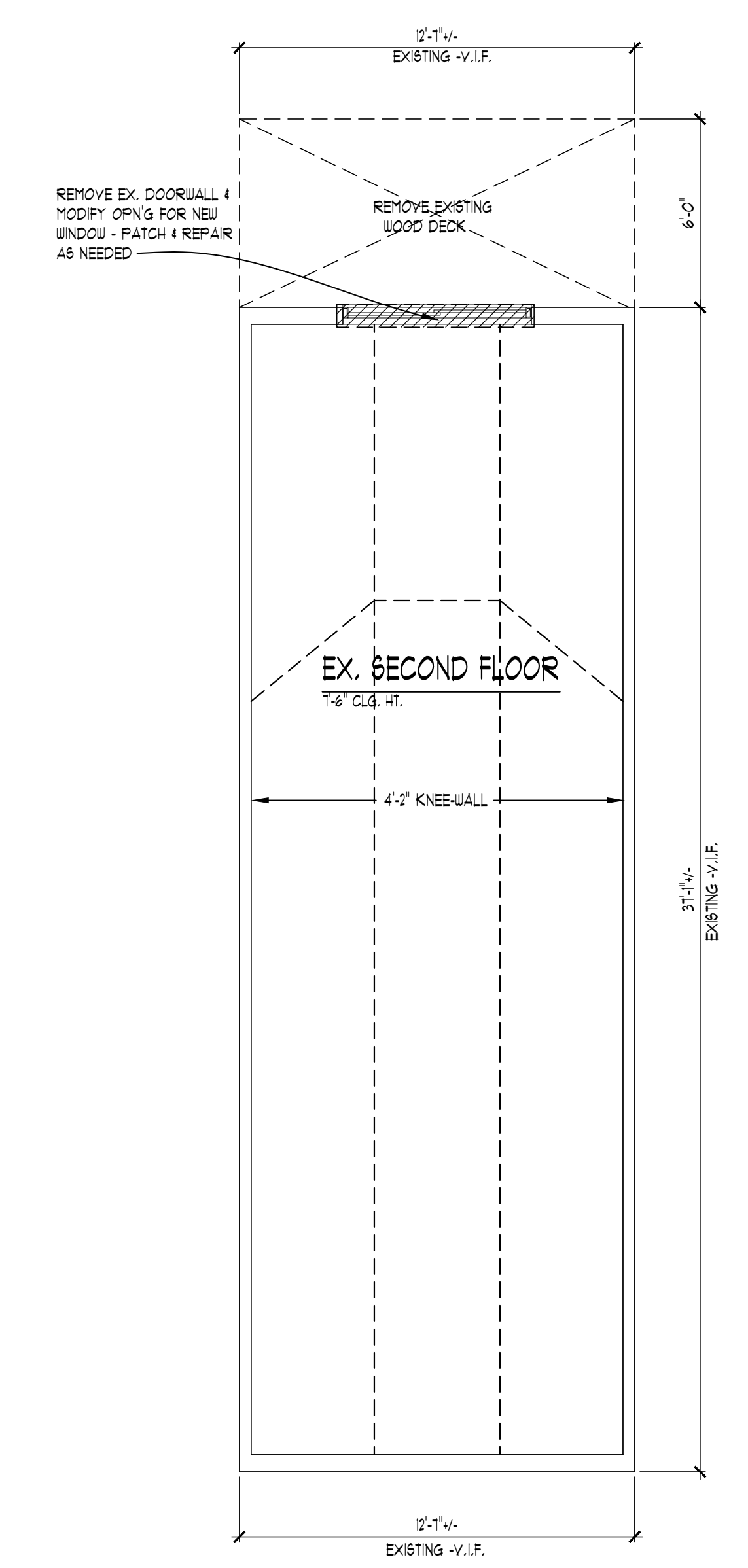
PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF



EXISTING FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

AREA SUMMARY:

OVERALL FLOOR AREA:	
EX. FIRST FLOOR	903 S.F.
NEW FIRST FLOOR	348 S.F.
EX. SECOND FLOOR	480 S.F.
TOTAL AREA	1700 S.F.

TK DESIGN
 CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM

26030 PONTIAC TRAIL
 SOUTH LYON, MI 48178
 PHONE: (248)-446-1960
 FAX: (248)-446-1961

Copyright 2014 TK Design and Associates
 DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY.
 CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE
 CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE
 REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY.
 CALL MKO.DOC AT 686.482.0771 3 DAYS PRIOR TO ANY EXCAVATION
 CONSTRUCTION. THE SOLE RESPONSIBILITY OF THE PRIME CONTRACTOR.

CLIENT / PROJECT	LAROUCHE RENOVATION
	493 HILLWOOD
	WHITE LAKE
	CHARTER TOWNSHIP

JOB No.	21-117
DRAWN:	AG
CHECKED:	DM
REVIEW	4-19-22
FINAL:	5-24-21
REVISION	5-17-22

SCALE:
 PER PLAN

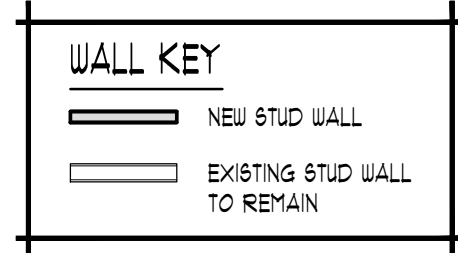
SHEET #
 D-1

PLAN NOTES

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

EXTERIOR WALLS:
SIDING WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/4" O.S.B. SHEATHING ON 2x6 WOOD STUDS @ 16" O.C. OR AS NOTED, MIN. R-20 WALL CONSTRUCTION, 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 6" THICK WITH SIDING (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

- WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
- USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
- ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED 6'-0" TALL, ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.



NOTE:
DOOR & WINDOW LOCATIONS:
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

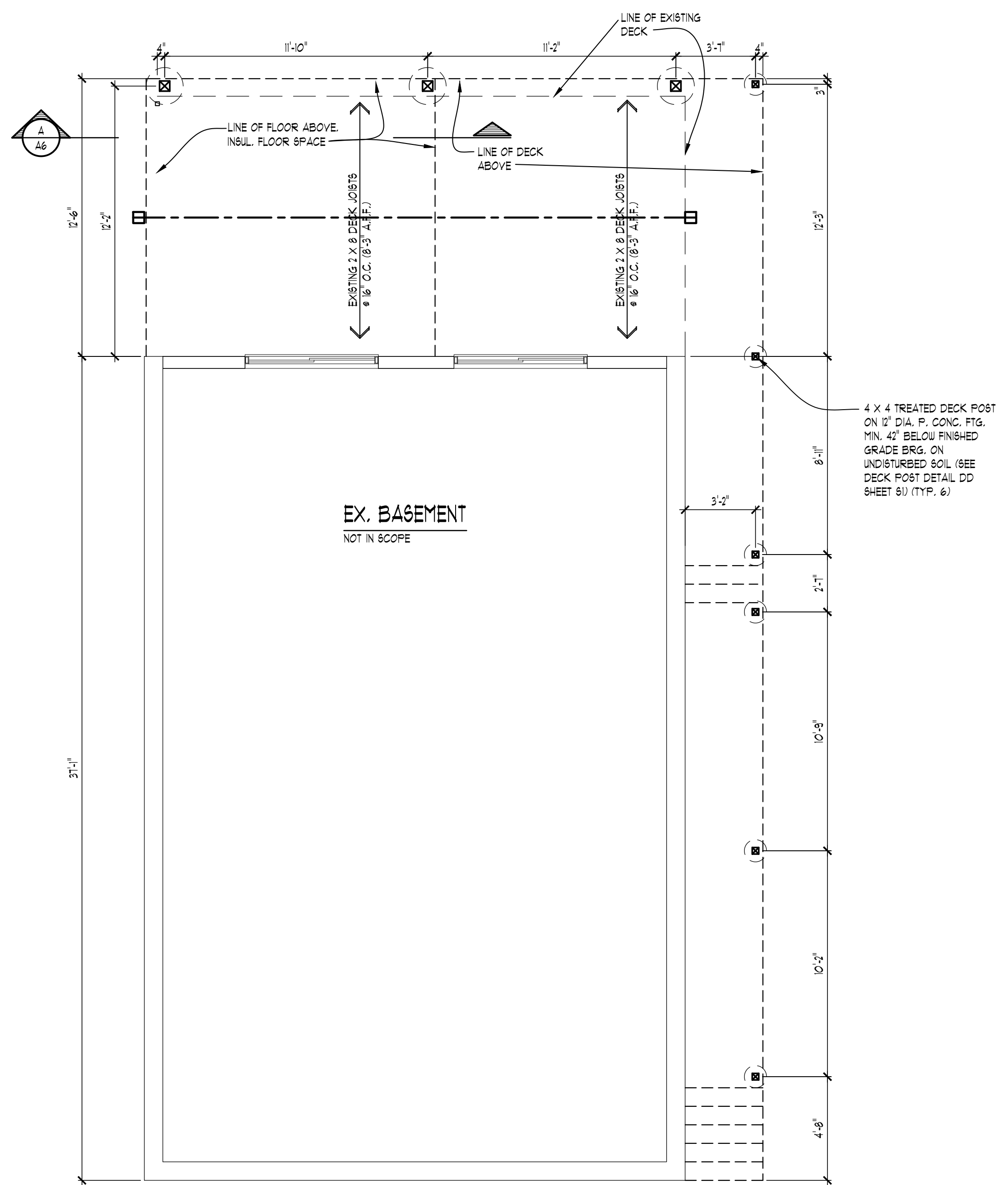
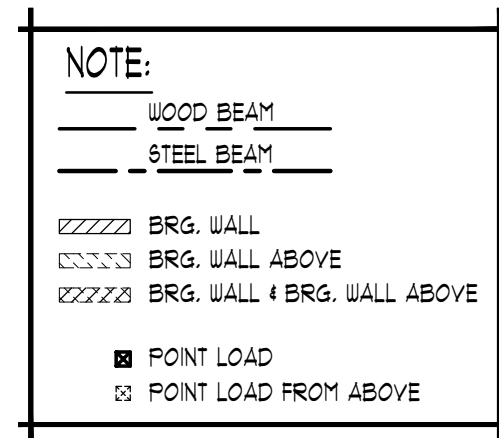
FIREPLACE NOTE
ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED W/ MANUFACTURER SPECS INCLUDING BUT NOT LIMITED TO WIDTH, DEPTH, HEIGHT, CHIMNEY CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECS TO CARPENTER PRIOR TO FRAMING

NOTE:
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

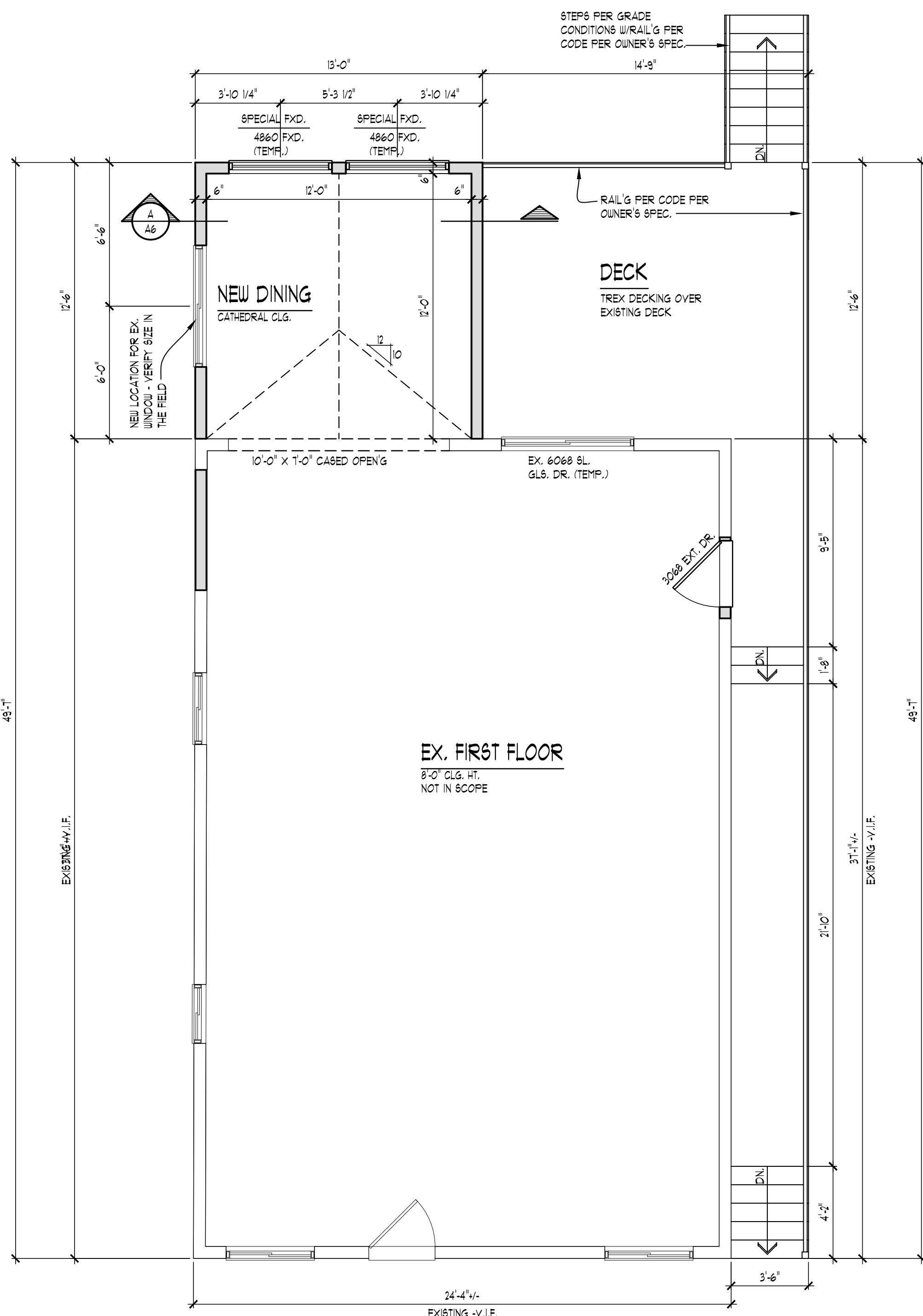
NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

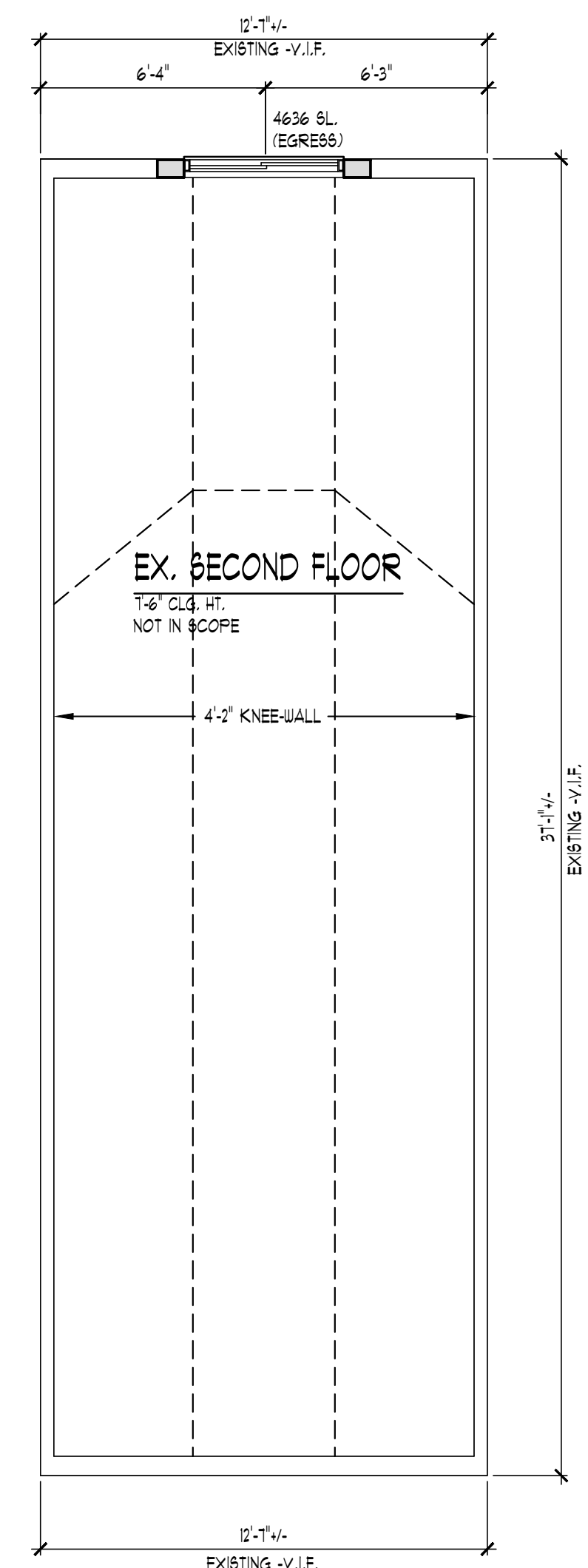
NOTE:
GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:

- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION

PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

AREA SUMMARY:

OVERALL FLOOR AREA:	
EX. FIRST FLOOR	302 S.F.
NEW FIRST FLOOR	348 S.F.
EX. SECOND FLOOR	450 S.F.
TOTAL AREA	1100 S.F.

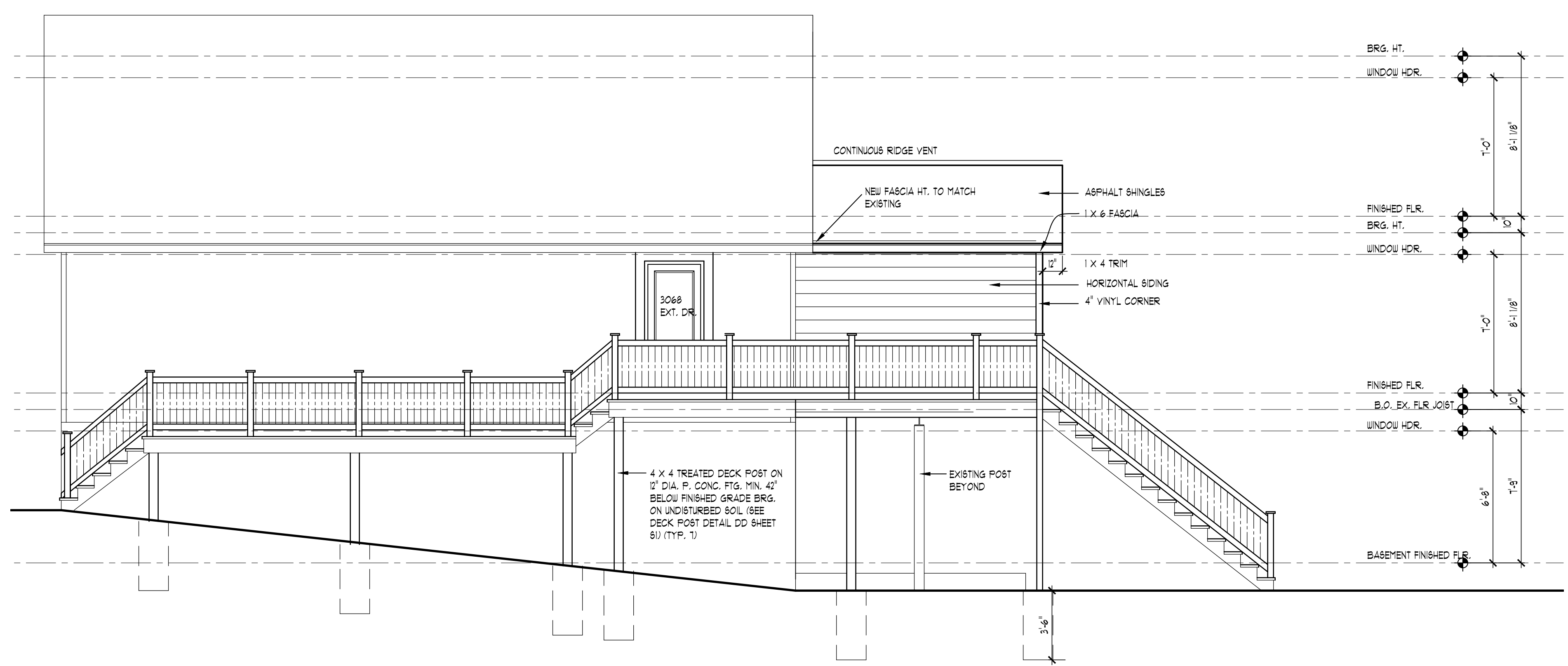
WWW.TKHOMEDESIGN.COM

26600 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

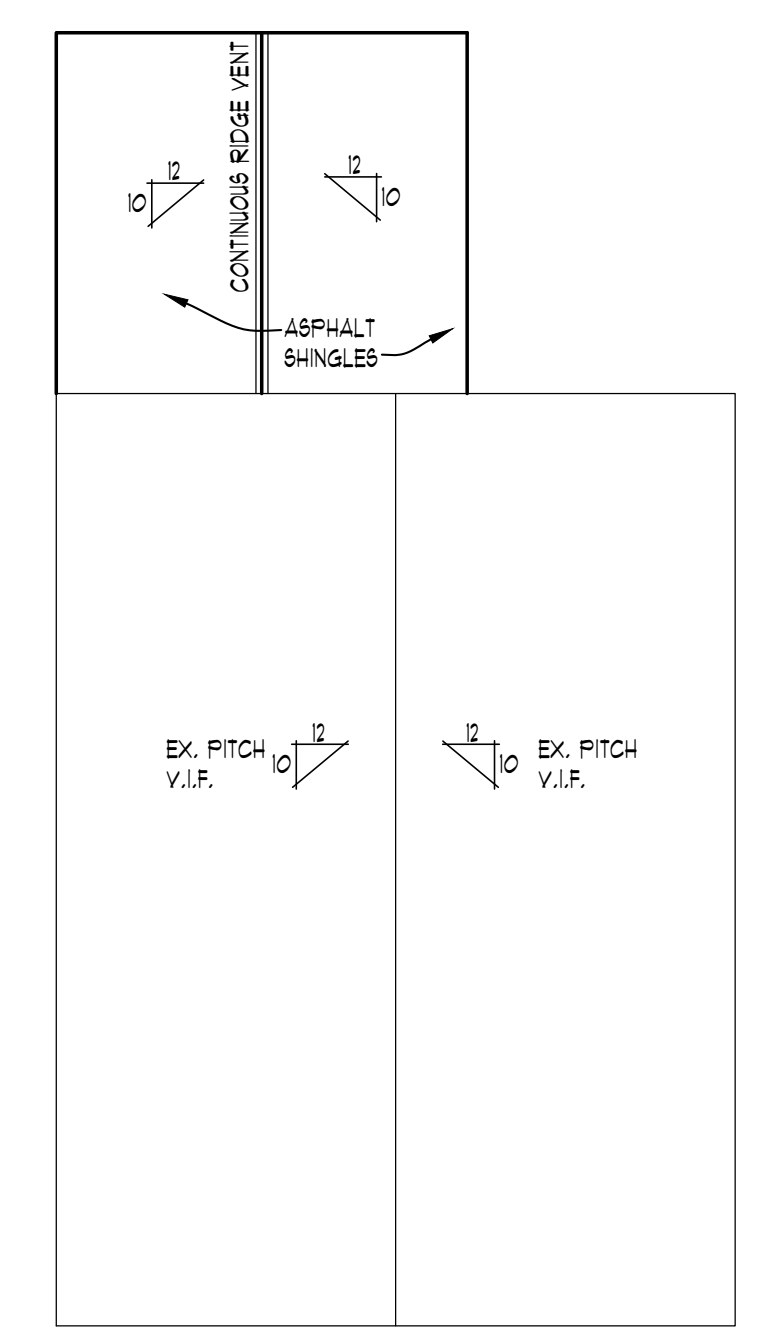
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CLIENT / PROJECT	LAROUCHE RENOVATION 493 HILLWOOD WHITE LAKE CHARTER TOWNSHIP
	JOB No. 21-117
	DRAWN: AG
	CHECKED: DM
	REVIEW 4-19-22
FINAL: 5-24-21	
REVISION 5-17-22	

SCALE: PER PLAN
SHEET # A-1



PARTIAL RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

ELEVATION NOTES

- ALL ROOF SADDLES TO BE O.S.B. SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
- FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
- METAL FLASHING AS REQUIRED BY CODE.
- ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
- PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
- CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

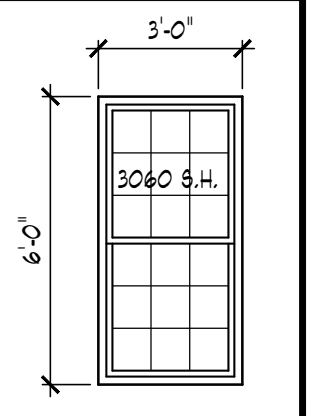
NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.C.

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

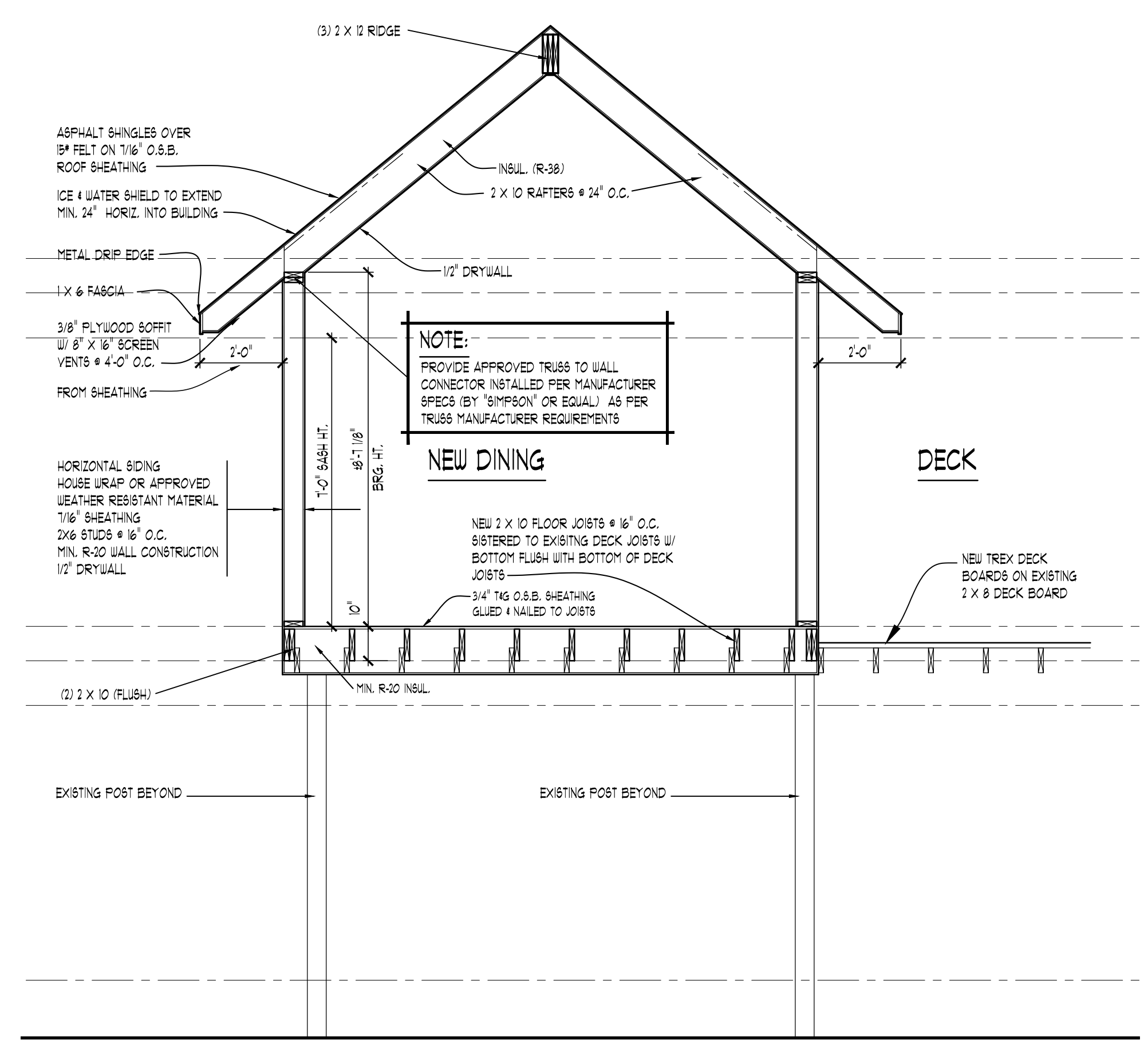
NOTE:
ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.

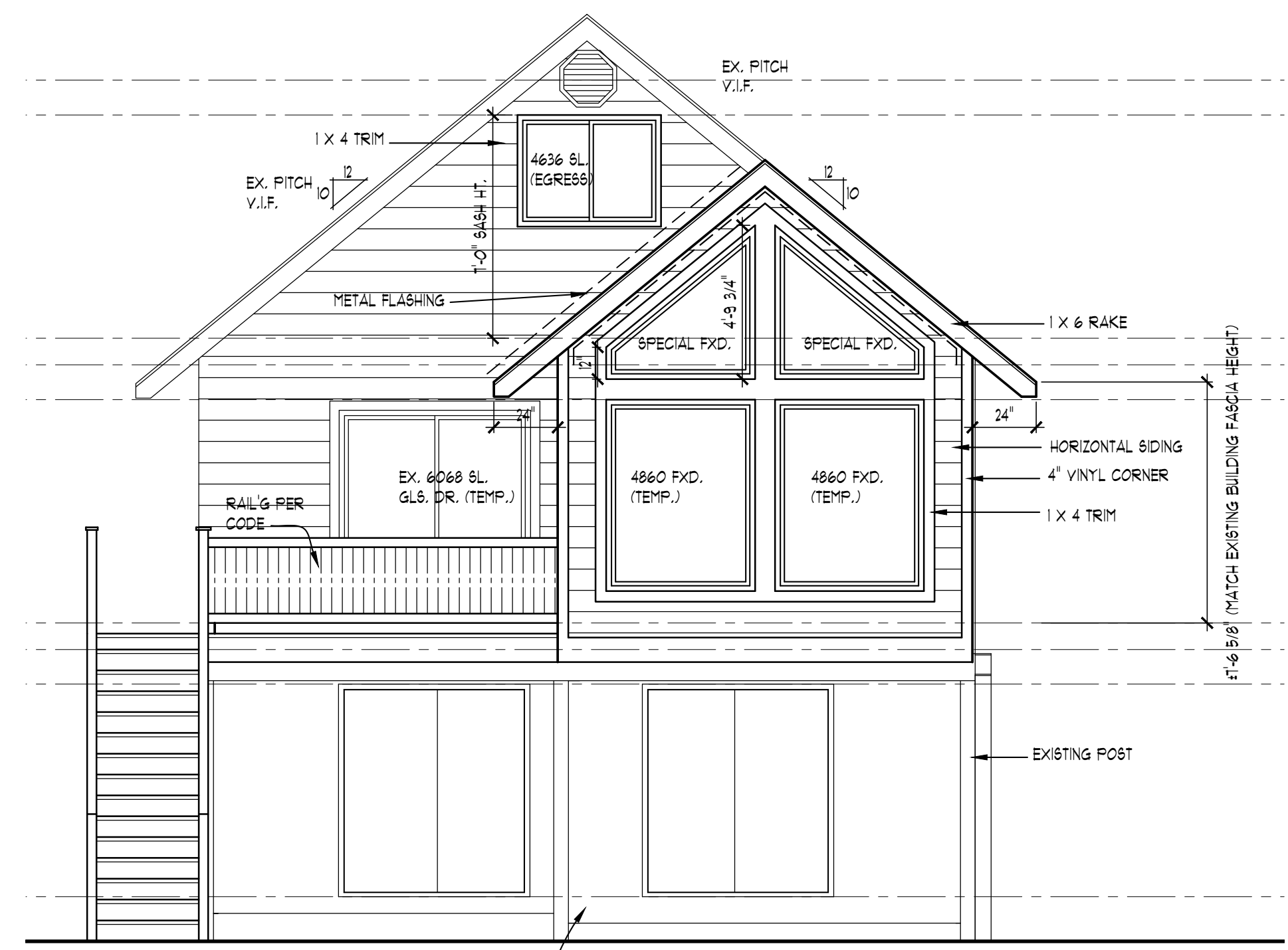


ATTIC VENTILATION CALCULATIONS:

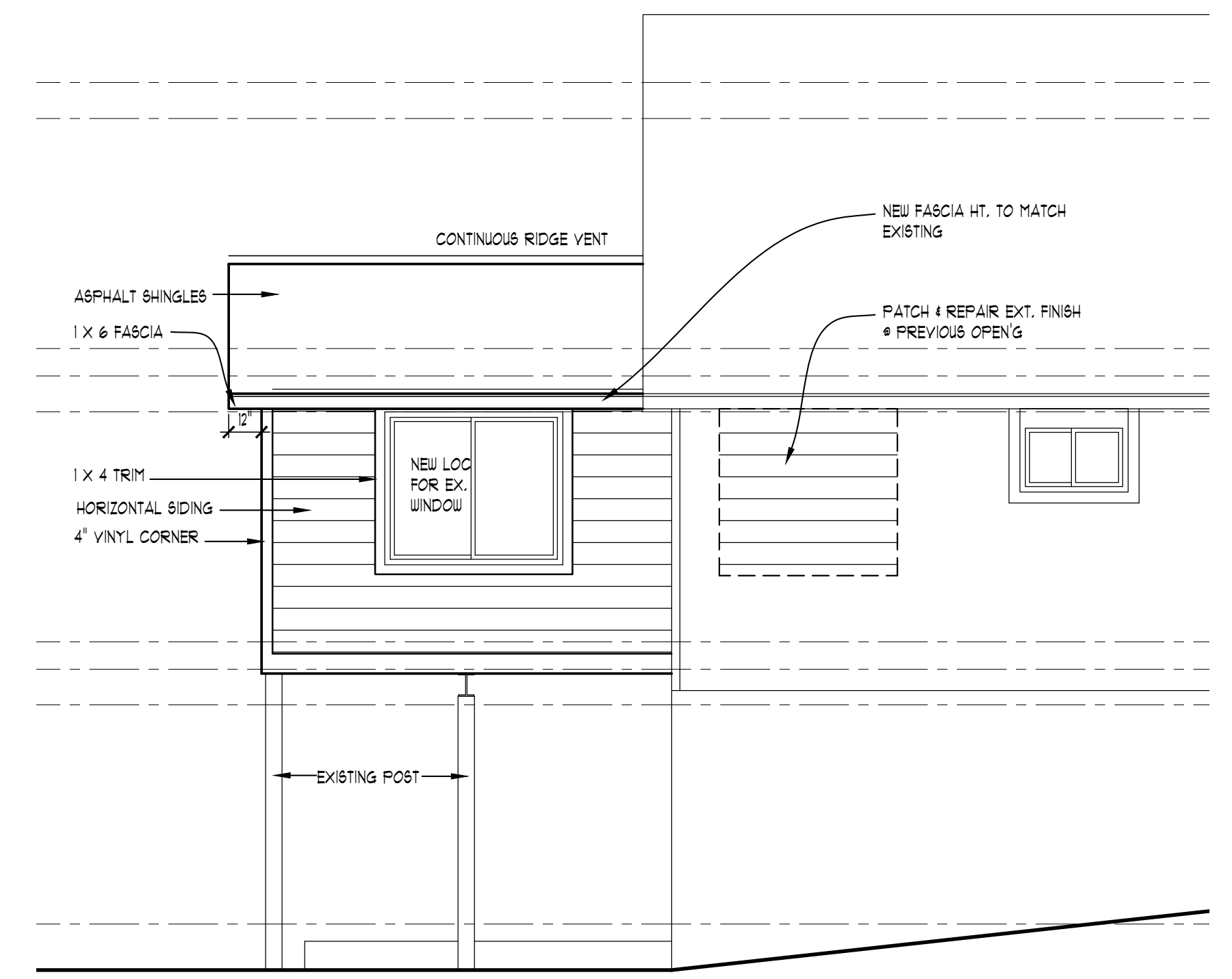
AREA OF ATTIC OVER HEATED SPACE = 1260 SQ. FT.
 1260 / 90 = 14 (SQ. FT. REQ'D)
 8.3' X 14' = 116.2" (SQ. INCH CONVERSION)
 RIDGE VENTING:
 1200" X 0.75" = 900" (SQ. INCHES REQ'D)
 840" / 18 = 46.67' (LINEAR FT. OF RIDGE VENT REQ'D)
 EAVE OR CORNICE VENTING:
 1200" X 0.35" = 420" (SQ. INCHES REQ'D)



BUILDING SECTION
SCALE: 3/8" = 1'-0"



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



PARTIAL LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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 26600 PONTIAC TRAIL
 SOUTH LYON, MI 48178
 PHONE: (248)-446-1960
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CLIENT / PROJECT
 LAROUCHE
 RENOVATION
 493 HILLWOOD
 WHITE LAKE
 CHARTER TOWNSHIP

JOB No. 21-117
DRAWN: AG
CHECKED: DM
REVIEW 4-19-22
FINAL: 5-24-21
REVISION 5-17-22

SCALE:
 PER PLAN

SHEET #
 A-2

NOTE:
 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:

- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION

PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

NOTE:
 PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
 PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
 PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

NOTE:
 GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)

NOTE:
 WOOD BEAM
 STEEL BEAM

BRG. WALL
 BRG. WALL ABOVE
 BRG. WALL & BRG. WALL ABOVE

POINT LOAD
 POINT LOAD FROM ABOVE

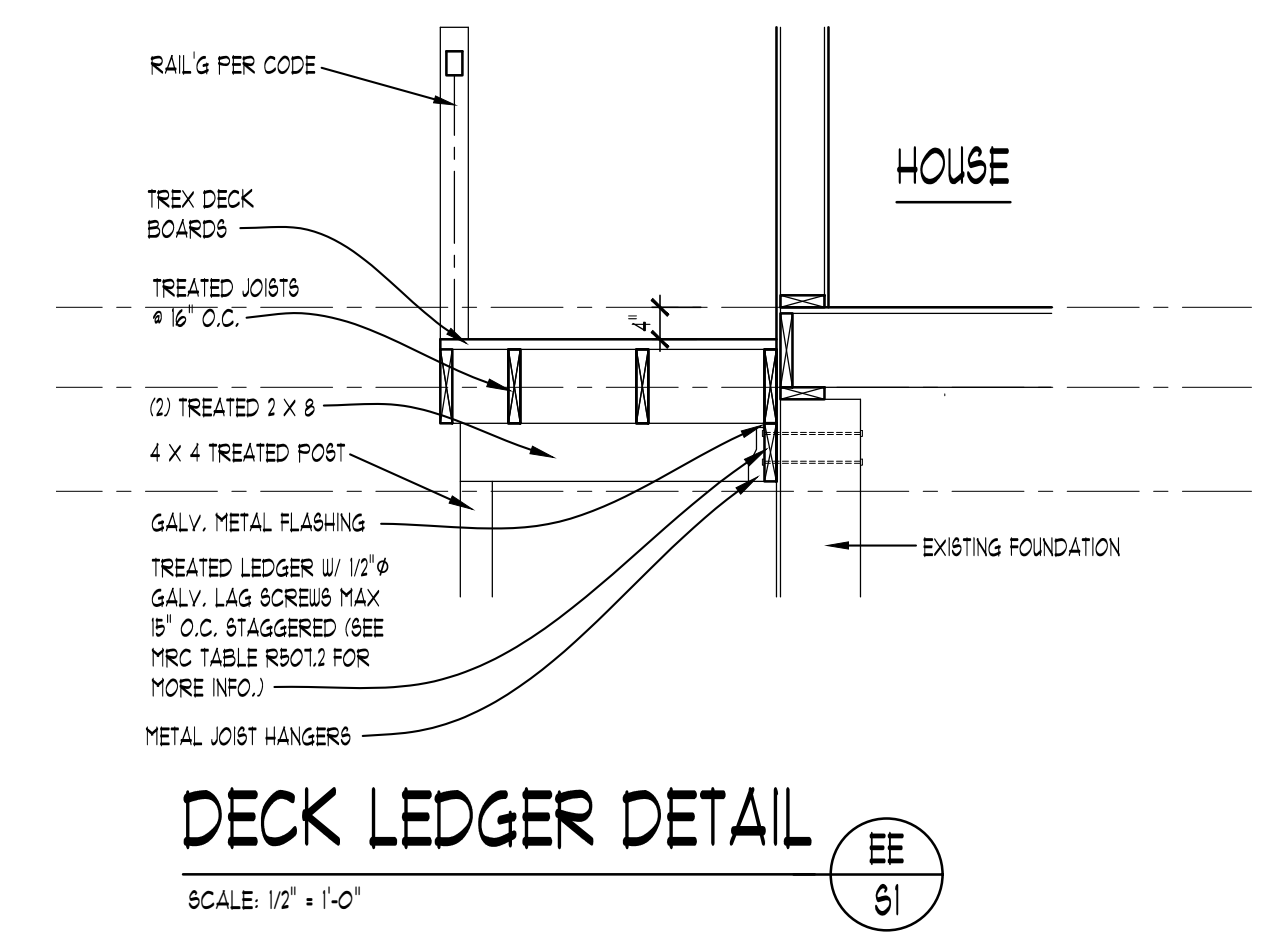
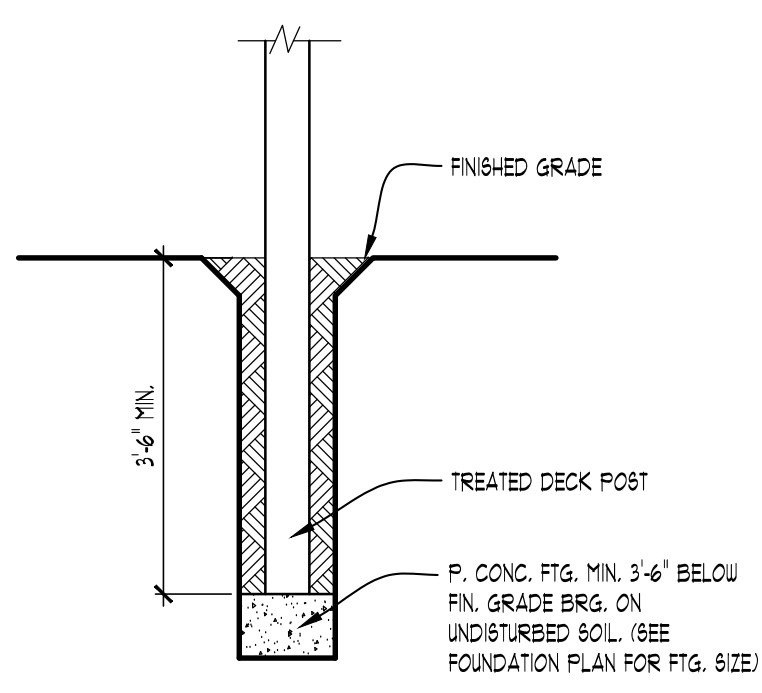
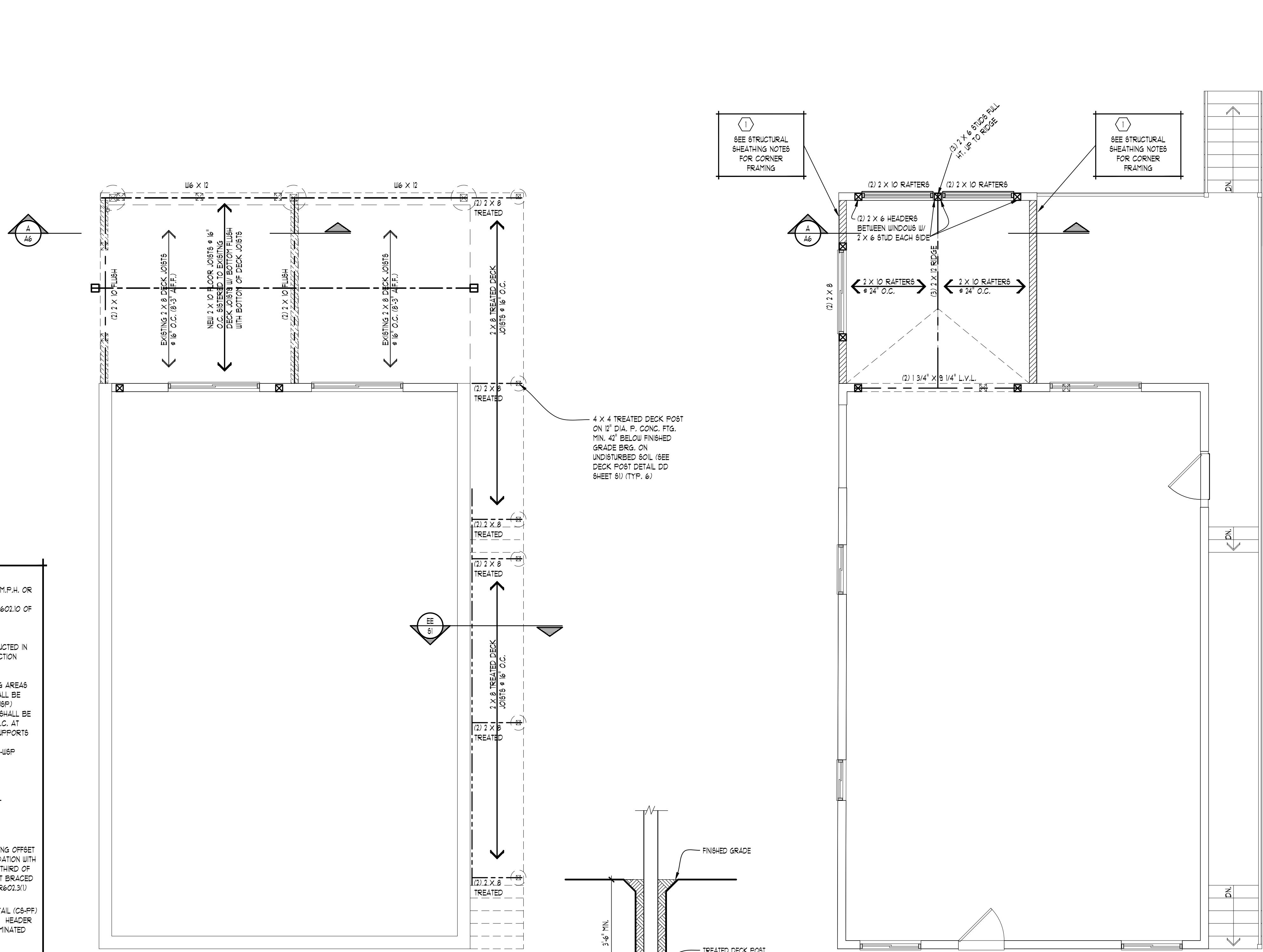
STRUCTURAL SHEATHING NOTES:

- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 115 M.P.H. OR LESS
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2015 IRC CODE
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.1.3
- EXTERIOR BRACED WALL PANELS (BW/P) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.4 (U.N.O.)
- ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
- LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH CS-WSP METHOD SHALL BE IN ACCORDANCE WITH TABLE R602.10.5

(1) PROVIDE 6d COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS

(2) R403.1.6. WALLS 24" TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 3 OF TABLE R602.3(1)

(3) SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PF) SHEET GN-2 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 1 1/4" SOLID SAUN OR LAMINATED VENEER LUMBER (L.V.L.)



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CLIENT / PROJECT
 LAROUCHE
 RENOVATION
 493 HILLWOOD
 WHITE LAKE
 CHARTER TOWNSHIP

JOB No. 21-117
DRAWN: AG
CHECKED: DM
REVIEW 4-19-22
FINAL: 5-24-21
REVISION 5-17-22

SCALE:
 PER PLAN

SHEET #
 S-1

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



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

WHITE LAKE TOWNSHIP

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

January 30, 2023

Andre Larouche
493 Hillwood
White Lake, MI 48383

RE: Proposed Dining Room Addition

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

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

The existing lot is legal non-conforming. The approximate 14,810 sq ft, 40 ft wide lot contains a residential structure. Where a deck currently exists, the proposed addition would have an 8.35 ft side yard setback on the south side.

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. ***A certified boundary and location survey will be required by the ZBA.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

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

Nick Spencer, Building Official
White Lake Township

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Zoning Board of Appeals
FROM: Justin Quagliata, Staff Planner
DATE: February 23, 2023

Agenda item: 8c

Appeal Date: February 23, 2023

Applicant: Black Rock White Lake, LLC

Address: 30553 S. Wixom Road, Suite 300
Wixom, MI 48393

Zoning: GB General Business

Location: 9531 Highland Road
White Lake, MI 48386

Property Description

The approximately 2.78-acre parcel identified as 9531 Highland Road is located on the southeast corner of Whitebanks Boulevard and Highland Road, and zoned GB (General Business).

Applicant's Proposal

Black Rock White Lake LLC, the Applicant, is proposing to construct a restaurant with alcoholic beverages, associated parking for the building, and install additional wall signage and outdoor lighting.

Planner's Report

The variances are being processed concurrently with the site plan application. At its October 18, 2022 meeting the Township Board approved the preliminary site plan, with conditions, including the Applicant receiving approval from the Zoning Board of Appeals (ZBA).

Access Management

The site would be accessed from driveways on Highland Road and Whitebanks Boulevard. Along the property Highland Road is a five-lane road (two lanes each direction and a center turn lane). Whitebanks Boulevard is a divided two-lane public road with curb and gutter designated a local street by the National Functional Classification System (NFCS) utilized by the Road Commission for Oakland County (RCOC). As a preface to the following comments regarding access management, the ZBA should note the zoning ordinance states direct access drives should generally be minimized in number and maximized in separation. Reasonable access is not necessarily the same as direct access. The number of driveways permitted for a site shall be the minimum number necessary to provide safe and efficient access for regular traffic and emergency vehicles.

Variance #1: Driveways must have a minimum of 455 feet of spacing provided from other driveways along the same side of the street, measured centerline to centerline. The centerline of the proposed Highland Road driveway is located 123 feet from the existing driveway to the east (property formerly occupied by Brendel's Septic). Therefore, a 332-foot variance is requested.

Variance #2: The proposed Highland Road driveway must be aligned with the existing driveway on the opposite side of the street and offset existing driveways of which not directly aligned by 350 feet, measured centerline to centerline; said driveway is offset 78 feet from the existing westerly Famous Market driveway. Therefore, a 272-foot variance is requested.

Variance #3: The minimum distance between a proposed driveway and the nearest intersection shall not be less than the minimum required driveway-to-driveway spacing (455 feet). Also, a proposed driveway on the approach to an intersection shall not be opposite a dedicated left-turn lane for the intersection, or within 100 feet upstream of that lane. As proposed, the Highland Road driveway is located 284 feet to the intersection with Whitebanks Boulevard. Therefore, a 171-foot variance is requested.

Parking Setbacks

Variance #4: Off-street parking for nonresidential uses may be permitted in a required side or rear yard setback, provided all greenbelt and/or screening requirements of the ordinance have been met. A 20-foot rear yard setback is required in the GB (General Business) zoning district, and the proposed parking lot is located 19.67 feet from the rear property line. Therefore, a 0.33-foot variance is requested.

Variance #5: No parking stall located adjacent to a parking lot entrance from a street (public or private) shall be located closer than 25 feet from the street right-of-way (ROW) line, street easement, or sidewalk, whichever is closer. Six parking spaces are proposed adjacent (zero-foot setback) to the sidewalk along the north property frontage. Therefore, a 25-foot variance is requested.

Landscape and Screening Requirements

Variance #6: As required by the zoning ordinance, a six-foot-tall screen wall is proposed to provide a buffer between the commercial use of the site and the adjacent residentially-zoned properties. A five-foot-wide greenbelt planted with one large deciduous or evergreen tree and eight shrubs for every 30 linear feet is also required on the exterior side of the wall facing the adjacent residentially-zoned properties. Based on the proposed length of the wall adjacent to the westerly segment of the south property line, eight trees and 64 shrubs are required. Zero trees and zero shrubs are proposed; therefore, an eight-tree variance and 64-shrub variance are requested. Based on the length of the proposed wall along the west side lot line, five trees and 41 shrubs are required. Zero shrubs are proposed; therefore, a 41-shrub variance is requested.

Signs

Variance #7: The zoning ordinance prohibits the upper 25% of electronic message board signs from including an electronic component. Zero percent of the upper portion of the proposed electronic message board portion of the monument sign contains a nonelectronic component. Therefore, a 25% variance is requested.

A maximum of one wall sign is permitted for each principal building. In instances where a parcel has frontage on two streets, an additional wall sign may be permitted on the building facing the secondary thoroughfare, which is no greater than 5% of the wall area on which the sign is placed. Where permitted, wall signs must be located flat against the building's front facade or parallel to the front facade on a canopy. A wall sign is shown on the west elevation of the building, which would be permitted since the building contains frontage on Whitebanks Boulevard.

The zoning ordinance defines the term "sign" to mean and include every device, frame, letter, figure, character, mark, plane, point, design, picture, stroke, stripe, trademark, or reading matter, which is used or intended to be used to attract attention or convey information to the general public. Therefore, the proposed linear LED cornice lighting is considered signage and requires variances.

Variance #8: A 63 square foot wall sign is shown on the east elevation, which is not permitted. Therefore, a variance is required to allow a wall sign on the east elevation of the building.

Variance #9: Linear LED cornice lighting is proposed on the east elevation, which is not permitted.

Variance #10: Linear LED cornice lighting is proposed on the north elevation, which is not permitted.

Variance #11: Wall signs cannot extend above the roofline of a building. On the north elevation of the building, a wall sign is proposed on a parapet above the roof.

Variance #12: Linear LED cornice lighting is proposed on the west elevation, which is not permitted.

Variance #13: Linear LED cornice lighting is proposed on the north elevation, which is not permitted.

Provided for informational purposes only. Not requested or noticed for a public hearing. The Applicant will either need to meet the following ordinance standards or return to the ZBA and request these variances separately.

Variance #14: The zoning ordinance requires freestanding signs be installed on a decorative masonry base utilizing materials such as brick, decorative (split face) masonry block, stone, or the like. This base must be a minimum of two feet in height from the finished grade. The proposed rock base is 20- $\frac{1}{4}$ inches in height; therefore, a 3- $\frac{3}{4}$ inch variance is required.

Variance #15: All buildings shall have windows at eye level covering cover at least 30% of the front facade. Insufficient window coverage is proposed on the west elevation (24.5%) and a variance is required.

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 6.4.C.i	Minimum driveway spacing	455 feet (same side of road)	332 feet (east)	123 feet (east)
2	Article 6.4.C.ii	Minimum driveway spacing	350 feet (opposite site of road)	272 feet (west)	78 feet (west)
3	Article 6.4.C.iii	Minimum driveway spacing	455 feet (relative to intersections)	171 feet	284 feet
4	Article 5.11.A.iii	Parking setback	20 feet (rear yard)	0.33 foot	19.67 feet
5	Article 5.11.M.iii	Parking setback adjacent to parking lot entrance	25 feet (ROW and sidewalk)	25 feet (sidewalk)	0 feet (sidewalk)
6	Article 5.19.D.i	Required minimum screening and landscaping	5-foot screen wall greenbelt with 1 tree and 8 shrubs per 30 linear feet	8 trees (south) 64 shrubs (south) 41 shrubs (west)	0 trees (south) 0 shrubs (south) 0 shrubs (west)
7	Article 5.9.J.vii.g	Electronic message board signs	Upper 25% of sign shall not be electronic	25%	0%
8	Article 5.9.J.ii.b	Maximum number of signs	0 wall signs	1 wall sign (east facade)	wall sign #1
9	Article 5.9.J.ii.b	Maximum number of signs	0 wall signs	1 wall sign (east facade) (LED cornice lighting)	wall sign #2
10	Article 5.9.J.ii.b	Maximum number of signs	1 wall sign	1 wall sign (north facade) (LED cornice lighting)	2 wall signs
11	Article 5.9.F.iv	Prohibited signs	No sign shall extend above the roofline	1 wall sign (north facade)	1 wall sign
12	Article 5.9.J.ii.b	Maximum number of signs	1 wall sign	1 wall sign (west facade) (LED cornice lighting)	2 wall signs
13	Article 5.9.J.ii.b	Maximum number of signs	0 wall signs	1 wall sign (south facade) (LED cornice lighting)	1 wall sign

Provided for informational purposes only. Not requested or noticed for a public hearing

14	Article 5.9.J.i.a	Minimum sign base height	2 feet	3-¾ inches	20-¼ inches
15	Article 6.8.E.iv	Front facade window coverage	30%	5.5% (west)	24.5% (west)

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Black Rock White Lake, LLC from Articles 6.4.C.i, 6.4.C.ii, 6.4.C.iii, 5.11.A.iii, Article 5.11.M.iii, Article 5.19.D.i, Article 5.9.J.vii.g, 5.9.J.ii.b, and 5.9.F.iv of the Zoning Ordinance for Parcel Number 12-23-129-018, identified as 9531 Highland Road, in order to allow construction of a restaurant with alcoholic beverages, associated parking for the building, and install additional wall signage and outdoor lighting. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The Applicant shall receive final site plan approval from the Planning Commission.
- The proposed screen wall parallel to the westerly segment of the rear lot line shall be extended 17 feet to the west towards Whitebanks Boulevard.
- The proposed screen wall parallel to the west side lot line shall be reduced 17 feet in length by removing the southerly portion of the wall projecting beyond the front line of the house at 871 W. Oxhill Drive.
- Three parking spaces at the southeast corner of the property shall be removed.
- The six parking spaces adjacent to the sidewalk along the north property frontage shall be removed. This area shall be a greenbelt with landscaping.
- The “Black Rock” wall sign on the west elevation of the building shall not exceed 31.50 square feet in size.
- Any future modification to signage on the building or site, except for eliminating signage, shall require approval of the Zoning Board of Appeals.
- The proposed Camman Lighting architectural wall sconces shall be allowed on the brick columns of the building only if the 20-watt, 1,400 lumen lamp is utilized.
- Upon completion of the installation of all outdoor light fixtures and prior to the issuance of a Certificate of Occupancy, a registered engineer or architect shall verify in writing to the Community Development Department the outdoor lighting was installed in accordance with the approved lighting (photometric) plan and in accordance with the GB (General Business) outdoor lighting standards found in Section 5.18.G of the zoning ordinance.
- All nonessential outdoor lighting shall be turned off after business hours and/or when not in use. Essential outdoor lighting includes lighting associated with safety, security, and U.S. flag display. Parking lot luminaries are nonessential lighting.

- 13 evergreen trees and 9 shrubs shall be planted north of the easterly segment of the rear lot line. The tree and shrub species shall be subject to Community Development Department approval.
- Curb and gutter shall not be installed at the east end of the frontage road stub.
- The monument sign shall be reoriented to be perpendicular to Highland Road.

Denial: I move to deny the variances requested by Black Rock White Lake, LLC for Parcel Number 12-23-129-018, identified as 9531 Highland Road, due to the following reason(s):

Postpone: I move to postpone the appeal of Black Rock White Lake, LLC *to a date certain or other triggering mechanism* for Parcel Number 12-23-129-018, identified as 9531 Highland Road, to consider comments stated during this hearing.

Attachments:

1. Variance application dated January 9, 2023.
2. Applicant's written statement dated January 6, 2023.
3. Certified land survey dated January 17, 2022.
4. Site plan dated February 3, 2023.
5. Adjacent driveway locations dated February 17, 2023.
6. Signage and pavement marking plan dated January 13, 2023.
7. Landscape plan dated January 2022.
8. Exterior elevations dated May 10, 2022.
9. Camman Lighting catalog details.

7.37 STANDARDS

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

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

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

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

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

APPLICANT'S NAME: Black Rock White Lake, LLC PHONE: 248-924-6604
ADDRESS: 30553 S. Wixom Road, Suite 300, Wixom, Michigan 48393
APPLICANT'S EMAIL ADDRESS: brad@blackrockcorporate.com
APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: _____

ADDRESS OF AFFECTED PROPERTY: 9531 Highland Road PARCEL # 12 -23-129-018
CURRENT ZONING: GB PARCEL SIZE: 2.78 Acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: (attached)
VALUE OF IMPROVEMENT: \$ _____ SEV OF EXISITING STRUCTURE: \$ N/A

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

APPLICATION FEE: \$440.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)
APPLICANT'S SIGNATURE: Brad DATE: 1/9/23

RECEIVED
JAN 09 2023
COMMUNITY DEVELOPMENT DEPARTMENT

January 6, 2023

Black Rock, Variance request

Black Rock in White Lake Township is proposed to be located on the Southeast corner of Highland Road and White banks Boulevard.

We are requesting the following variances to allow construction of the proposed Black Rock in accordance with plans as recommended for approval by the Planning Commission:

- Section 6.4.C.i – A 332-foot variance reducing the minimum driveway spacing
- Section 6.4.C.iii – A 171-foot variance to the minimum driveway separation distance
- Section 5.19.D – Variance of 8 trees required on the South side screen wall
- Section 5.9.J.vii.g. – Variance allowing the non-electronic message component on left side
- Section 5.9.J.ii.b. – Variance to allow the additional wall sign on the East elevation
- Section 5.9.J.ii.b. – Variance to allow the doorhandles to contain the Black Rock (BR) logo
- Section 5.9.F.iv. – Variance for the height of the wall sign on the North elevation
- Section 5.18.G - Variance to allow recessed LED cove and vertical architectural lighting

1. **Section 6.4.C.i** – Requesting a variance to the minimum driveway spacing on M-59 (Highland Road) for driveways on the same side of the road, from 455 feet to 123 feet to the existing driveway to the East (property formerly occupied by Brendel’s septic).

Zoning Ordinance, Access Management standards specify the minimum driveway spacing on M-59 (Highland Road) for driveways on the same side of the road is 455 feet. The proposed access to Highland Road is aligned with the existing driveway access to the Famous Market on the North side of Highland Road.

Three previously existing access locations are being removed and replaced by the single access location requested. The proposed entrance location has been reviewed by MDOT and is the only location on the property that is approvable for construction of an access to the proposed Black Rock.

The proposed site development plan is providing a site access drive to the East property line for future connection by the adjacent parcel. To conform with the driveway spacing requirement from the existing driveway access to the Famous Market on the North side of Highland Road, a driveway on the adjacent property to the East would need to be located 455 feet East of the proposed location, 332 feet East onto the adjacent parcel.

Black Rock variance request
January 6, 2023
Page 2 of 3

The proposed driveway will be the primary access for truck traffic in order to minimize the impact to the residential neighborhood on White Banks Boulevard. Limitation to vehicle access or channelization will require truck traffic to use White Banks Boulevard as the primary point of access to the site. Reference sheet SP.

- 2. **Section 6.4.C.iii** – Requesting a variance to the minimum driveway separation on M-59 (Highland Road) from the nearest intersection, from 455 feet to 284 feet to the existing White Banks Boulevard.

Zoning Ordinance, Access Management standards specify the minimum driveway separation on M-59 (Highland Road) from the nearest intersection is 455 feet. The proposed access to Highland Road is located 284 feet East of White Banks Boulevard Road.

The proposed entrance location has been reviewed by MDOT and is the only location on the property that is approvable for construction of an access to the proposed Black Rock.

The proposed site development plan is providing a site access drive to the East property line for future connection by the adjacent parcel. To conform with the road offset requirement, and conform to the driveway spacing requirement from the existing driveway access to the Famous Market on the North side of Highland Road, a driveway on the adjacent property to the East would need to be located 455 feet East of the proposed location, 332 feet East onto the adjacent parcel.

The proposed driveway will be the primary access for truck traffic in order to minimize the impact to the residential neighborhood on White Banks Boulevard. Limitation to vehicle access or channelization will require truck traffic to use White Banks Boulevard as the primary point of access to the site. Reference sheet SP.

- 3. **Section 5.19.D** – Requesting a variance to the required 8 large trees required to be provided as screen wall greenbelt and landscaping required on the exterior side of the wall facing the adjacent properties to the South. A screen wall is being provided between the proposed Black Rock parking lot and the adjacent residential homes to the South. A landscape buffer strip (B) is also required, 5 foot in width, planted with one large deciduous or evergreen tree and eight shrubs for every 30 linear feet.

The East/West portion of the screen wall is 240 feet in length, requiring 8 large trees. An existing utility easement, located along the South property line, and relocated overhead power line and easement, are in the area between the proposed wall and the South property line. Large trees can not be placed within the existing easements for public utilities. The required shrubs will be provided on the South side of the proposed wall. Reference sheet L-2.

Black Rock variance request
January 6, 2023
Page 3 of 3

4. **Section 5.9.J.vii.g.** – Requesting a variance to the location of the portion of the electronic message board sign not included in the electronic component. Township Zoning Ordinance requires the upper 25% of the electronic message board sign not include an electronic component. The proposed sign provides 41.68% of the sign area does not include an electronic component. This area is provided on the left side of the sign as depicted instead of across the top of the sign. Reference sheet SG.
5. **Section 5.9.J.ii.b.** – Requesting a variance for the proposed wall sign on the East elevation of the proposed building. The proposed Black Rock is located on the Southeast corner of Highland Road and White Banks Boulevard. Entrance to the restaurant is located on the East side of the building and an additional sign is requested on the main entrance side of the building. Reference sheet A3.
6. **Section 5.9.J.ii.b.** – Requesting a variance for the two proposed doorhandles with the Black Rock (BR) logo on the East side of the building. The proposed door handles are a signature architectural feature provided on Black Rock prototype buildings. Reference sheet A3.
7. **Section 5.9.F.iv.** – Requesting a variance for the proposed wall sign on the North elevation to extend above the roofline of the proposed building. The sign is below the top of the parapet and is presented at a visually appealing height, even though technically above the elevation of the building roof. Reference sheet A2.
8. **Section 5.18.G** - Requesting a variance to allow architectural building lighting, vertical LED strip lights and recessed linear LED cove lighting. Vertical architectural light strips illuminate the brick columns. Cove lighting is concealed behind the cornice. The proposed architectural lighting are signature architectural features provided on Black Rock prototype buildings. Reference sheet A2, A3 and Camman Lighting cut sheet.

CERTIFIED LAND SURVEY

Item C.



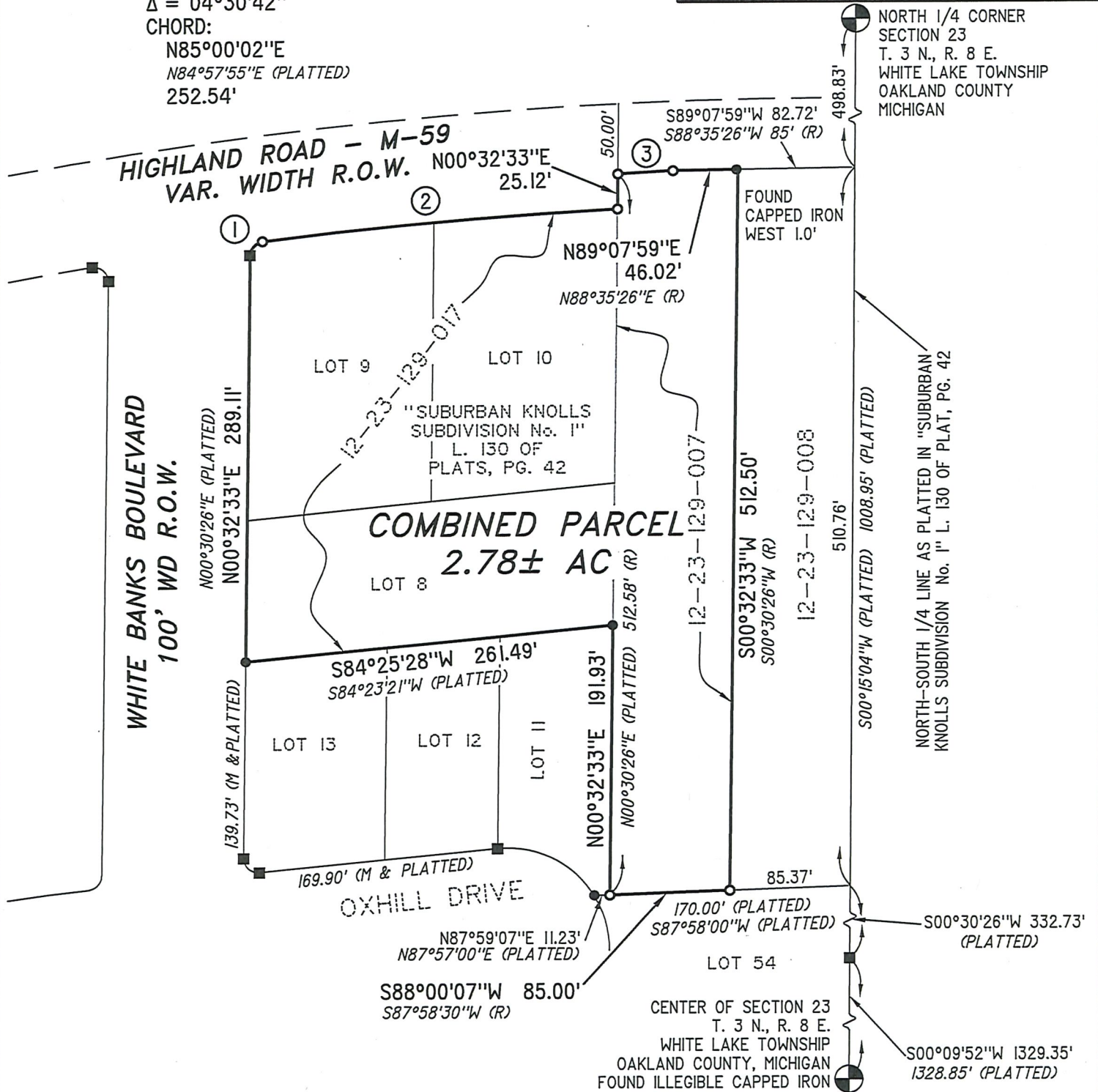
⊙ = CURVE IDENTIFIER

① ARC = 14.35'
 RADIUS = 10.00'
 Δ = 82°12'08"
 CHORD:
 N41°38'37"E
 N41°36'30"E (PLATTED)
 13.15'

③ ARC = 38.98"
 RADIUS = 3224.00'
 Δ = 00°41'35"
 CHORD:
 N86°47'04"E
 N87°53'52"E (R)
 38.98'

② ARC = 252.60'
 RADIUS = 3207.84'
 Δ = 04°30'42"
 CHORD:
 N85°00'02"E
 N84°57'55"E (PLATTED)
 252.54'

REGISTER OF DEEDS RECORDING INFORMATION
 AFTER RECORDING RETURN TO DESINE INC.



- = SET 1/2" x 18" IRON ROD WITH CAP STAMPED "TRP 62878"
- = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)

LEGEND

- = FOUND MONUMENT
- x—x— = FENCE LINE

- L = LIBER PG = PAGE
- C = CALCULATED M = MEASURED
- R = MEASUREMENT OF RECORD
- ARC = ARC LENGTH RAD = RADIUS

SCALE: 1" = 100'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS
 LAND SURVEYORS



(810) 227-9533
 FAX (810) 227-9460
 EMAIL: desine@desineinc.com
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

PREPARED FOR
BLACK ROCK WHITE LAKE, INC.
 A MICHIGAN CORPORATION

SECTION 23, TOWN 3 NORTH, RANGE 8 EAST
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

JOB No. 3-14-23-214182

DATE 01/07/22

DWG 214182-132

DRAWN TRP

SHEET 1 OF 3

TRAVIS R. PRATT
 PROFESSIONAL SURVEYOR No. 4001062878



LEGAL DESCRIPTION OF RECORD**PARCEL No. 12-23-129-007**

**Reference: Commitment for Title Insurance Issued by Transnation Title Agency,
Commitment No. 368440CLK REV #1,
Commitment Date: October 20, 2021 at 8:00 A.M.**

Situated in the Township of White Lake, County of Oakland and State of Michigan, and described as follows:

Part of the East half of the Northwest quarter of Section 23, White Lake Township, **BEGINNING** at a point on the Southerly line of M-59 Highway, distant South 88 degrees 35 minutes 26 seconds West 85 feet from the intersection with North and South Quarter line; thence South 00 degrees 30 minutes 26 seconds, 512.50 feet; thence South 87 degrees 58 minutes 30 seconds, West 85 feet; thence North 00 degrees 30 minutes 26 seconds East 512.58 feet; thence along curve to the right Radius 3224 feet, Chord bears North 87 degrees 53 minutes 52 seconds East 38.98 feet; distant of 38.98 feet; thence North 88 degrees 35 minutes 26 seconds East 46.02 feet to beginning. Section 23, Town 3 north, Range 8 East.

Also known as: 9501 Highland Road, White Lake, Michigan

PARCEL No. 12-23-129-017

Reference: Warranty Deed Liber 55210, Page 18, Oakland County Records

Land in the Township of White Lake, Oakland County, Michigan to wit:

Lots 8, 9 and 10 of SUBURBAN KNOLLS NO. 1, according to the plat thereof recorded in Liber 130 of Plats, pages 42, 43 and 44 of Oakland County Records.

Also known as: 9531 Highland Road, White Lake Township, Michigan 48386

NOTE:

Bearings are based on North-South 1/4 line of Section 23 as depicted in "Suburban Knolls Subdivision No. 1," according the plat thereof, as recorded in Liber 130 of Plats, Pages 42 through 44, inclusive, Oakland County Records.

WITNESSES FOR CORNERS OF SECTION 23

Town 3 North, Range 8 East

White Lake Township, Oakland County, Michigan

North 1/4 Corner (J-7) – Found Remon Disk Stamped #33138

Ref:	L.C.R.C. as recorded in Liber 17882, Page 416, Oakland County Record		
S20°E	69.59'	Nail and Remon Tag #33138 in SW face of utility pole	
East	1.45'	Nail and Remon Tag #33138 in SW face of utility pole	
North	9.98'	Nail and Remon Tag #33138 in E face of 4" Crabapple	
N60°W	29.53'	Nail and Remon Tag #33138 in SW face 12" Silve Maple	

CIVIL ENGINEERS
LAND SURVEYORS



PREPARED FOR
BLACK ROCK WHITE LAKE, INC.
A MICHIGAN CORPORATION

SECTION 23, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

JOB No. 3-14-23-214182

DATE 01/07/22

DWG 214182-132

DRAWN TRP

SHEET 2 OF 3

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



LEGAL DESCRIPTION SUBSEQUENT TO SURVEY**COMBINED PARCEL 2.78± Acres**

A parcel of land being a part of the Northwest 1/4 of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County Michigan and all of Lots 8 through 10, inclusive, of "Suburban Knolls Subdivision No. 1, according to the plat thereof, as recorded in Liber 130 of Plats, Pages 42 through 44, inclusive, Oakland County records, being more particularly described as: Commencing at the North 1/4 Corner of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan;

thence S00°15'04"W 498.83 feet along the North-South 1/4 line of said Section 23 as previously platted in said "Suburban Knolls Subdivision No. 1;"

thence S89°07'59"W 82.72 feet (*recorded as S88°35'26"W 85 feet*) along the Southerly line of Highland Road a.k.a. M-59 Highway to the **PLACE OF BEGINNING**;

thence S00°32'33"W (*recorded as S00°30'26"W*) 512.50 feet to the North line of Lot 54 of said "Suburban Knolls Subdivision No. 1";

thence S88°00'07"W (*recorded as S87°58'30"W & platted as S87°58'00"W*) 85.00 feet along the North line of said Lot 54;

thence N00°32'33"E (*recorded & platted N00°30'26"E*) 191.93 feet along the East line of Lot 11 of said "Suburban Knolls Subdivision No. 1" to the Southeast Corner of Lot 8 of said "Suburban Knolls Subdivision No. 1;"

thence S84°25'28"W (*platted S84°23'21"E*) 261.49 feet along the South line of said Lot 8 to the East line of White Banks Boulevard (100-foot wide Right-of-Way);

thence along the Easterly line of said White Banks Boulevard the following two courses:

- 1) N00°32'33"E (*platted N00°30'26"E*) 289.11 feet and
- 2) Northerly 14.35 feet along the arc of a 10.00 foot radius curve to the right, through a central angle of 82°12'08" and having a chord bearing N41°38'37"E (*platted N41°36'30"E*) to the Southerly line of said Highland road a.k.a. M-59 Highway;

thence along the Southerly line of Highland Road a.k.a. M-59 Highway (variable width Right-of-Way) the following four courses:

- 1) Easterly 252.60 feet along the arc of a 3207.84 foot radius curve to the right, through a central angle of 04°30'42" and having a chord bearing N85°00'02"E (*platted as N84°57'55"E*) 252.54 feet,
- 2) N00°32'33"E (*platted as N0030'26"E*) 25.12 feet,
- 3) Easterly 38.98 feet along the arc of a 3224.00 foot radius curve to the right, through a central angle of 00°41'35" and having a chord bearing N86°47'04"E (*recorded as N87°53'52"E*) 38.98 feet and
- 4) N89°07'59"E (*recorded as N88°35'26"E*) 46.02 feet to the Place of Beginning.

Being a part of the Northwest 1/4 of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan. Containing 2.78 acres of land, more or less. Subject to and together with all easements and restrictions affecting title to the above-described premises.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CIVIL ENGINEERS
LAND SURVEYORS



(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
BLACK ROCK WHITE LAKE, INC.
A MICHIGAN CORPORATION

SECTION 23, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

JOB No. 3-14-23-214182

DATE 01/07/22

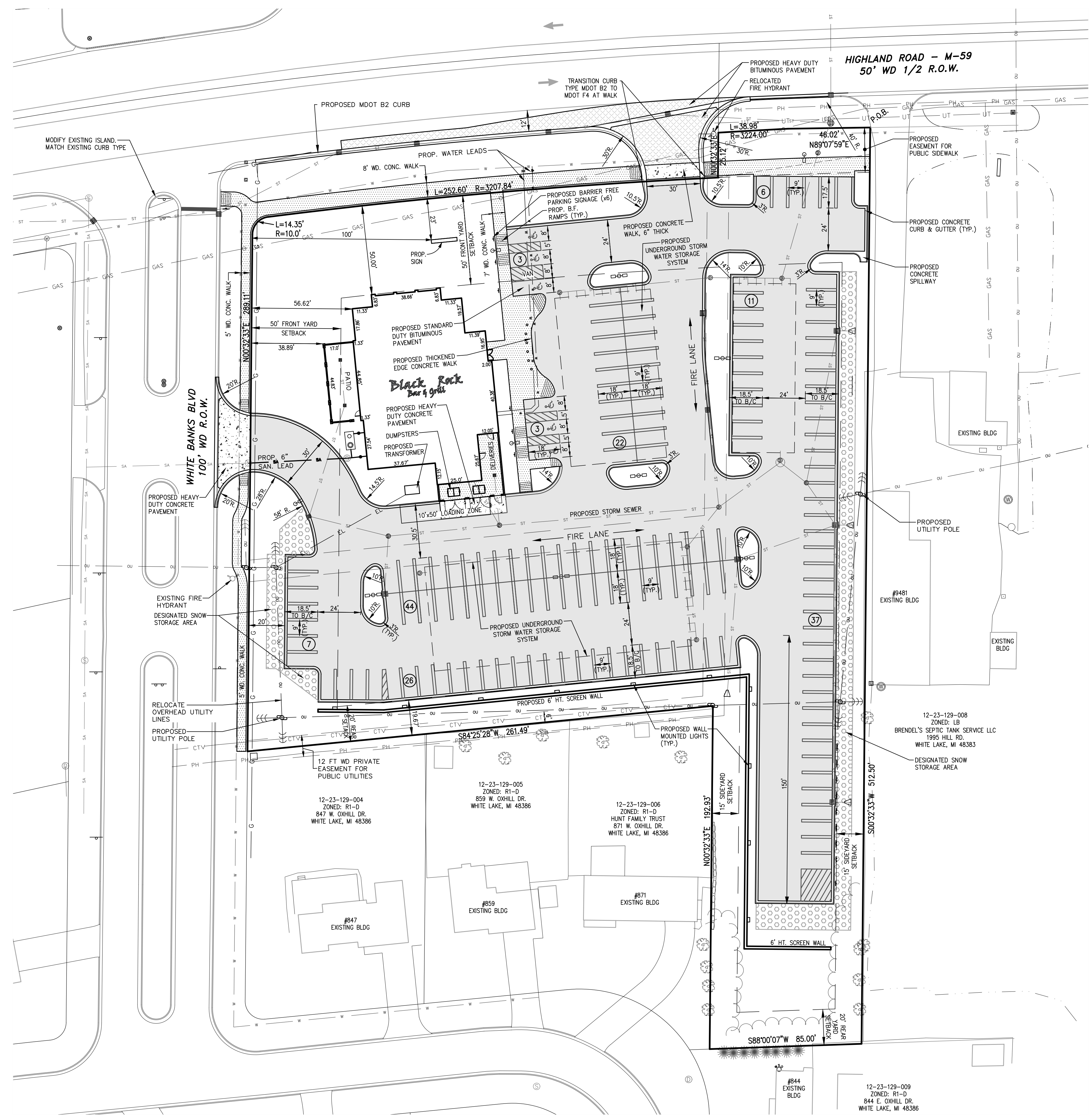
DWG 214182-132

DRAWN TRP

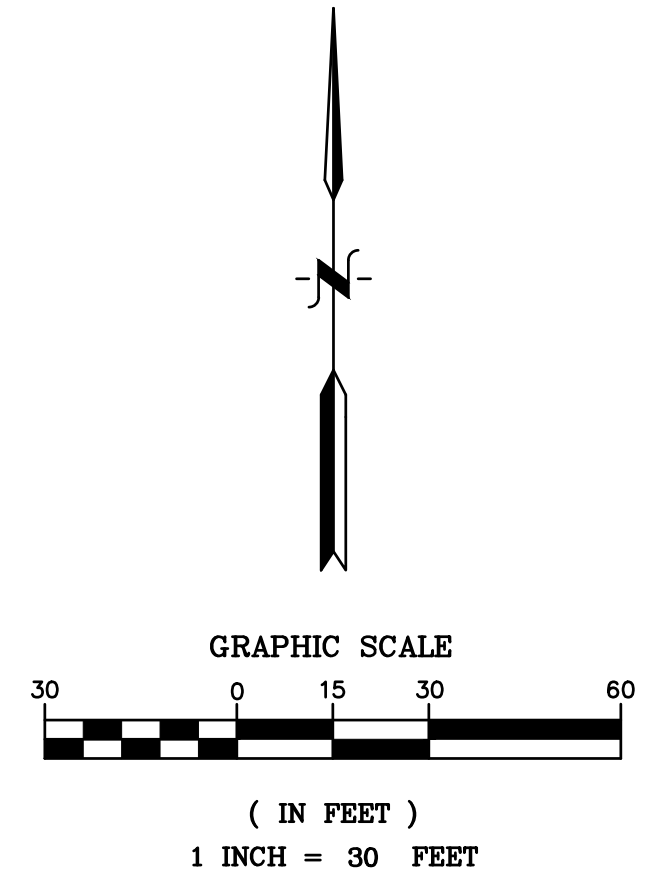
SHEET 3 OF 3

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878





- LEGEND**
- PARCEL BOUNDARY
 - BUILDING SETBACK
 - UTILITY EASEMENT
 - EX. EDGE OF PAVEMENT
 - EX. EDGE OF GRAVEL
 - EX. BUILDING
 - EX. UTILITY METERS & BOXES
 - OU --- EX. 0/4" UTILITY LINE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC)
 - EDGE OF WOODS / DRIP LINE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
 - SA --- EX. SANITARY SEWER
 - ST --- EX. STORM SEWER
 - EX. STORM CATCH-BASIN
 - EX. STORM MANHOLE
 - EX. FLARED END SECTION
 - EX. WELL
 - EX. WATERMAIN
 - EX. HYDRANT
 - EX. WATER SHUTOFF
 - EX. GATE VALVE
 - EX. GAS LINE
 - EX. GAS VALVE
 - PROP. LIGHT POLES
 - PROP. SANITARY SEWER
 - PROP. SANITARY CLEANOUT
 - PROP. STORM SEWER
 - PROP. STORM CATCH-BASIN
 - PROP. STORM MANHOLE
 - PROP. WATER LEAD
 - PROP. CONCRETE WALK
 - PROP. HEAVY DUTY CONCRETE PAVEMENT
 - PROP. STANDARD DUTY BITUMINOUS PAVEMENT
 - PROP. HEAVY DUTY BITUMINOUS PAVEMENT
 - DESIGNATED SNOW STORAGE AREAS



NOTE:
ALL LOADING AND UNLOADING ACTIVITIES SHALL BE SCHEDULED TO OCCUR WHEN THE RESTAURANT IS NOT OPEN FOR PUBLIC USE TO NOT CONFLICT WITH CUSTOMER TRAFFIC FLOW.

SITE DATA:

PROJECT AREA:	2.78 ac.	
CURRENT ZONING:	GB GENERAL BUSINESS	
PROPOSED USE:	RESTAURANT	
GROUND FLOOR AREA:	6,887 sq.ft.	
BUILDING HEIGHT:	SEE ARCH. PLANS	REQUIRED 35 FEET
SETBACKS:	M-59 50.0'	50 FT.
	WHITE BANKS BLVD. 56.6'	50 FT.
	SIDE 202.4'	15 FT.
	REAR 128.6'	20 FT.
PERCENT OF LOT COVERAGE OF BUILDINGS:	6.3%	
IMPERVIOUS AREA:	1.72 AC = 62%	
PARKING CALCULATIONS		
PARKING REQUIREMENTS:	1 SPACE/60 S.F. GROSS FLOOR AREA	
PROPOSED GROSS FLOOR AREA:	6887 SF	
PROPOSED PATIO AREA:	762.2 SF	
CALCULATED PARKING:		
BUILDING SPACES:	115	
PATIO SPACES:	13	
PARKING REQUIRED:	128 SPACES	
PARKING PROVIDED:	153 STANDARD SPACES 6 ACCESSIBLE SPACES	
RESTAURANT CAPACITY:		
STAFF:	45	
SEATING:	232	
PATIO:	36	

BENCHMARK
DATUM BASED ON RTK-GPS OBSERVATIONS, DATE NOVEMBER 5, 2021 AT 1:28 PM

BENCHMARK #200
ARROW ON HYDRANT, LOCATED 11± FEET WESTERLY OF THE NWLY CORNER OF LOT 8. ELEVATION = 972.75 (NAVD 88)
NOTE: ORIGINAL PROJECT #30106
ELEVATION = 973.21 (NGVD 29) DIFFERENCE OF 0.4586.

BENCHMARK #201
ARROW ON HYDRANT, LOCATED NEAR THE SOUTH SIDE OF HIGHLAND RD (M-59), 32± FEET NORTHERLY OF THE NE'LY CORNER OF LOT 10. ELEVATION = 971.33 (NAVD 88)

BENCHMARK #202
NAIL IN CONCRETE, LOCATED NEAR THE WEST SIDE OF #950 BLDG, 123± SOUTHERLY OF THE NE'LY CORNER OF LOT 10 AND 14± EAST OF THE WEST PROPERTY LINE. ELEVATION = 968.79 (NAVD 88)

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2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: L.F.		08-18-22	REVISED PER REVIEW COMMENTS			
CHECK: WMP		10-26-22	REVISED PER REVIEW COMMENTS			
		12-02-22	REVISED PER MDOT REVIEW COMMENTS			
		02-03-23	ADDED DIMENSION - WEST PARKING TO R.O.W.			

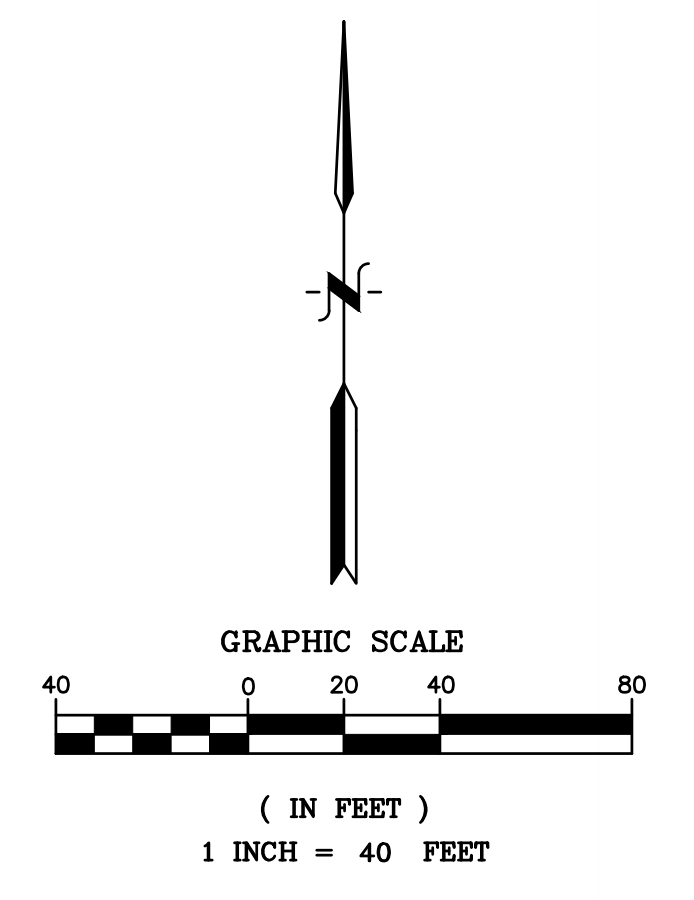
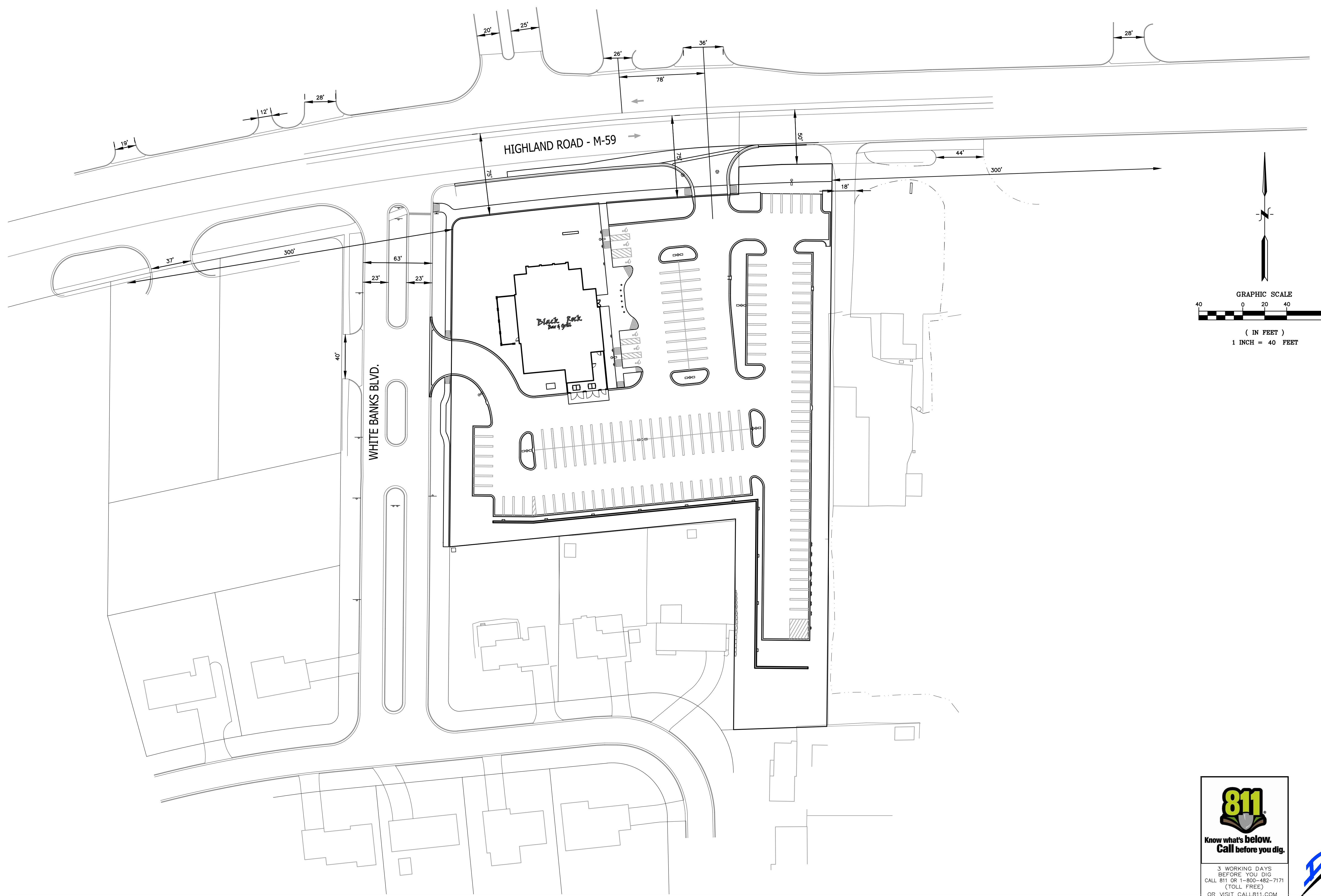
**BLACK ROCK
WHITE LAKE TOWNSHIP**

SITE PLAN

CLIENT:
BRANDENBROOKE INVESTMENTS
30553 WIXOM ROAD
WIXOM, MI, 48393

SCALE: 1" = 30'
PROJECT No.: 214182
DWG NAME: 4182 SP
ISSUED: FEB. 3, 2023

SP



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 LAND SURVEYORS
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 BRIGHTON, MICHIGAN 48114

DESIGN: AJL	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: O.M.		02-17-23	ADDED DRIVE ALIGNMENT AND OFFSET DISTANCE TO EXISTING FAMOUS MARKET ENTRANCES
CHECK: WMP			

REVISION #	DATE	REVISION-DESCRIPTION

BLACK ROCK
WHITE LAKE TOWNSHIP

ADJACENT
DRIVEWAY
LOCATIONS

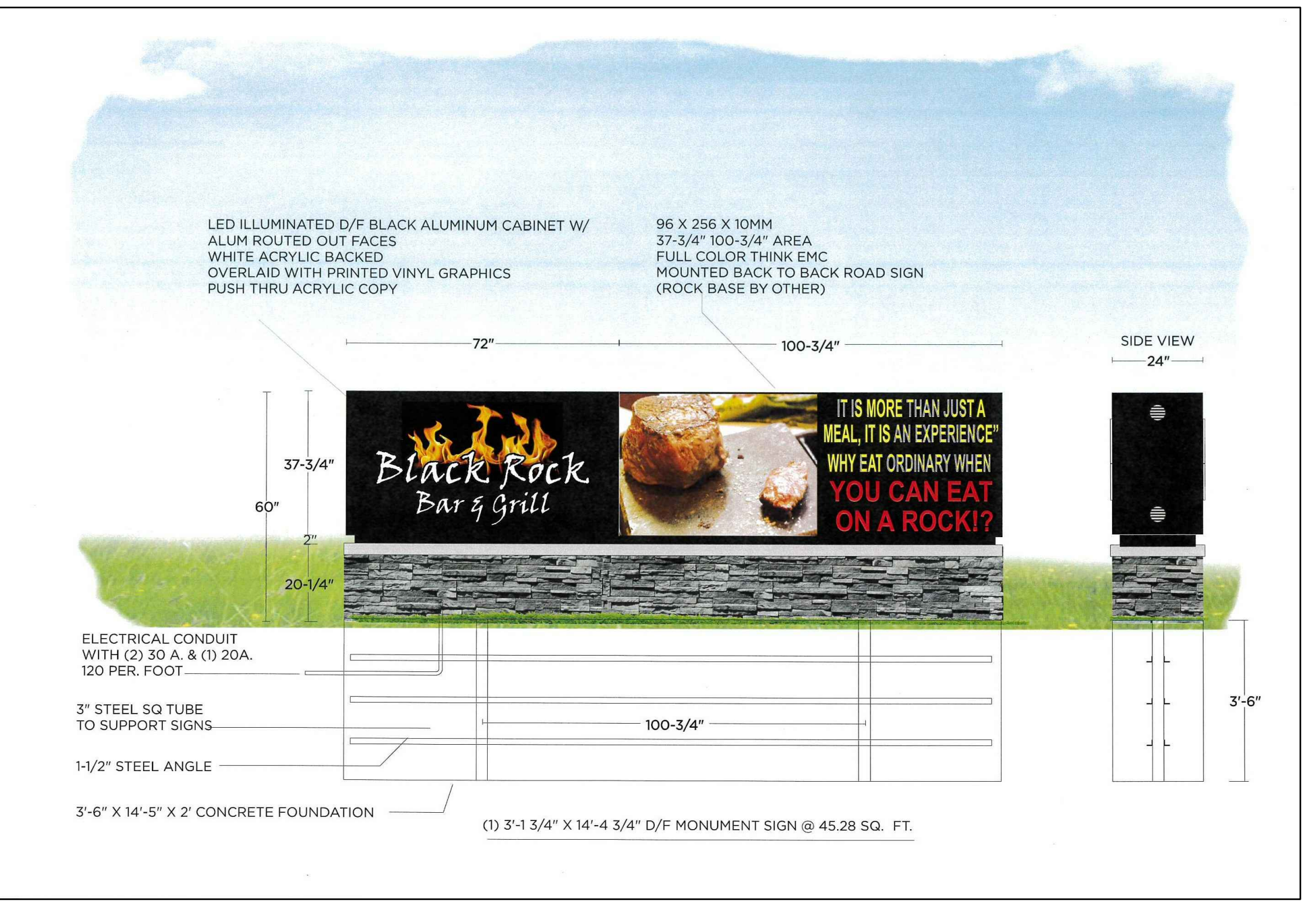
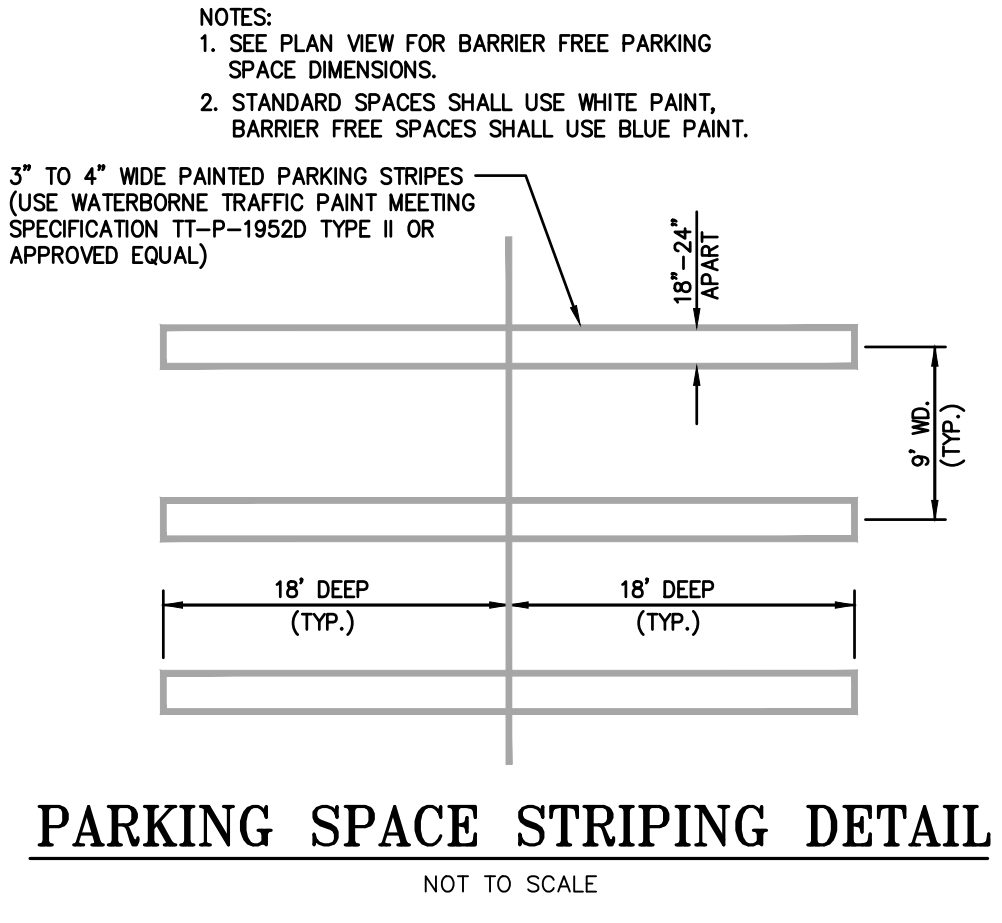
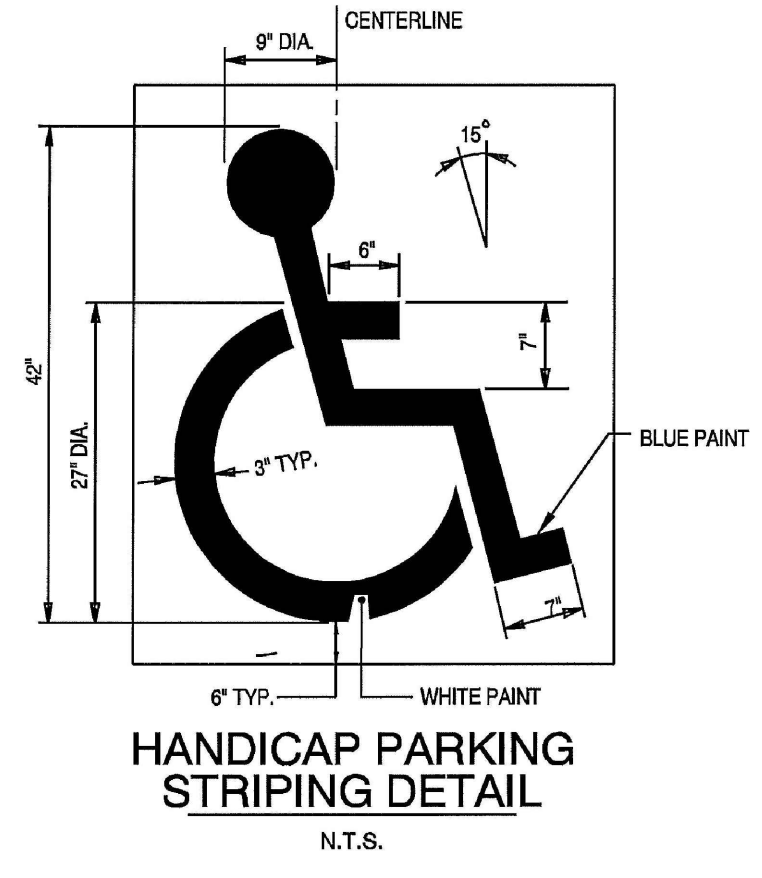
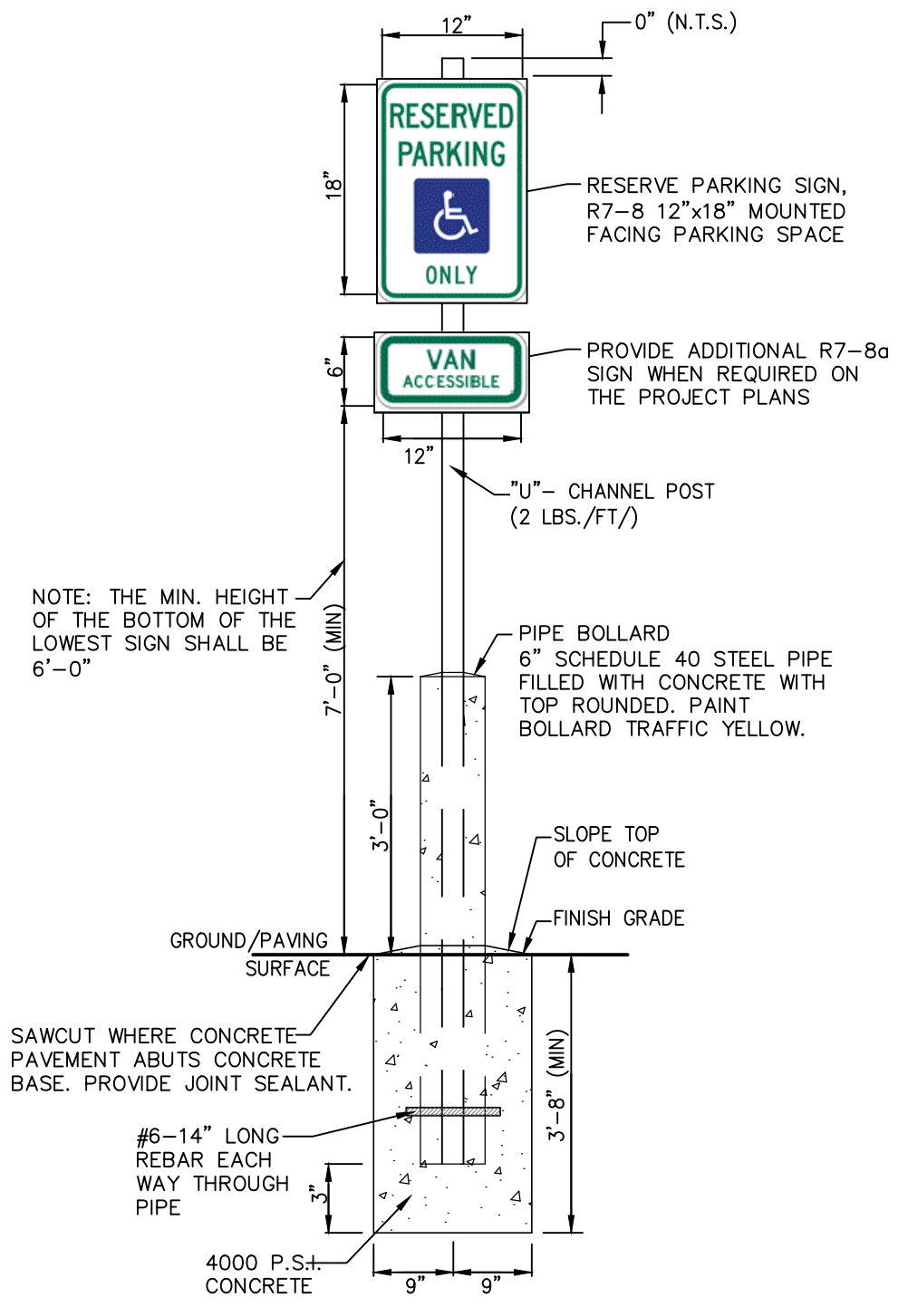
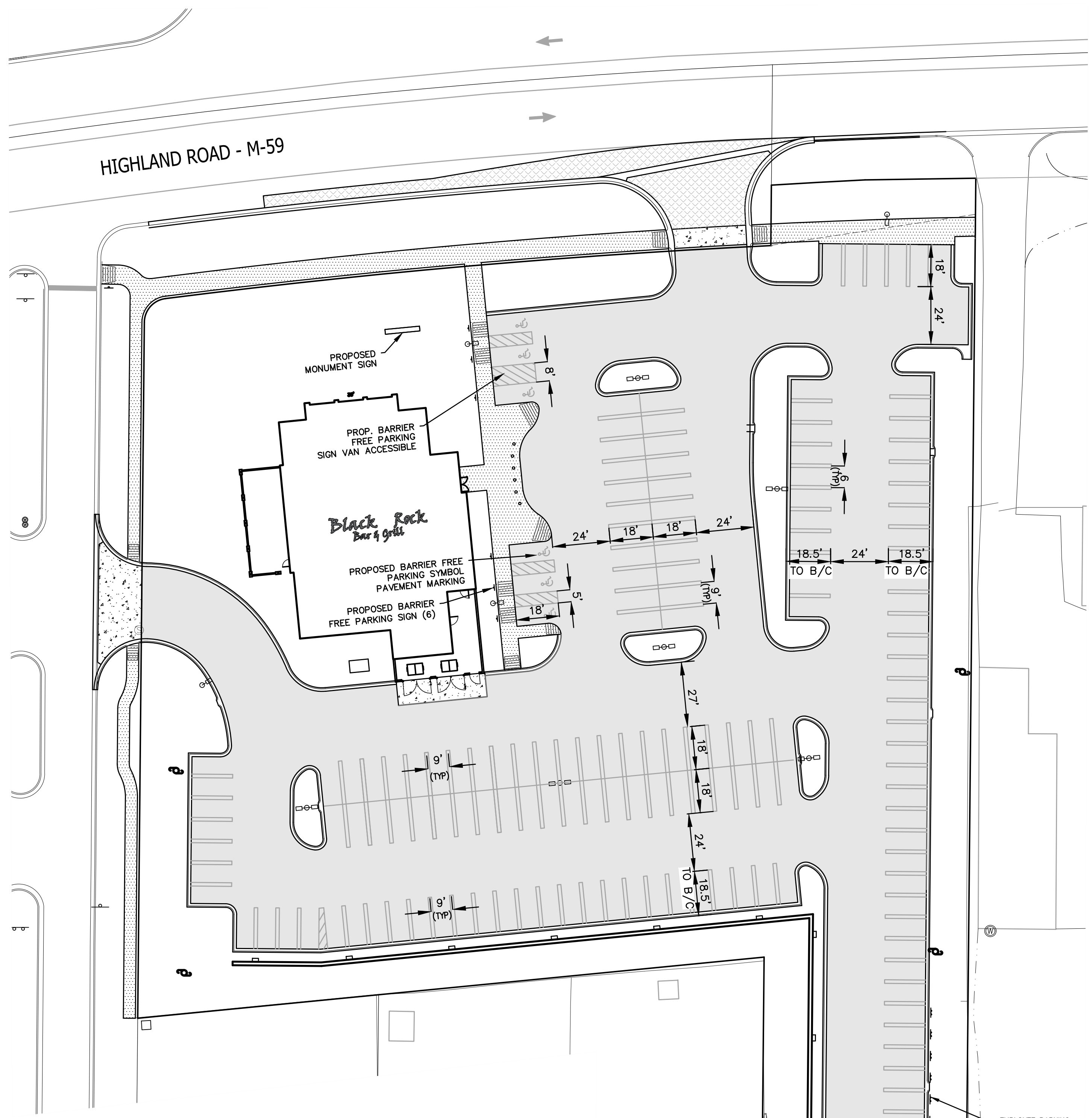
CLIENT:
 BRANDENBROOKE INVESTMENTS
 30553 WIXOM ROAD
 WIXOM, MI, 48393

SCALE: 1" = 40'
 PROJECT No.: 214182
 DWG NAME: 4182-AREA
 ISSUED: FEB. 17, 2023

AD

SIGNAGE AND PAVEMENT MARKING NOTES:

1. Pavement markings shall be in accordance with the type, color, size and locations shown on the plans. If the information on the plans is not complete and the authority having jurisdiction does not have specific requirements, then use the following: Paint shall be supplied in accordance with AASHTO: M 248 latest addition. Colors shall be as follows: (WHITE - parking stalls, loading zones, parking islands, no parking zones, fire lanes, stop bars, pedestrian crossings, lane demarcations, directional arrows and lettering) (BLUE - handicap parking stalls and symbols). Stripe widths shall be as follows: (4" - parking spaces, driveway lanes, barrier free loading zones and no parking zones) (12" - crosswalks) (24" - stop bars).
2. The pavement shall be clean and free of dirt, dust, moisture, oils and other foreign materials at time of marking application. Any existing pavement markings shall be removed or blacked out as acceptable to the engineer, unless paints are compatible and overlay identically. The surface of the pavement prior to application shall be a minimum of 45 degrees F and rising unless the Manufacturer's recommendations are greater.
3. The signage shall be in accordance with the type, color, size and locations shown on the plans and in accordance with AASHTO M268. The signage shall be provided in accordance with the Local Municipality and the Michigan Manual of Uniform Traffic Devices latest edition.
4. Posts, brackets and frames shall be steel per ASTM A-36, A-242, A-441, A-572, A588, Grade 50 and hot dip galvanized in accordance with ASTM A123. All cutting, drilling and/or other pole modifications shall be painted with galvanizing paint. All mounting hardware shall be stainless steel.
5. Sign post footings shall be provided when specified on the project plans. Sign post footings shall be a minimum of 3'-6" deep and 8" in diameter unless poor soils or frost conditions require greater depth and/or diameter. Sign posts shall be kept plumb, 6 inches off the bottom of footing excavation and centered as 3000-psi concrete is placed under and around the sign post. The overall sign and post system should be able to withstand 33 pounds per square foot. Signs shall not be mounted on posts until after concrete has cured for a minimum of seven days or 7/8 strength is achieved.
6. Sign posts shall be installed in pipe bollards where specified on the project plans. Pipe bollards shall be 6" diameter schedule 40 steel pipe. Pipe bollards shall be filled with concrete that is rounded at the top of the bollard. Pipe bollard footings shall be a minimum of 3'-8" deep and 18" in diameter unless poor soils or frost conditions require greater depth and/or diameter. Embed the bollard into the concrete footing a minimum of 3 feet below proposed finish grade. Bollards and sign posts shall be kept plumb while concrete cures. Signs shall not be mounted on posts until after concrete has cured for a minimum of seven days or 7/8 strength is achieved. Bollards located within the main parking area shall be painted traffic yellow. Bollards located within the sidewalk adjacent to the building shall be painted slate grey.
7. All barrier free striping and signage shall meet the Americans with Disabilities Act (ADA) requirements.
8. All Fire Lane signs shall have a Red Border and Red Letters on White Background. All Fire Lane signs shall be Reflective. Fire lane striping and signage shall meet the requirements of the Local Building Inspector and Fire Department.
9. "Mounting Height" shall be the minimum height of the bottom of the sign above finish grade. When signs are located downhill from the roadway, driveway and/or parking area, then the "Mounting Height" shall be the height of the bottom of the sign above the top of pavement finish grade at the nearest edge of pavement adjacent to the sign.
10. All Traffic Control and Fire Lane signs shall be installed at 3 feet behind the back of curb (and/or edge of pavement) to the centerline of the sign post unless noted otherwise on the project plans.
11. The Contractor(s) and/or Subcontractor(s) responsible for installation of the sign posts shall contact the 811 Public Underground Utility Locating System a minimum of three (3) working days prior to installation of the signposts. Install the sign posts in the locations specified on the project plans. When underground utilities conflict with the proposed sign post locations, field adjust the sign locations the minimum amount necessary to safely clear the underground utilities. Maintain a minimum of 2 feet of clearance between the edge of sign and the back of curb and/or edge of sidewalk.



SIGN SCHEDULE

SIGN	KEY	SIZE (W x H)	TYPE OR MOUNT	MOUNTING HEIGHT	QUANTITY
	R7-8	12" x 18"	POST MOUNTED	7'-6"	6
	R7-8a	12" x 6"	BUILDING MOUNTED	7'-0"	1
	R8-3a	12" x 12"	POST MOUNTED	7'-0"	1
		12" x 18"	POST MOUNTED	7'-0"	8

DESIGN: A.J.L.	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: O.M.		08-18-22	REVISED PER REVIEW COMMENTS			
CHECK: W.M.P.						

BLACK ROCK
WHITE LAKE TOWNSHIP

SIGNAGE &
PAVEMENT MARKING
PLAN

CLIENT:
BRANDENBROOKE INVESTMENTS
30553 WIXOM ROAD
WIXOM, MI, 48393

SCALE: 1" = 30'
PROJECT No.: 214182
DWG NAME: 4182-SIGN
ISSUED: JAN. 13, 2023

SG

DESIGN INC
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

02.02.2022	Prelim Site Plan Review
02.10.2022	Revision per Owner
04.20.2022	Revision
07.18.2022	Revision
08.17.2022	Revision
01.26.2023	Revision

Black Rock
Bar & Grill

Highland Drive
White Lake Township, Michigan

Landscape Plan
North

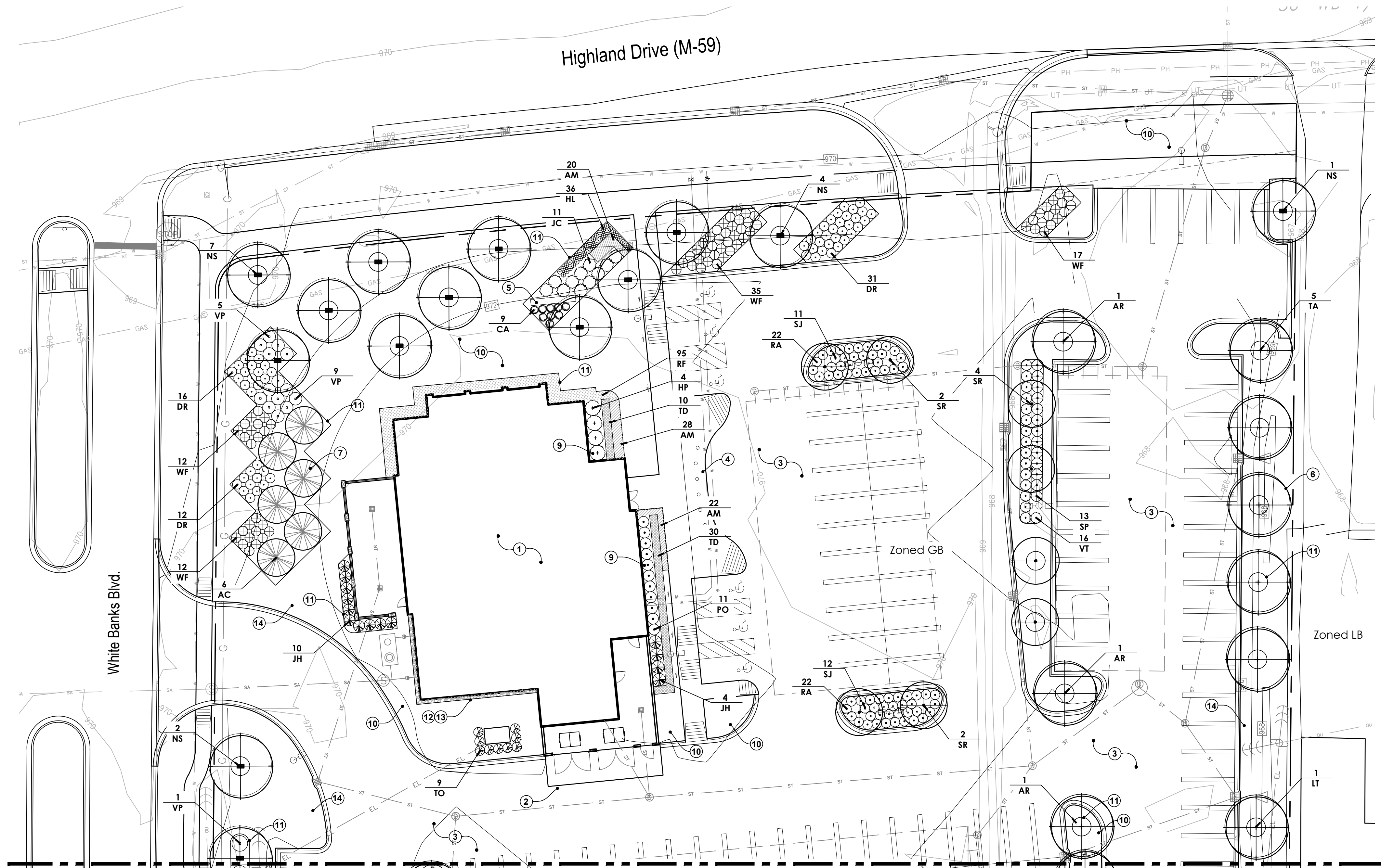
NOT FOR
CONSTRUCTION



Drawn: JG
Checked: JG
Date: 01.2022
Scale: 1" = 20'-0"

22.003

L-1



MATCH LINE - SEE SHEET L-2

Notes

- ALL LANDSCAPE MATERIALS, INSTALLATION, AND MAINTENANCE SHALL COMPLY W/ ZONING ORDINANCE.
- ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THIS NORTH MIDWEST AMERICAN REGION AND CONFORM TO THE CURRENT AAN STANDARDS. USE NO. 1 GRADE PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF WEEDS AND DEBRIS. THIS ESTABLISHMENT PERIOD SHALL BE TWO (2) YEARS FROM THE DATE OF APPROVAL OF PLANTINGS BY THE TOWNSHIP. FAILING PLANT MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS, OR THE NEXT GROWING SEASON.
- ALL LANDSCAPE AREAS GREATER THAN 200 SF SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR OR SIMILAR DEVICE INSTALLED TO PREVENT WATERING AFTER A PRECIPITATION EVENT.
- ALL TREE WRAP, STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE WINTER SEASON.
- NATURAL COLOR, DOUBLE SHREDDED HARDWOOD BARK MULCH - SEE PLANTING DETAILS FOR DEPTH.
- TREES SHALL NOT BE PLANTED CLOSER THAN 4' TO THE PROPERTY LINE
- ALL TREES SHALL MAINTAIN A MINIMUM 10' HORIZONTAL DISTANCE FROM ALL WATERMAIN, STORM SEWER, AND SANITARY SEWER LINES
- ALL PARKING LOT ISLANDS CONTAINING SHRUBS SHALL BE PROTECTED IN THE WINTER BY THE USE OF SALT TARPS TO PREVENT SALT BUILD-UP AND DESICCATION

SITE LANDSCAPE CALCULATIONS

INTERIOR LANDSCAPING:
15% of the total lot area
Total lot area: 2.78 ac (121,143 sf)
Total Area Required: 18,171 sf (121,143 x .15)
Total Area Provided: **43,141 (35.6%)**

One (1) tree & (5) five shrubs per 300 sf of area required
Total Trees Required: 61 (18,171 / 300)
Total Trees Provided: **64** (3 are existing to remain)
Total Shrubs Required: 303 (18,171 / 300)*5
Total Shrubs Provided: **384**

INTERIOR PARKING LOT LANDSCAPE:
20 sf. of landscape area per space
Number of Spaces: 159
Landscape Area Required: 3,180 sf (159 x 20)
Landscape Area Provided: **3,362 sf**

Tree Planting:
(1) Deciduous or Ornamental Tree and (3) Shrubs per 100 SF of landscape area required
Trees Required: 32 (3,180 / 100)
Trees Provided: **32**
Shrubs Required: 96 (3,180 / 100)*3
shrubs provided: **96**

SCREENING REQUIREMENTS:
North & West Property Line - Type "E"
(1) Tree and (8) Shrubs per 30 lf
North Property Line: 252.6 lf
West Property Line: 289 lf
Trees Required (North): 12
Trees Provided (North): **12**
Shrubs Required (North): 90
Shrubs Provided (North): **94**
Trees Required (West): 10
Trees Provided (West): **10**
Shrubs Required (West): 77
Shrubs Provided (West): **78**

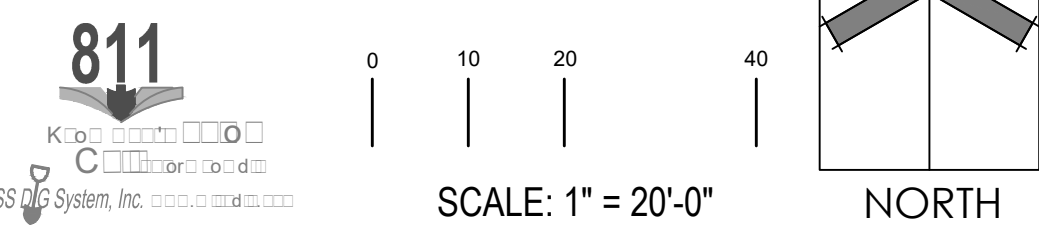
South & Portion of West Property Line - Type "E"
A 6' height obscuring wall is provided, see sheet L-2 and civil engineering drawings. (1) Tree and (8) Shrubs per 30 lf. are also required.
South Property Line: 261.5 lf
West Property Line: 152 lf
Trees Required (South): 9
Trees Provided (South): **5***
Shrubs Required (South): 70
Shrubs Provided (South): **75**
Trees Required (West): 5
Trees Provided (West): **6**
Shrubs Required (West): 41
Shrubs Provided (West): **41**

NOTE KEY:

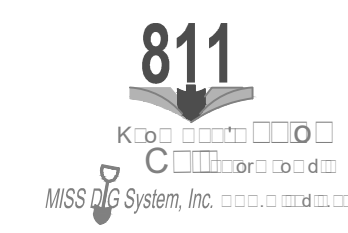
- 1 PROPOSED BUILDING
- 2 PROPOSED DUMPSTER ENCLOSURE AND SERVICE ENTRANCE
- 3 PROPOSED ASPHALT PARKING LOT, SEE CIVIL ENGINEERING DRAWINGS
- 4 PROPOSED CONCRETE SIDEWALK
- 5 PROPOSED MONUMENT SIGN
- 6 DECIDUOUS CANOPY TREE, SEE TYPICAL DETAIL SHEET L-2
- 7 EVERGREEN TREE, SEE TYPICAL DETAIL SHEET L-2
- 8 PROPOSED ORNAMENTAL TREE PLANTING, SEE TYPICAL DETAIL SHEET L-2
- 9 PROPOSED SHRUB PLANTING, SEE TYPICAL DETAIL SHEET L-2
- 10 SODDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE. CROWN ALL PARKING LOT ISLANDS 6" TO THE CENTER
- 11 SHOVEL CUT EDGE BETWEEN LAWN AND LANDSCAPE BED
- 12 METAL EDGING BETWEEN LAWN AND STONE MAINTENANCE STRIP
- 13 12" WIDE 3" DEPTH CRUSHED STONE MAINTENANCE STRIP OVER FILTER FABRIC
- 14 SNOW STORAGE AREA

PLANT SCHEDULE

TREES							
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
6	AC	<i>Abies concolor</i>	Concolor Fir	7 ht.	as shown	B&B	Unsheared, branched to ground
6	AR	<i>Acer r. 'Redpointe'</i>	Redpointe Red Maple	2.5" cal.	as shown	B&B	Single straight trunk
4	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5" cal.	as shown	B&B	Single straight trunk
16	NS	<i>Hyssa sylvatica</i>	Blackgum	2.5" cal.	as shown	B&B	Single straight trunk
11	PA	<i>Picea abies</i>	Norway Spruce	7 ht.	as shown	B&B	Unsheared, branched to ground
3	PS	<i>Pinus strobus</i>	Eastern White Pine	7 ht.	as shown	B&B	Unsheared, branched to ground
5	QR	<i>Quercus rubra</i>	Red Oak	2.5" cal.	as shown	B&B	Single straight trunk
8	SR	<i>Syringa r. 'Ivory Silk'</i>	Japanese Tree Lilac	2" cal.	as shown	B&B	Single straight trunk
5	TA	<i>Tilia americana 'Redmond'</i>	Redmond American Basswood	2.5" cal.	as shown	B&B	Single straight trunk
SHRUBS							
59	DR	<i>Diervilla rivularis 'Kodiak Orange'</i>	Kodiak Orange Bush Honeysuckle	30" ht.	as shown	cont.	Well rooted
21	FI	<i>Forsythia x l. 'Spring Glory'</i>	Spring Glory Forsythia	30" ht.	as shown	cont.	Well rooted
4	HP	<i>Hydrangea p. 'Little Lime'</i>	Little Lime Hydrangea	30" ht.	as shown	cont.	Well rooted
11	JC	<i>Juniperus c. 'Grey Owl'</i>	Grey Owl Juniper	24" spd.	as shown	cont.	Well rooted
14	JH	<i>Juniperus c. 'Hetz Columnar'</i>	Hetz Columnar Juniper	48" ht.	as shown	B&B	Well rooted
39	JS	<i>Juniperus c. 'Sea Green'</i>	Sea Green Juniper	24" spd.	as shown	cont.	Well rooted
11	PO	<i>Physocarpus o. 'Summer Wine'</i>	Summer Wine Ninebark	30" ht.	as shown	cont.	Well rooted
44	RA	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	24" spd.	as shown	cont.	Well rooted
23	SJ	<i>Spiraea japonica 'Neon Flash'</i>	Neon Flash Spirea	24" ht.	as shown	cont.	Well rooted
28	SP	<i>Syringa p. 'Miss Kim'</i>	Miss Kim Dwarf Korean Lilac	30" ht.	as shown	cont.	Well rooted
40	TD	<i>Taxus x m. 'Densiformis'</i>	Dense Yew	24" ht.	24" o.c.	cont.	Trim to Hedge
9	TO	<i>Thuja o. 'Nigra'</i>	Dark Green American Arborvitae	5' ht.	as shown	B&B	Trim to Hedge
26	VP	<i>Viburnum p.t. 'Shasta'</i>	Shasta Doublefile Viburnum	30" ht.	as shown	cont.	Well rooted
36	VT	<i>Viburnum trilobum 'Bailey's Compact'</i>	Bailey's Compact Cranberry Bush	30" ht.	as shown	cont.	Well rooted
76	WF	<i>Weigela f. 'Wine & Roses'</i>	Wine & Roses Weigela	24" ht.	as shown	cont.	Well rooted
22	WR	<i>Weigela f. 'Red Prince'</i>	Red Prince Weigela	30" ht.	as shown	cont.	Well rooted
PERENNIALS							
70	AM	<i>Allium 'Millenium'</i>	Millenium Ornamental Onion	#1	18" o.c.	cont.	Well rooted
9	CA	<i>Calamagrostis a. 'Overdam'</i>	Overdam Feather Reed Grass	#2	as shown	cont.	Well rooted
36	HL	<i>Hemerocallis 'Little Grapette'</i>	Little Grapette Daylily	#1	as shown	cont.	Well rooted
95	RF	<i>Rudbeckia f. 'Goldstrum'</i>	Black-eyed Susan	#1	24" o.c.	cont.	Well rooted



NOTE: Due to the overhead power lines, the required trees could not be planted along a portion of the south property line. See sheet L-2
East Property Line: N/A



02.02.2022	Prelim Site Plan Review
02.10.2022	Revision per Owner
04.20.2022	Revision
07.18.2022	Revision
01.26.2023	Revision

Black Rock Bar & Grill

Highland Drive
White Lake Township, Michigan

Landscape Plan South

NOT FOR CONSTRUCTION

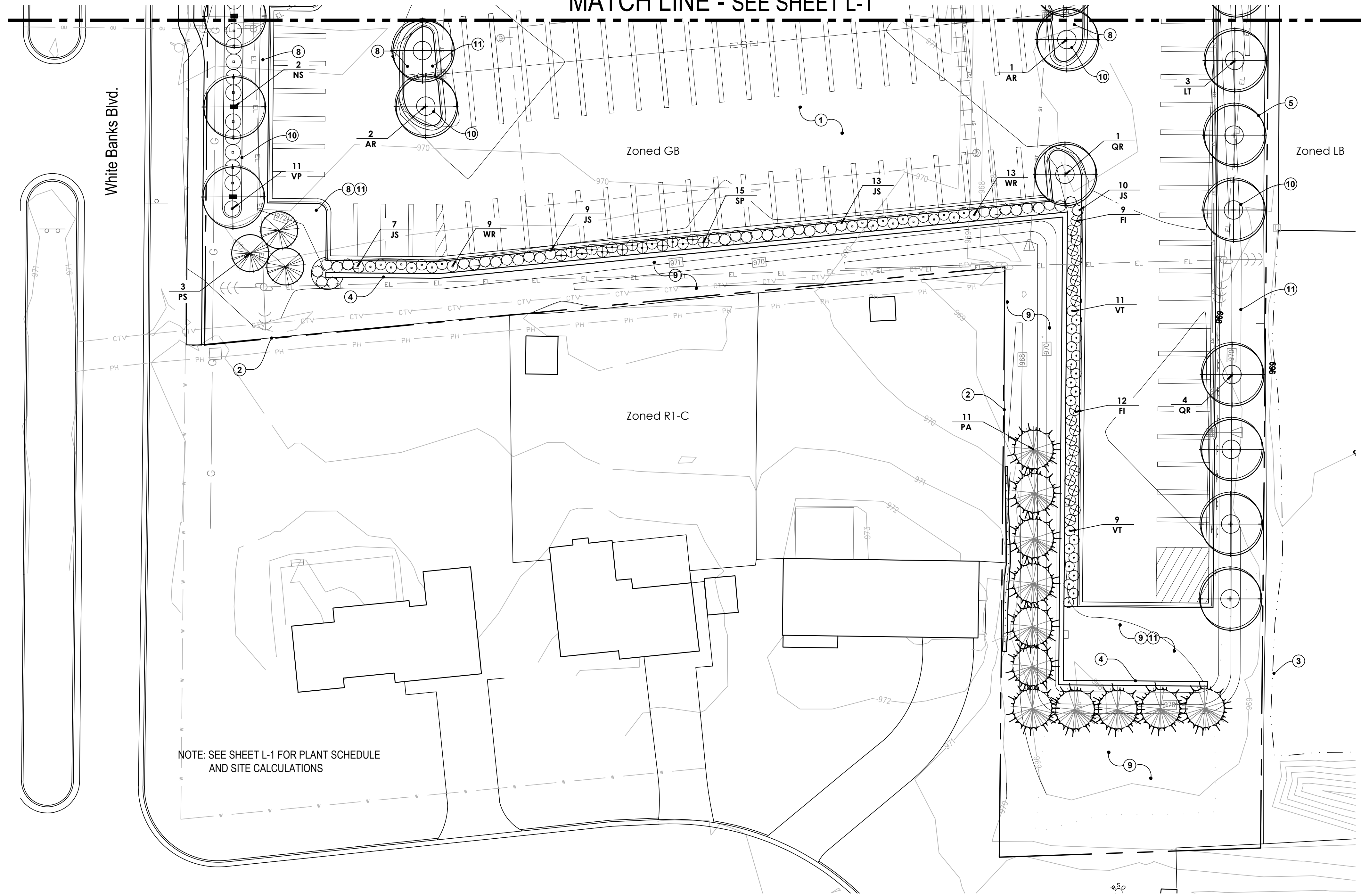


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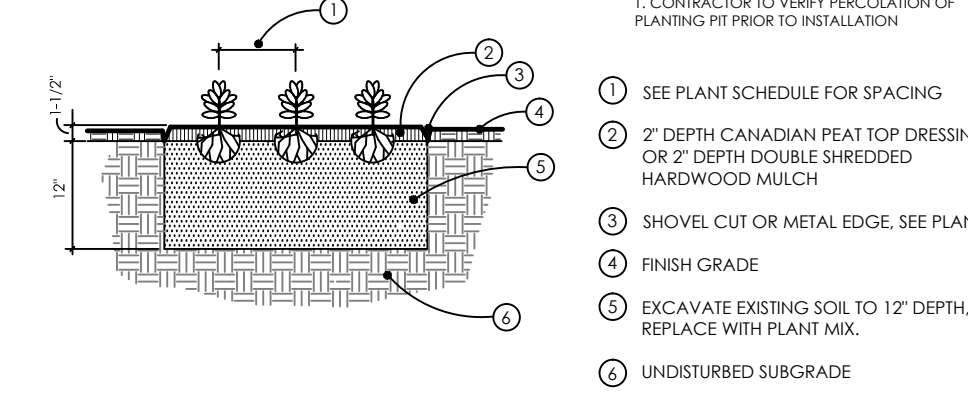
22.003

L-2

MATCH LINE - SEE SHEET L-1

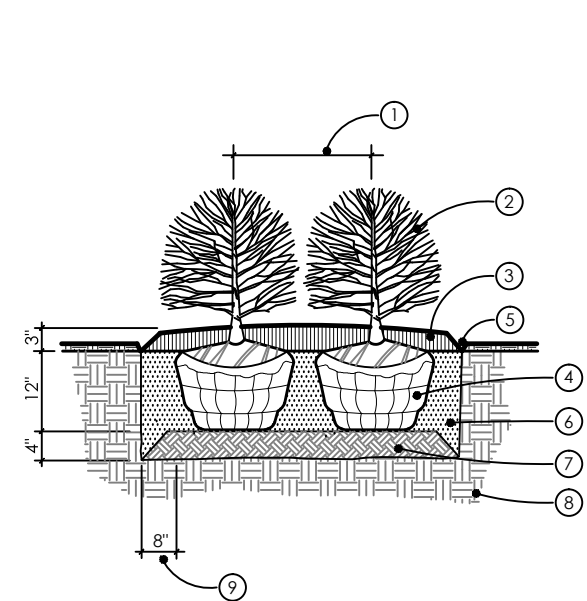


NOTE: SEE SHEET L-1 FOR PLANT SCHEDULE AND SITE CALCULATIONS



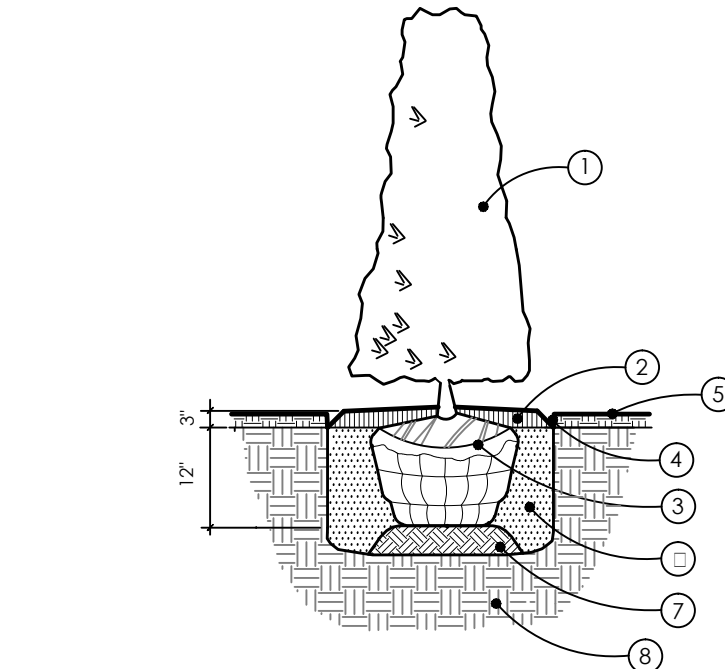
PERENNIAL / GROUNDCOVER PLANTING
NOT TO SCALE

- NOTES:
 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- SEE PLAN SCHEDULE FOR SPACING
 - 2" DEPTH CANADIAN PEAT TOP DRESSING OR 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH
 - SHOVEL CUT OR METAL EDGE, SEE PLAN
 - FINISH GRADE
 - EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX
 - UNDISTURBED SUBGRADE



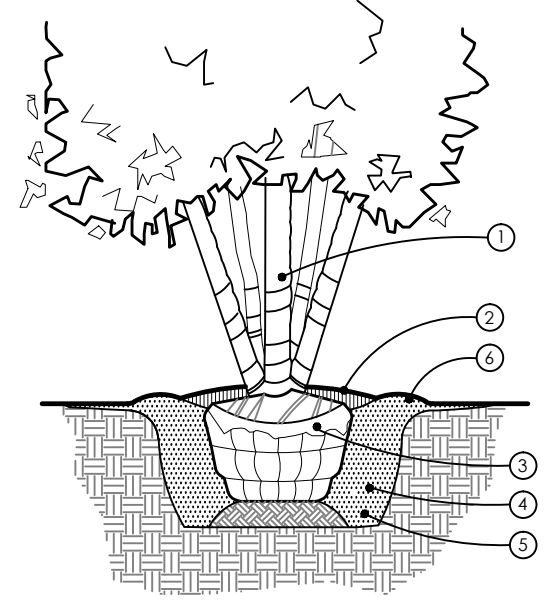
SHRUB PLANTING
NOT TO SCALE

- NOTES:
 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
 2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- SEE PLAN FOR SPACING
 - SHRUBS, SEE PLANT SCHEDULE
 - 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, TYPICAL
 - REMOVE ALL NON-BIODEGRADABLE TWINE FROM ENTIRE ROOTBALL, REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL
 - SHOVEL CUT OR METAL EDGE, SEE PLAN
 - EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX
 - SCARIFY TO 4" DEPTH AND RECOMPACT
 - UNDISTURBED SUBGRADE
 - MINIMUM 8" BETWEEN ROOTBALL AND EDGE OF PLANTING PIT



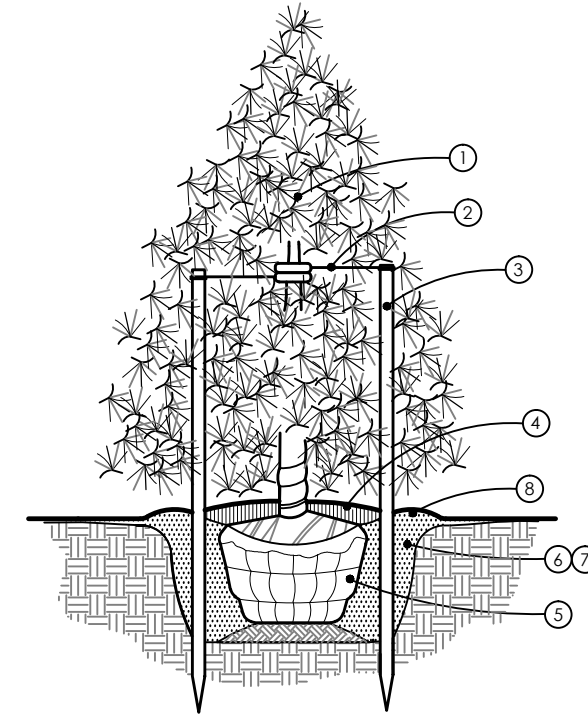
HEDGE PLANTING
NOT TO SCALE

- NOTES:
 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
 2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- HEDGE MATERIAL, SEE PLAN FOR LOCATION AND PLANT SCHEDULE
 - 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, TYPICAL
 - REMOVE ALL NON-BIODEGRADABLE TWINE FROM ENTIRE ROOTBALL, REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL
 - SHOVEL CUT OR METAL EDGE, SEE PLAN
 - FINISH GRADE
 - EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX
 - SCARIFY TO 4" DEPTH AND RECOMPACT
 - UNDISTURBED SUBGRADE



MULTISTEM TREE PLANTING
NOT TO SCALE

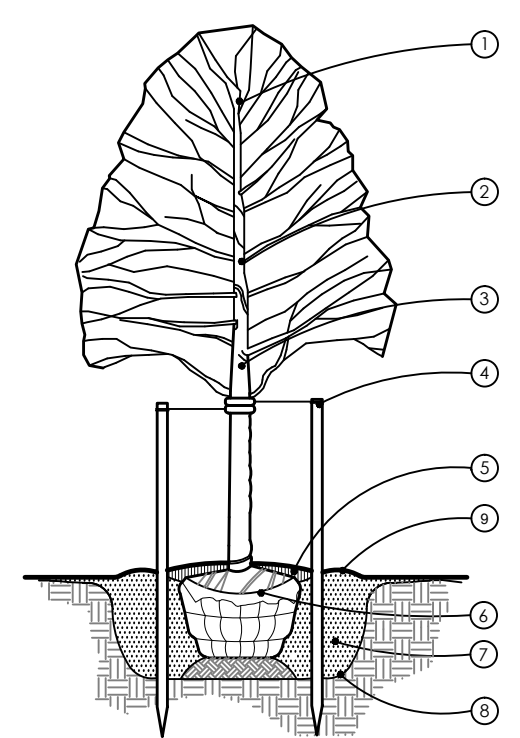
- NOTES:
 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
 2. SET TOP OF ROOTBALL 3" ABOVE FINISH GRADE
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
 - COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND BASE OF THE STEMS.
 - REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
 - PLANT MIX
 - TREE PIT TO BE THREE TIMES WIDTH OF ROOTBALL
 - 4" TOPSOIL SAUCER



EVERGREEN TREE PLANTING
NOT TO SCALE

- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- STAKE TREES WITH 2-3" WIDE BELT-LIKE FABRIC STRIPS ONLY. ABSORB TIE OR APPROVED EQUAL. (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, AND ALLOW FOR SOME TENSION) DO NOT USE WIRE OR ROPE THROUGH A HOSE. REMOVE AFTER ONE YEAR.
- (2) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6-8" OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR.
- COVER PLANTING W/ 3" SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND BASE OF THE STEMS.
- REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
- PLANT MIX
- TREE PIT TO BE THREE TIMES WIDTH OF ROOTBALL
- 4" TOPSOIL SAUCER

- NOTES:
 1. STAKE EVERGREENS UNDER 12' HEIGHT
 2. GUY EVERGREENS 12' HEIGHT AND OVER
 3. NEVER CUT OR PRUNE CENTRAL LEADER
 4. SET STAKES VERTICAL AND EVENLY SPACED
 5. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES



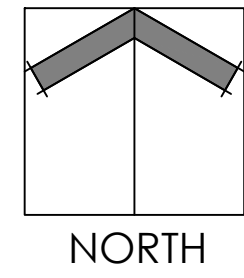
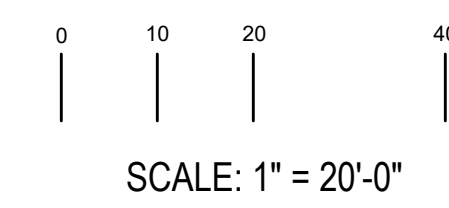
DECIDUOUS TREE PLANTING
NOT TO SCALE

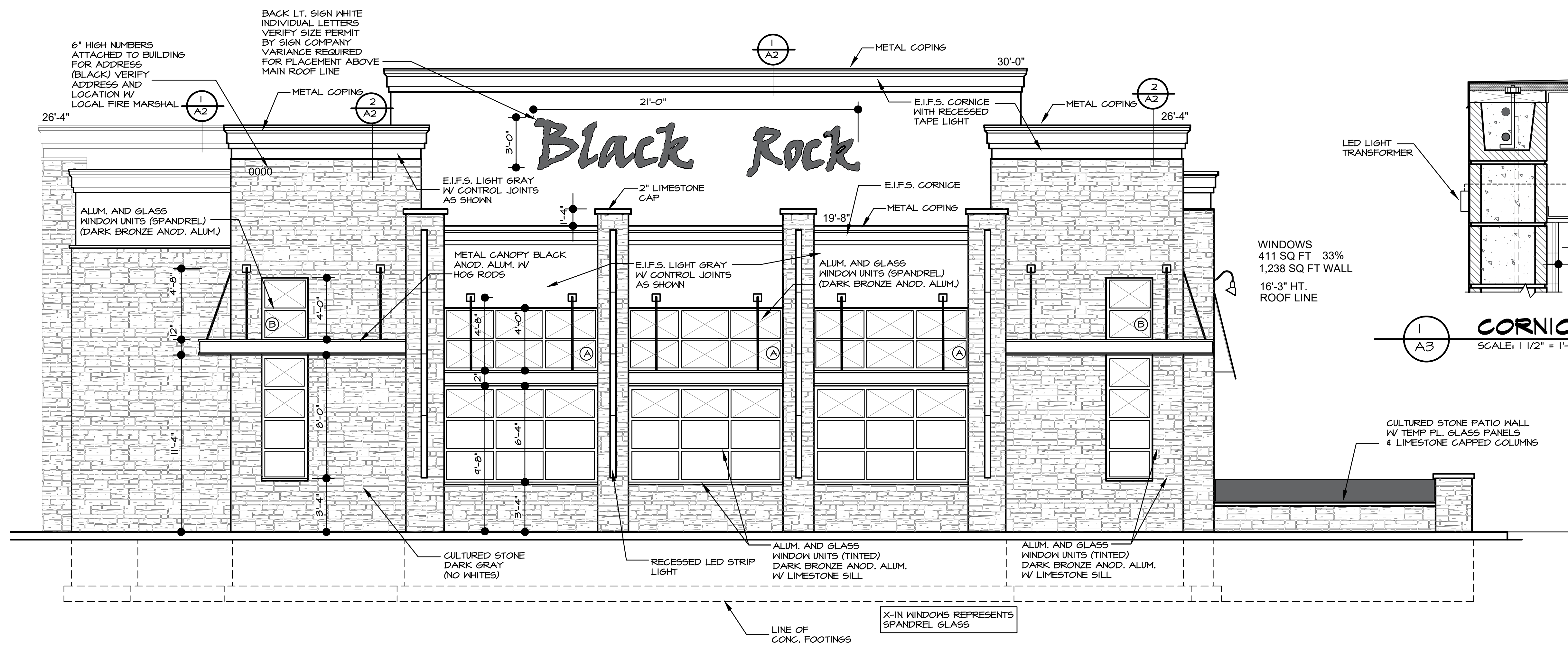
- REMOVE SECONDARY LEADERS. DO NOT PRUNE TERMINAL LEADER OR BRANCH TOPS. PRUNE ALL DEAD AND BROKEN BRANCHES.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- STAKE TREES JUST BELOW FIRST BRANCH W/ 2-3" WIDE BELT-LIKE FABRIC STRIPS ONLY. ABSORB TIE OR APPROVED EQUAL. (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, AND ALLOW FOR SOME TENSION) DO NOT USE WIRE OR ROPE THROUGH A HOSE. REMOVE AFTER ONE YEAR.
- (2) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6-8" OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR.
- COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND THE BASE OF THE TRUNK.
- REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
- PLANT MIX
- TREE PIT TO BE 3 TIMES WIDTH OF ROOTBALL
- 4" TOPSOIL SAUCER

- NOTE:
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS BEFORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
- NOTES:
 1. STAKE TREES 3" - 5" CALIPER ONLY
 2. GUY TREES 6" CALIPER AND OVER
 3. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
 4. SET STAKES VERTICAL AND EVENLY SPACED
 5. STAKES OR GUYS TO BE SET ABOVE FIRST BRANCH

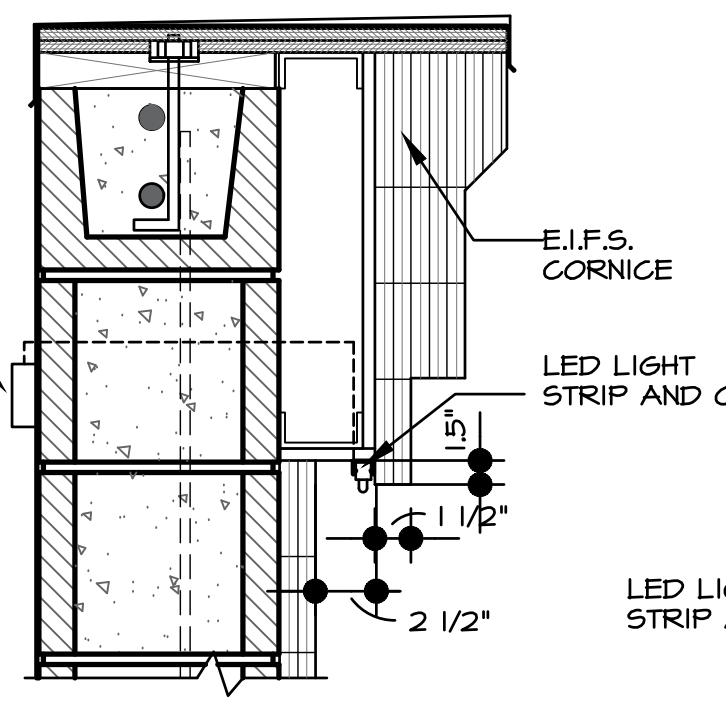
NOTE KEY:

- PROPOSED ASPHALT PARKING LOT, SEE CIVIL ENGINEERING DRAWINGS
- EXISTING FENCE TO REMAIN
- EXISTING TREES TO REMAIN, PROTECT AS REQUIRED DURING CONSTRUCTION
- PROPOSED 6' HT. OBSCURING WALL, SEE CIVIL ENGINEERING DRAWINGS FOR TYPICAL DETAIL
- DECIDUOUS CANOPY TREE, SEE TYPICAL DETAIL
- EVERGREEN TREE, SEE TYPICAL DETAIL
- PROPOSED SHRUB PLANTING, SEE TYPICAL DETAIL
- SODDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE. CROWN ALL PARKING LOT ISLANDS 6" TO THE CENTER
- SEEDDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE.
- SHOVEL CUT EDGE BETWEEN LAWN AND LANDSCAPE BED
- SNOW STORAGE AREA

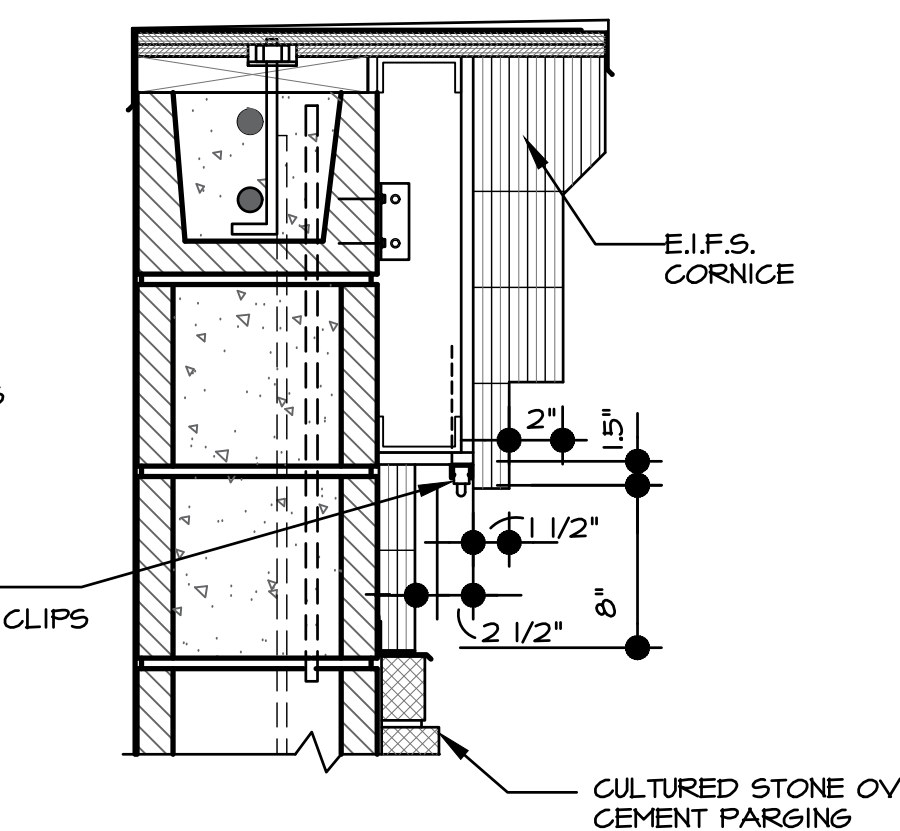




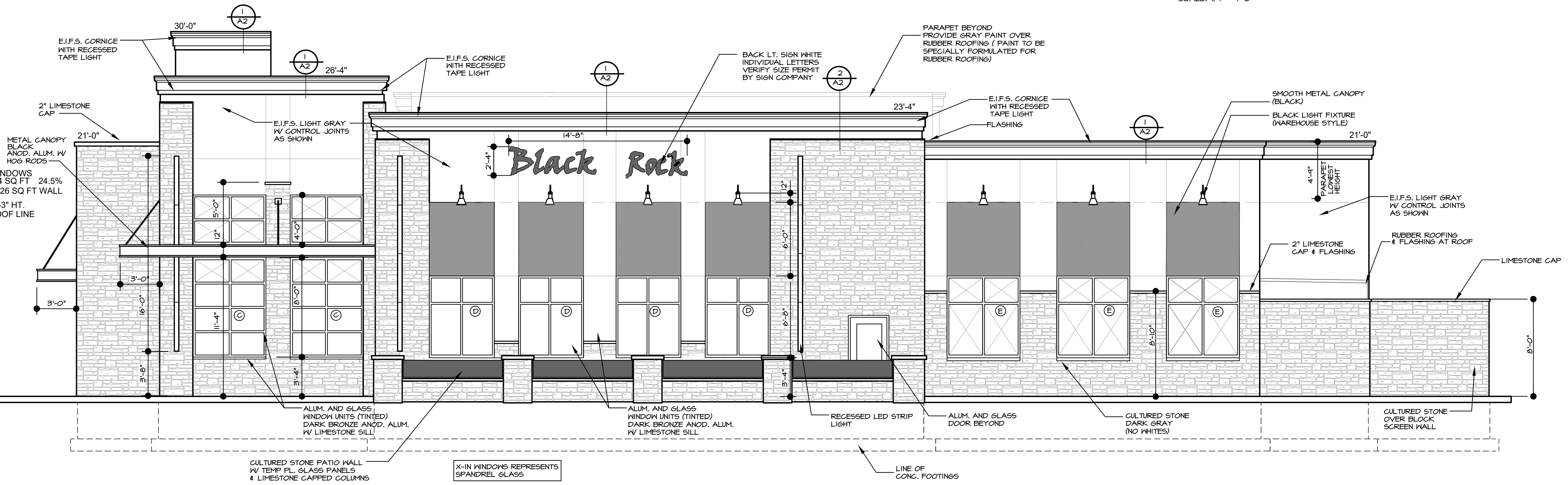
CORNICE DETAIL
SCALE: 1 1/2" = 1'-0"



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



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

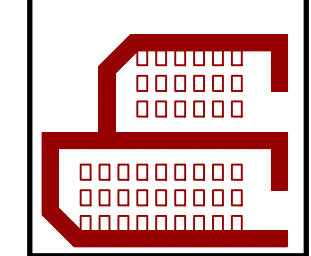


WEST ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS
14 MAY 2022

CREEKWOOD ARCHITECTURE, INC.
burton, michigan 48509
11111 s. creekwood
tel. (810) 742-0480
fax (810) 742-8393



SHEET TITLE
EXTERIOR ELEVATIONS

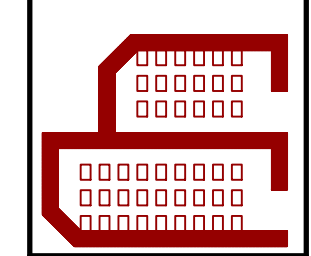
PROJECT
**NEW BUILDING FOR
BLACK ROCK RESTAURANT WHITE LAKE**
HIGHLAND ROAD WHITE LAKE MI
DRAWN BY B.A.S. CHECKED BY B.A.S.

JOB NO. 2002TRT
DATE 10 MAY 2022
SHEET NO.

Black Rock **A2**
OF 3

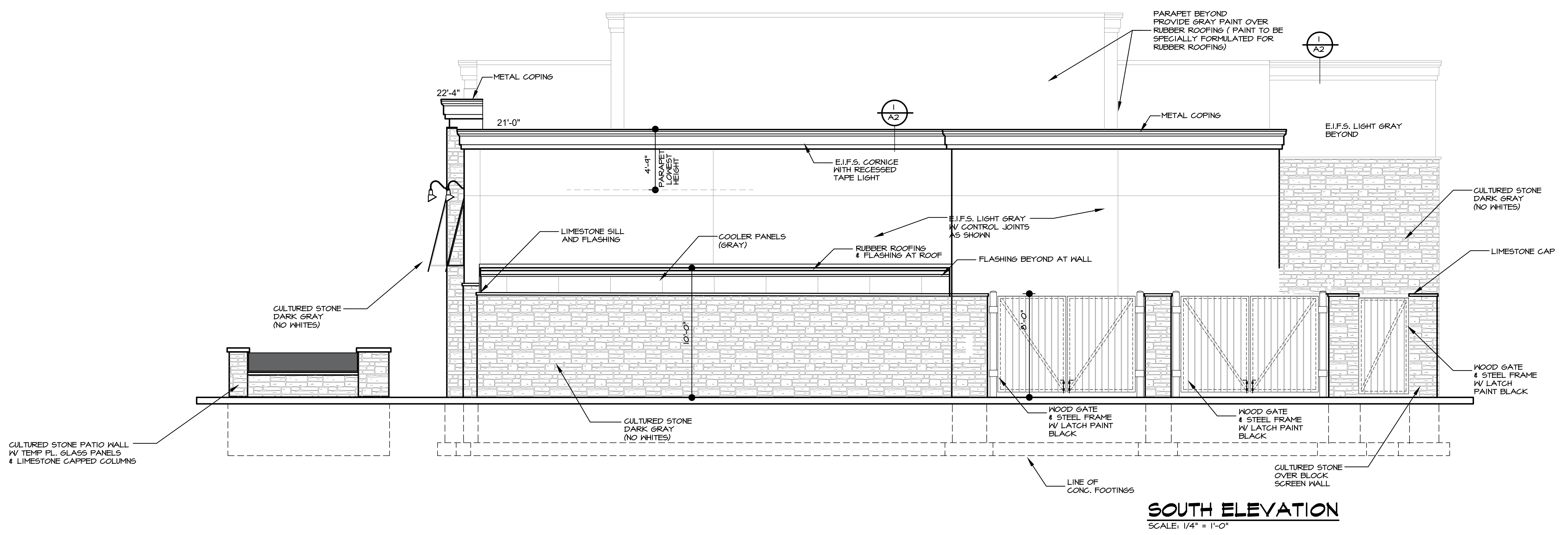
REVISIONS
22 JULY 2022

CREEKWOOD ARCHITECTURE, INC.
 burton, michigan 48509
 11111 s. creekwood
 tel. (810) 742-0480
 fax (810) 742-8393

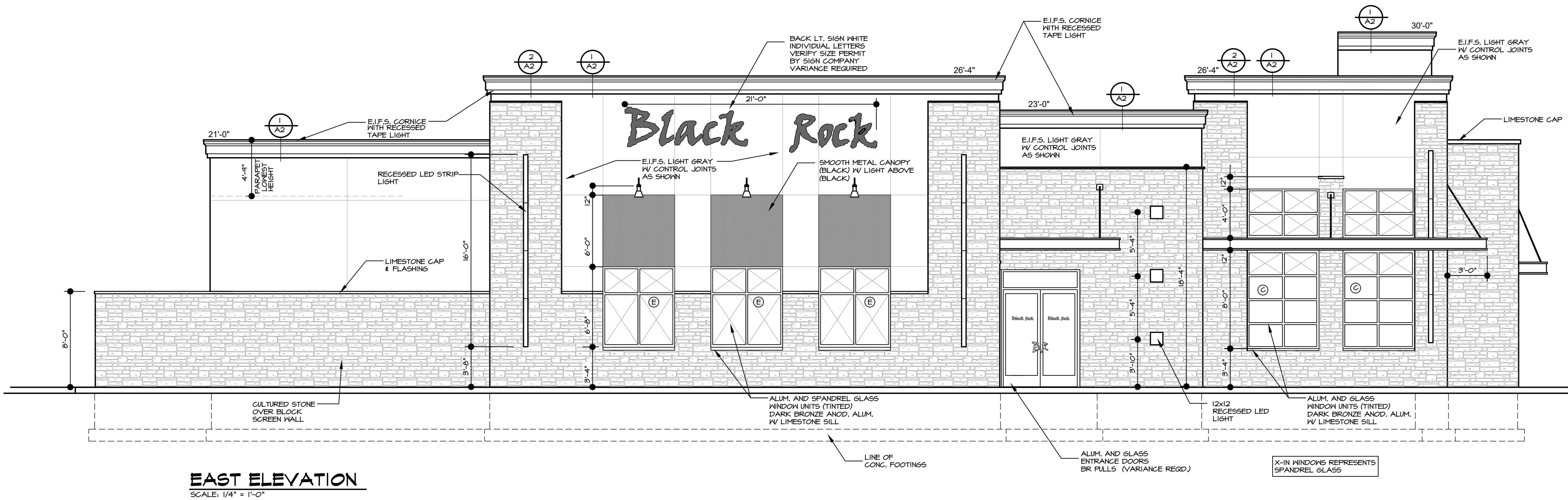


SHEET TITLE
 EXTERIOR ELEVATIONS

PROJECT
**NEW BUILDING FOR
 BLACK ROCK RESTAURANT WHITE LAKE**
 HIGHLAND ROAD WHITE LAKE MI
 DRAWN BY B.A.C. CHECKED BY B.A.S.
 JOB NO. 20021RT
 DATE 10 MAY 2022
 SHEET NO.



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"

Black Rock **A3**
 OF 3



Fixture Number				
Project Title		Type		Qty
Comments				

- Metal Body with Indirect Lighting
- Wet Location
- ADA

Dimensions and Lamping:

OW610-24	2.75" A x 24" B x 3" D x 12" MCWeight: 7 lbs. LN LED: Nominal 20W, 1400 Delivered Lumens
OW610-36	2.75" A x 36" B x 3" D x 18" MCWeight: 8.5 lbs. LN LED: Nominal 30W, 2400 Delivered Lumens
OW610-48	2.75" A x 48" B x 3" D x 24" MCWeight: 10 lbs. LN LED: Nominal 40W, 3400 Delivered Lumens
OW610-60	2.75" A x 60" B x 3" D x 30" MCWeight: 11.5 lbs. LN LED: Nominal 50W, 4400 Delivered Lumens

LED Color Temperature:

35K 3500K **30K** 3000K **40K** 4000K

Control:

CLV Integral Power Supply, 0-10V Dimming to 1%

Voltage:

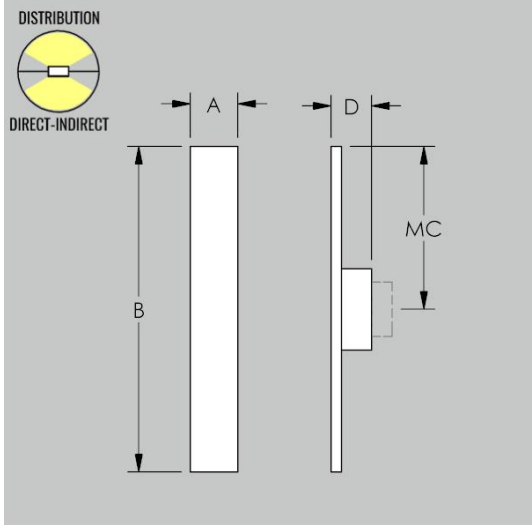
1 120V **2** 277V **MV** Multi-Volt

Standard Finishes:

PAL Aluminum	PAB Antique Brass	PYL Traffic Yellow (RAL 1023)
PNL Nickel	PHB Hammered Bronze	PGR Emerald Green (RAL 6001)
PBR Bronze	PHC Hammered Copper	PBL Signal Blue (RAL 5005)
PLB Light Bronze	PHS Hammered Silver	STBD To Be Determined
PMB Medium Bronze	PSG Satin Gold	
PDB Dark Bronze	PPA Patina	
PSB Satin Black	PRD Traffic Red (RAL 3020)	
PBB Brushed Brass	POR Pure Orange (RAL 2004)	

Other Options:

REM Remote Emergency Power Supply



Notes:

- Custom sizes and finishes available upon request.
- Camman reserves the right to make design changes without prior notice.
- Mounting is to a 2 x 4 inch rectangular junction box.
- Photometric information is available at cammanlighting.com



Color Temperature Adjustment	
Color Temperature	Multiplier
2700K	.967
3000K	.984
3500K	1.000
4000K	1.032

LED Performance	
Color Rendering Index	80CRI Standard (90CRI Available)
L70 (Projected):	>72,000 hours

Warranty	5 years
	(electrical components retain the component manufacturer warranty).

Camman Plus Customizations



Camman **Standard Plus** products provide an extra degree of freedom to customize most standard products, including dimensions, finish, performance, and adding or removing details. Visit www.cammanlighting.com/plus to learn more about the Plus program, and visit this fixture to see what specific options might be available.

Standard Finishes

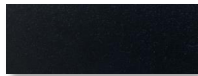
MODERN



PAL Aluminum

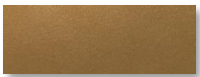


PNL Nickel

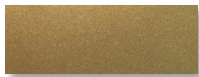


PSB Satin Black

NEUTRAL



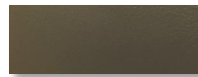
PAB Antique Brass



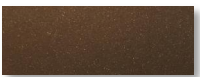
PBB Brushed Brass



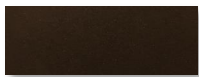
PSG Satin Gold



PLB Light Bronze



PMB Medium Bronze



PBR Bronze

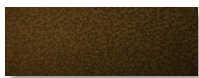


PDB Dark Bronze

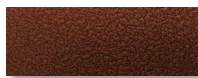
TEXTURES



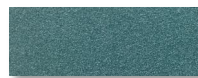
PHS Hammered Silver



PHB Hammered Bronze



PHC Hammered Copper



PPA Patina

COLORS



PRD Traffic Red
(RAL 3020)



POR Pure Orange
(RAL 2004)



PYL Traffic Yellow
(RAL 1023)



PGR Emerald Green
(RAL 6001)



PBL Signal Blue
(RAL 5005)

- Colors are for reference only and may vary per monitor.
- See cammanlighting.com/resources for more information, or contact your local rep for finish samples.

