



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN, 48383
(FORMER WHITE LAKE LIBRARY)
THURSDAY, JANUARY 06, 2022 – 7:00 PM

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

A. Regular Meeting Minutes of December 2nd, 2021

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

7. PUBLIC HEARING

A. River Caddis Development, LLC Rezoning Request

Property described as parcel numbers 12-21-426-005 and 12-28-226-001 located at the southwest corner of Highland Road and Elizabeth Lake Road, consisting of approximately 73.41 acres.

Request: **Applicant requests to rezone approximately 44.8 acres of the approximately 53.41 acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20 acre parcel 12-28-226-001 from (AG) Agricultural to (RM-2) Multiple Family Residential or any other appropriate zoning district.**

Applicant: River Caddis Development, LLC
1038 Trowbridge Road
East Lansing, Michigan, 48823

B. Taco Bell

Property described as parcel number 12-20-276-036, located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District.

Request: **Public comment on the proposed preliminary site plan for the above Planned Business District zoned property, consisting of a 2,235 square foot drive thru restaurant.**

Applicant: Great Lakes Taco, LLC
8487 Retreat Drive
Grand Blanc, Michigan, 48439

8. CONTINUING BUSINESS

9. NEW BUSINESS

10. LIAISON'S REPORT

11. CONSULTANT'S REPORT

12. DIRECTOR'S REPORT



13. OTHER BUSINESS

- A. 8300 Pontiac Lake Road conceptual discussion (no action to be taken)**
- B. Election of officers**
- C. Liaison assignments**

14. COMMUNICATIONS

15. NEXT MEETING DATE:

- A. January 20th, 2022 & February 3rd, 2022**

16. ADJOURNMENT

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

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
Township Annex, 7527 Highland Road
White Lake, MI 48383
December 2, 2021 @ 7:00 p.m.

Chairperson Anderson called the meeting to order at 7:04 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson
Rhonda Grubb
Matt Slicker
Debbie Dehart
Joe Seward
Scott Ruggles
Mark Fine

Absent: Merrie Carlock

Also Present: Sean O'Neil, Community Development Director
Michael Leuffgen, DLZ
Ammar Al-Khafaji, 4 Corners
Hannah Micallef, Recording Secretary

Visitors: None

Approval of Agenda

Commissioner Seward moved to approve the agenda as presented. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Approval of Minutes

a. November 18, 2021

Commissioner Fine moved to approve the minutes of November 18, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a voice vote: 7 yes votes.

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

No members of the public were present.

Public Hearing:

None.

Continuing Business

None.

New Business

4 Corners Retail Outlot

Located on the northeast corner of Union Lake Road and Cooley Lake Road, currently zoned Neighborhood Mixed Use (NMU), identified as parcel number 12-36-476-032 consisting of approximately 1.02 acres.

Request:

i) Preliminary Site Plan Approval

ii) Final Site Plan Approval

Applicant: 4 Corners Square, LLC
29580 Northwestern Hwy, Suite 1000
Southfield, MI 48034

Mr. Leuffgen stated that his review covered the preliminary and final site plan. A lot of the engineering was already taken care of on the site when the apartments and strip center were constructed. The proposed patio area was to be over the sanitary sewer easement by 6' on the northern side. He mentioned a hold harmless letter would be needed so the sanitary sewer could be repaired if needed in the future. The majority of the remaining comments were minor in nature and could be addressed at the pre-construction meeting.

He added there was clarification needed for a proposed external grease trap that could hold 1000 gallons for each food service provider. The trap was demonstrated on the site plan, but there needed to be clarification as the plans initially stated a retail use.

Commissioner Meagher asked if the grease trap was required. Mr. Leuffgen said the grease trap was required for food service uses.

Commissioner Slicker asked how old the sewer was in the area. Mr. Leuffgen said the sewer was put in around 2006. Commissioner Slicker asked if the parcel would be receiving an easement. Director O'Neil said easements were granted during the original construction on the site. The parking spaces were taken into account during the initial site plan process for 4 Corners. He added usually when the parking requirements are met, the Township wouldn't get involved further on how parking spaces are allocated; it would be the owner's responsibility.

Mr. Al-Khafaji said there was common ownership between the buildings, and there would not be common shared parking for the uses. There were some cross access easements.

Trustee Ruggles asked what the minimum parking spaces were for the site. Director O'Neil said the requirement was 88 parking spaces, but a variance was received and the total parking spaces is 69. Commissioner Slicker said he would like to see the spaces for the retail out lot specified.

Director O'Neil said the Fire Department didn't have any issues, but would be looking at life safety requirements at time of occupancy. Many of the improvements to the site have already been made. He added that what was originally wanted for the site was a sit down restaurant, but due to the state of the world and restaurant industry right now, it was harder to find that occupant. In the future, the building could be altered. The tenants would be Detroit Wings, Beyond Juice, and another possible retail tenant. He added originally the building was to be shifted to the north for buffering purposes, and this proposed building would be in the same location. It would be a miniature version of the retail building next door.

The proposed building would only be a one-story building at 22' tall. The loading zone was not standard, but would still be acceptable as the tenants wouldn't be getting deliveries from a big truck. There will be a variance requested for a smaller sign on the east side of the building.

Mr. Al-Khafaji said there was efforts to try to get a sit-down restaurant at the site, but again, due to the world right now, it was hard to find that kind of food service tenant. He said he strived to find tenants that complimented the entire development, and wanted to add to the walkability of the site in regards to the commercial uses for the tenants in the residential building.

Planning Director O'Neil added that the outdoor eating that was previously desired would be included with this proposed site plan.

Commissioner Slicker asked if the outdoor seating was for only one of the food vendors. Mr. Al-Khafaji said it would be a shared patio. The operator of both restaurants would be the same person. Director O'Neil added that this new development completes the corner of one of the gateway quadrants in the Township.

Commissioner Dehart asked if the restaurants had indoor seating. Mr. Al-Khafaji confirmed.

Commissioner Seward moved to approve the preliminary site plan for the 4 Corners Outlot subject to all the conditions of the consultants and staff. Commissioner Meagher supported, and the MOTION CARRIED with a roll call votes (8 yes votes): (Meagher/yes, Anderson/yes, Fine/yes, Ruggles/yes, Seward/yes, Dehart/yes, Slicker/yes, Grubb/yes)

Commissioner Seward moved to approve the final site plan for the 4 Corners Outlot contingent on approval of the preliminary site plan by the Township Board and contingent on the applicant receiving the required variances by the Zoning Board of Appeals. Commissioner Fine supported, and the motion carried with a roll call vote (8 yes votes): (Meagher/yes, Anderson/yes, Fine/yes, Ruggles/yes, Seward/yes, Dehart/yes, Slicker/yes, Grubb/yes).

Liaison's Report:

There was nothing to report from ZBA or Parks and Recreation.

Trustee Ruggles said there was a special Township Board meeting today and the Board approved the first amendment to the River Caddis' agreement. There will be a concept plan coming soon, along with a cost estimate and timelines for future updates. In June, the Township entered into a contract with River Caddis. River Caddis had a proposal where they would construct the Township buildings, and the

Township could lease it from them. That proposal was very expensive. River Caddis was now researching the benefits of the Township building their own buildings. The hope was to own the Township Building, and the Township could sell out lots to private buyers for mixed uses that would work with the vision of the Civic Center. Director O'Neil said River Caddis was working on a land use design.

Planning Consultant's Report

No report.

Director's Report:

Director O'Neil said that the grant for Stanley Park was ranking 14 out of 44 applications received. The Planning Department was waiting on preliminary results.

Communications:

There would most likely not be a December 16th Planning Commission meeting.

Next Meeting Dates: December 16, 2021
January 6, 2021

Adjournment:

Commissioner Dehart moved to adjourn the meeting at 8:15 p.m. Commissioner Meagher supported and the MOTION CARRIED with a voice vote: 8 yes votes.

DRAFT

Director's Report

Project Name: River Caddis Development, LLC Rezoning Request

Description: Preliminary Site Plan Approval

Date on Agenda this packet pertains to: January 20th, 2022

- Public Hearing
- Initial Submittal
- Revised Plans
- Preliminary Approval
- Final Approval
- Special Land Use
- Rezoning
- Other: _____

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
McKenna & Associates	Planning Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 12/29/2021

MCKENNA

December 29, 2021

Sean O’Neil – Community Development Director
 Charter Township of White Lake
 7525 Highland Road
 White Lake, MI 48383

Subject: River Caddis
 Proposed Rezoning #1
 Rezoning from Agricultural (AG) to Multiple Family Residential (RM-2)

Location: South of Highland Road, west of Elizabeth Lake Road
 Parcel Numbers 12-21-426-004 and 12-28-226-001

Applicant(s): John McGraw, River Caddis

Dear Mr. O’Neil:

We have received an application for a rezoning review for two undeveloped parcels of property, consisting of approximately 64.8 acres. The site is currently zoned AG Agricultural and has frontage on Elizabeth Lake Road and 31’ of frontage on Hillwood Drive (unimproved right of way). The petitioner is proposing to rezone the property to Multiple Family, RM-2, which, per the Master Plan, allows up to ten (10) dwelling units per acre.

COMMENTS

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

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Undeveloped	Planned Community	Agricultural
North	Agricultural (proposed PD)	Planned Community	Agricultural
East	Library & Undeveloped Land	Planned Community	Agricultural
South	Brendel Lake, Single Family Residential	Residential Resort	Brendel Lake, R-1C, Single Family Residential
West	Single Family Residential	Residential Resort	R-1D, Single Family Residential

2. **Zoning Ordinance Rezoning Requirements.** Section 7.13 of the Zoning Ordinance provides standards for the review of rezoning proposals. The following review criteria are specified in Section 7.13 (a) through (n):

- a. **Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.** The Future Land Use map shows this site as being Planned Community. Per the Master Plan:

Planned Community is characterized by a mix of uses that includes higher residential densities and a variety of housing product types as well as a core area with retail, dining, entertainment, governmental, recreational, institutional, office and personal service establishments. These are proposed to be the “town centers” of White Lake that give the community an identifiable “sense of place” as well as a central and satellite gathering locations. Residential elements of a Planned Community may take the form of a freestanding neighborhood, or may be permitted on the upper floors of non-residential development in the community core area. Multi-use/story buildings are expected to have 2 or 3 stories, however open space must be provided. Dedicated, usable open space with a variety of amenities will be featured as an element of large-scale, mixed use development, and the Township will seek public park and connected open space dedications from landowners/developers. Connections to and segments of the Township’s community-wide pathway system will be required as an integral part of all Planned Community developments.

A planned development with commercial and multiple family is currently proposed for the area north of the subject area. The proposed RM-2 zoning is compatible with the proposed project.

Additionally, the north portion of the subject parcel is located in the Lakes Town Center Area Plan. These guidelines should be adhered to at the time of site plan review, as well as those guidelines/requirements of the Civic Center Development Plan, once it is adopted.

- b. ***Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.*** The site is presently undeveloped and relatively flat. It appears to be a reasonable piece of land for multiple family development. There are some wetlands on the site and the applicant has stated that a future development will allow the preservation and management of the lake edge and wooded wetland habitats.
- c. ***Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.*** While no such evidence has been submitted, we observe that the request is compatible with the use and zoning of other properties on the south side of Highland Road in this area and the Township’s Master Plan. If the property was developed under the current zoning of Agricultural the return on investment would likely be less than development under the RM-2 zoning.
- d. ***The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*** Multiple family uses are compatible. As noted above, the properties to the south of the site are zoned residential and are physically separated by Brendel Lake. This physical feature provides a buffer between the single family and any future multiple family uses. Appropriate screening between the single family residential to the west and the subject property could be accomplished through site plan review.
- e. ***The capacity of the Township’s utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety and welfare” of the Township.*** It appears that the site is an area that is intended to be serviced by public water and sanitary sewer. We defer to the Township Engineer regarding this matter.

- f. ***The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A rezoning traffic study shall be prepared as described in Section 6.3, if required based on the standards of Section 6.3.B.i of the Zoning Ordinance.*** A rezoning traffic study (“RTS”) is required if the proposal is either a) inconsistent with the Master Plan or b) involves other than residential down-zoning. This requirement can be waived if recent studies have been completed in the area and the study would be of little benefit. The proposed use, which could result in as many as 650 multi family dwelling units will definitely require a traffic study; however, with respect to the proposed development to the north, it is more appropriate to have a traffic study done in conjunction with a site plan. The applicant submitted a trip analysis.
- g. ***The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*** The petitioner should address the demand for multiple family units. The applicant states, in his cover letter, that the demand for multiple family exceeds the supply; however, this statement should be backed up by a quantitative (gap) analysis of the demand for multiple family units. There are currently other applications in the Township for multiple family projects.
- h. ***The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.*** Part of the intent of the RM-2 district is that areas zoned as such should be located near shopping, community services and facilities, and major roads for good accessibility. The subject parcels meet all of these standards. Additionally, the parcels are more than adequate to meet the minimum lot size and dimensional requirements for multiple family developments. It’s location with respect to Highland Road also furthers the intent of the proposed district, as well as it’s proximity to the White Lake Library and future community service uses that may be located in the immediate area.
- i. ***The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*** This proposed RM-2 District is more consistent with the Master Plan than the existing Agricultural zoning designation.
- j. ***If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*** Rezoning to RM-2 is the most appropriate way to allow for multiple family units on these parcels. Amending the Agricultural zoning district to allow for such uses is not in keeping with sound planning principals.
- k. ***The requested rezoning will not create an isolated and unplanned spot zone.*** Multiple family development is consistent with the Mast Plan.
- l. ***The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*** It is our understanding that this request had not been previously made.
- m. ***An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.*** This is not a conditional rezoning.
- n. ***Other factors deemed appropriate by the Planning Commission and Township Board.*** If the Planning Commission or Township Board desire information on other considerations related to the proposal, we would be happy to assist them.

RECOMMENDATION

We are comfortable with recommending that the Planning Commission recommend that the Township Board approve the request to rezone the site from AG, Agricultural to RM-2, Multiple Family Residential for the following reasons:

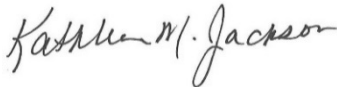
1. The requested RM-2 zoning district is consistent with uses outlined in the Master Plan for the Planned Community area.
2. Rezoning the parcel to RM-2 is compatible with the character of the surrounding area.

Granting the rezoning of the parcels does not guarantee future site plan/development approval, as those applications will still need to be made.

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

Respectfully submitted,

MCKENNA



cc: Mr. Justin Quagliata
Ms. Hannah Micallef



December 28, 2021

Sean O’Neil
Community Development Director
White Lake Township

RE: River Caddis Development Statement of Zoning Request for the Property Located at the Corner of M-59 and Elizabeth Lake Road.

Sean,

Pursuant to the attached rezoning package, River Caddis Development, LLC (“RCD”) is requesting the rezoning of the above referenced property. The property in question is approximately 70 acres (“Property”) and is currently zoned agricultural. RCD is requesting the zoning be changed from agricultural to RM-2 allowing for up to 10 multifamily units per acre. RCD plans to master plan the Property in coordination of the Master Development Plan of the Civic Center Development Plan in partnership with White Lake township.

Immediately below are our explanations of rezoning based off Article 7.13 Criteria for Amendment of the zoning map:

- A. Our plan remains consistent with the goals of White Lake Township’s master plan for Higher Density Residential.
- B. Our development will allow the preservation and management of the lake edge and wooded wetland habitats.
- C. The current zoning is not consistent with the master plan.
- D. Consistent with “C”
- E. Existing utilities are likely sufficient
- F. RCD is Performing Trip Analysis
- G. Demand for Multi-Family in the area exceeds current supply.
- H. Requested Zoning allows for special land use from the “Towne Center” to Surrounding Land Uses, and the land size allows for conformance with the local design standards.
- I. The request is compatible with the Towne Center Master Plan and is a suitable district to implement the master plan goals.
- J. Rezoning the Land is more appropriate
- K. No Spot Zoning will result from this request.
- L. No request for rezoning of the parcel have been applied for in the last year
- M. NA
- N. NA



RCD also requests the rezoning be subject to the closing and transfer of ownership from the Glynn Property Owners to River Caddis Development, LLC or an entity to be named in the future.

We look forward to discussing this further with the Township and its stakeholders and are free to answer any questions as to our process we are going to be undertaking.

Sincerely,

RIVER CADDIS DEVELOPMENT, LLC

John McGraw
Director of Development

CHARTER TOWNSHIP OF WHITE LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
7525 Highland Road, White Lake, Michigan 48383-2900
248-698-3300, Ext. 163

APPLICATION TO REZONE PROPERTY

Date: 12/8/21

Applicant: River Caddis Development, LLC

Address: 1038 Trowbridge Road. East Lansing, MI 48823

Phone No.: 517.420.7393 Fax No.: _____

E-mail: jmcgraw@rivercaddis.com

Applicant's Interest in Property: Purchaser/Future Owner

Property Owner: Glynn Properties, LLC

Owner's Address: 995 La Salle Avenue. Waterford, MI 48328


Phone No.: 248.807.1453 Fax No.: 248.681.2493

Location of Property: Southwest Corner of Highland Road and Elizabeth Lake Road, White Lake Township, MI. As depicted hereto

Sidwell No(s): 1221426005; 1228226001

Total area of change: 70 Acres acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as Agriculture District, be reclassified as RM-2 District.

Applicant's Signature: 

(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

Please Print Name: John McGraw

Required Attachments:

- _____ 1. Legal description of the property proposed to be rezoned.
- _____ 2. Location map
- _____ 3. Rezoning sign location map
- _____ 4. Statement indicating why change is requested
- _____ 5. Review fee (check payable to the Charter Township of White Lake)

giffels webster

Memorandum

To: Matt Schwanitz Date: December 30, 2021

CC: Mike Polmear, Mike Darga, Andy Wakeland Project: Rezoning of Parcels on Elizabeth Lake Rd

From: Bill Stimpson

RE: White Lake Twp Trip Generation Forecast

The following table summarizes the requested trip generation forecast:

Trip Generation Forecast for 700 Low-Rise Multifamily Dwelling Units¹

Land Use	ITE Use Code	Size	Weekday Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	700 d.u.	5,251	70	233	303	210	124	334

¹ A trip is a one-directional vehicular movement into or out of the site (5,251 daily trips here represent 2,625.5 round trips). Forecast is based on trip rates and application methodology recommended by the Institute of Transportation Engineers in its *Trip Generation Manual – 10th Edition + Supplement (2020)* and *Trip Generation Handbook – 3rd Edition (2017)*. In this case, all trips are forecasted using ITE-recommended equations for data-fitted curves. The forecast is based on data collected nationally prior to the pandemic and is therefore conservatively high, since it does not reflect the “work-from-home” phenomenon.

Supporting data from the Institute of Transportation Engineers’ *Trip Generation Manual* are attached, along with a description of the assumed land use. Please note that on the plot for daily trips, ITE’s software in this case only displays the number of trips based on the sample average rate (5,124). Per ITE guidelines, the recommended forecasting method – use of the equation for the fitted curve – yields the forecasted 5,251 trips shown in the table above.

Multifamily Housing (Low-Rise) (220)

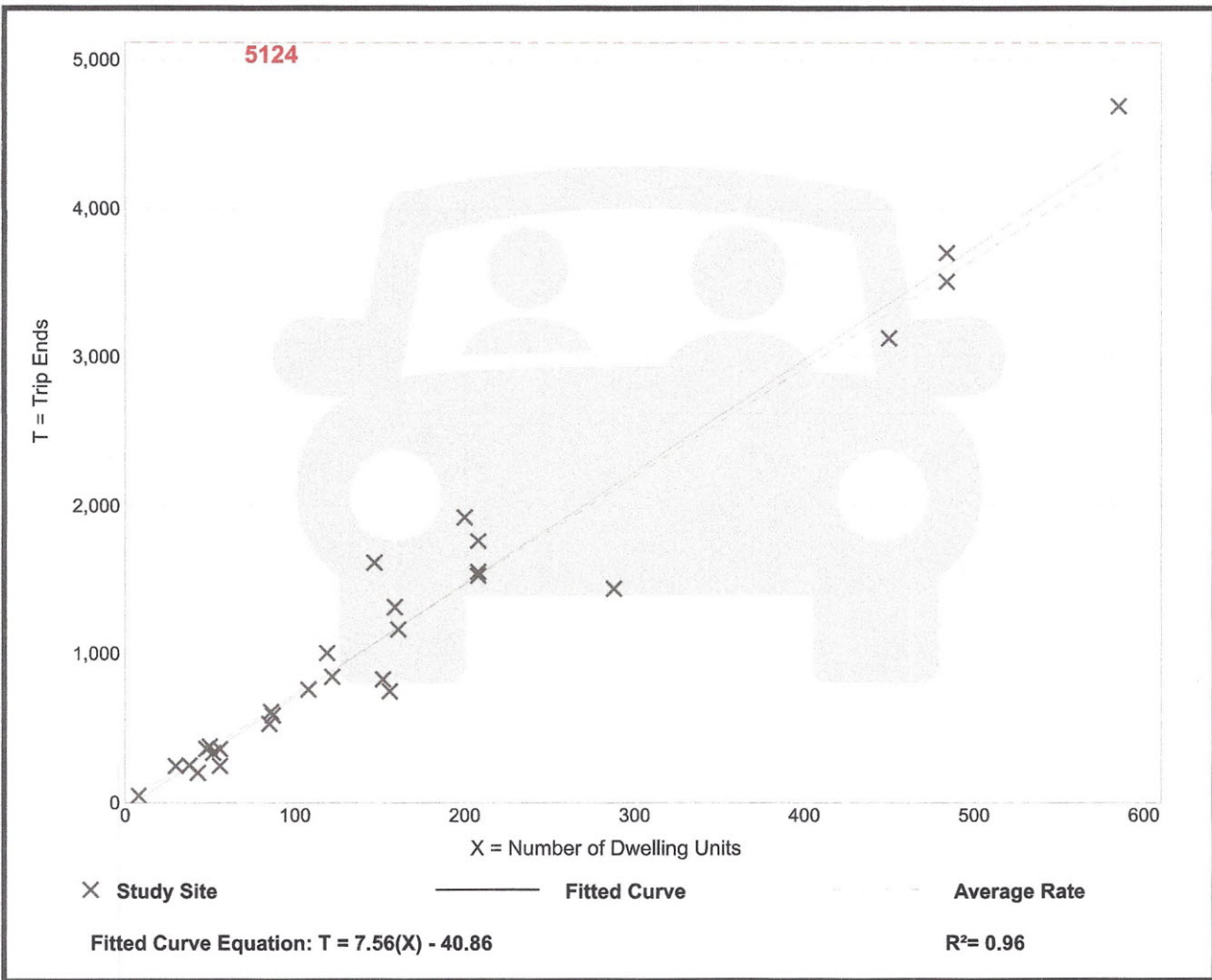
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



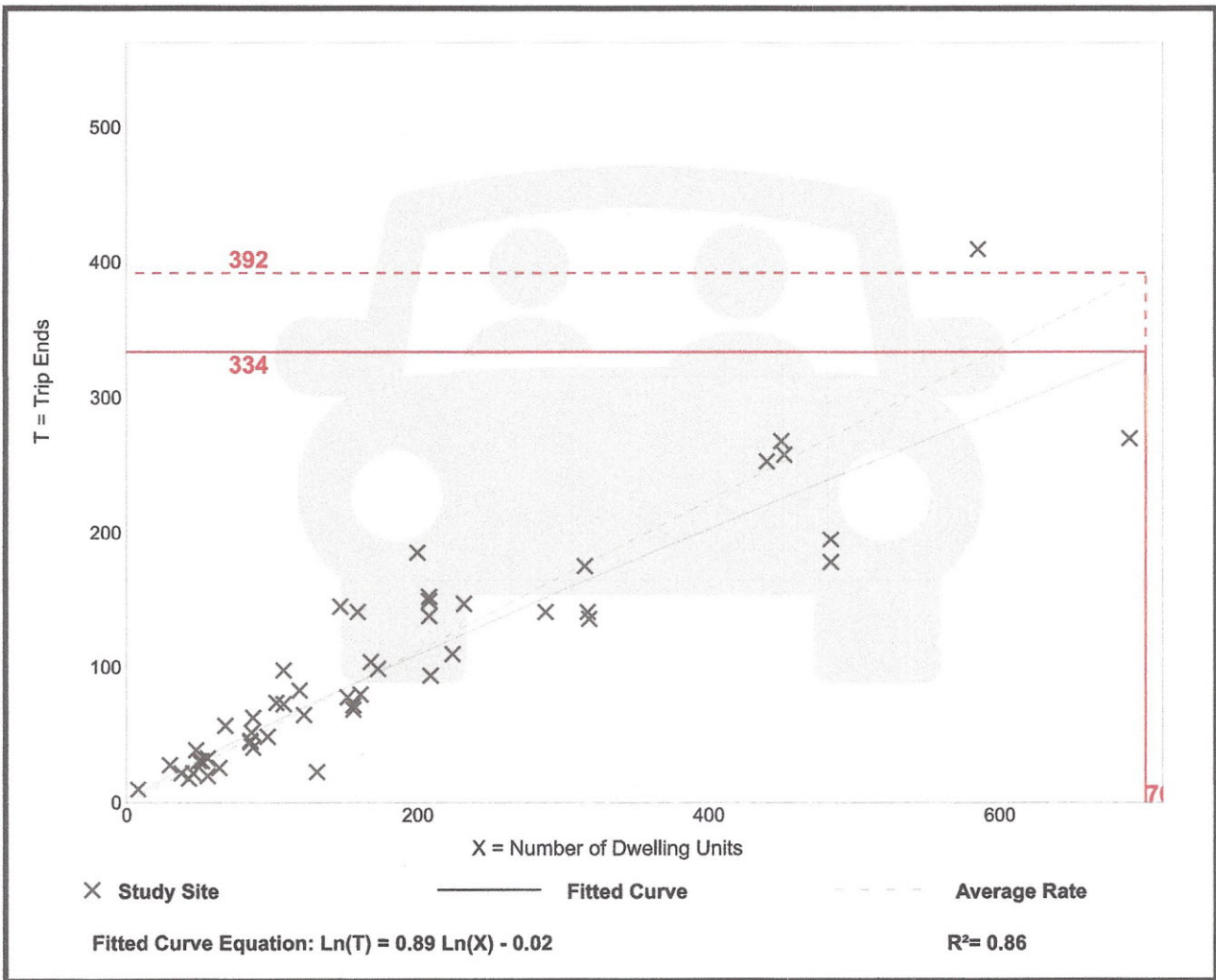
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 50
 Avg. Num. of Dwelling Units: 187
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

Item A.

Hobby Lobby

Elizabeth Lake Rd

Elizabeth

Brendel Lake



**WHITE LAKE TOWNSHIP
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing by the White Lake Township Planning Commission on **Thursday, January 6, 2022 at 7:00 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

Property described as parcel numbers 12-21-426-005 and 12-28-226-001, located at the southwest corner of Highland Road and Elizabeth Lake Road, consisting of approximately 73.41 acres.

Applicant requests to rezone approximately 44.8 acres of the approximately 53.41 acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20 acre parcel 12-28-226-001 from **(AG) Agricultural to (RM-2) Multiple Family Residential** or any other appropriate zoning district.

Persons interested are requested to be present. Pertinent information relative to this rezoning request is on file at the Community Development Department and may be examined at any time during regular business hours of 8:00 a.m. to 5:00 p.m. Persons interested may visit the Community Development Department, contact the Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing.

Sean O'Neil, AICP
Community Development Director



PROPERTIES OUTLINED IN RED
PROPOSED TO BE REZONED.



Director's Report

Project Name: Taco Bell (Bogie Lake Road & Highland Road)

Description: Preliminary Site Plan Approval

Date on Agenda this packet pertains to: January 6th, 2022

- Public Hearing

 Special Land Use
 Initial Submittal

 Rezoning
 Revised Plans

 Other: _____
 Preliminary Approval
 Final Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on conditional approval from reviewer's
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 10/15/2021
McKenna & Associates	Planning Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 10/17/2021
Jason Hanifen	WLT Fire Marshal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 10/07/2021
Aaron Potter	Director of DPS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 10/16/2021
Jeanine Smith	Assessor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See memo dated 10/01/2021



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

October 15, 2021

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

RE: Taco Bell Preliminary Site Plan Review – 1st Review

Ref: DLZ No. 2145-7233-16

Design Professional: L+A Architects Inc.
A.I.A./Kem-Tec

Dear Mr. O’ Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned plan dated September 29, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This 1.069 acre site is located at the northeast corner of M-59 and Bogie Lake Road.

Site Improvement Information:

- Construction of a 2,235 sf fast food restaurant.
- Associated paved and curbed parking area.
- ADA parking and barrier free access ramps.
- Water and sanitary sewer service.
- Storm water management facilities.

We offer the following comments with respect to our review:

General

1. The Nonexclusive Access Easement at the rear of the property will need to be amended to reflect the new location of the proposed access aisle.

Paving/Grading

1. All proposed barrier free ramps and ADA parking spaces will need to meet ADA standards in terms of slopes and dimensions; further details will be required at the time of Final Site Plan/Final Engineering Plan submittal.
2. Preliminary grading of the site has been proposed and demonstrates general drainage patterns; additional grades for greenspace areas will be required at time of Final Site Plan/Final Engineering Plan review to ensure positive drainage on entire site.
3. The existing sidewalk along Bogie Lake Road may require maintenance in some areas as it appears at least one area may need repair (north of sanitary MH#20074).
4. Plan sheet C3.1 shows the turning radius profile for a 40' long fire truck and the path necessary for navigating the site. Please note the plans indicate the truck would be required to turn around by backing into the hatched area on the south side of the parking lot. We defer further comment to the Township Fire Department.

Watermain

1. We defer to the Fire Department with regard to any items related to fire suppression including hydrant spacing. Note there is an existing fire hydrant near the south east corner of the subject property.
2. Plans show a 1.5" copper service lead for the building which satisfies the level of detail required for this submittal. The plans indicate the service tap will be made via tapping sleeve and well; please note that a well is not required for the service lead connection.

Sanitary Sewer

1. A proposed 6" sanitary sewer lead has been indicated along with a 1000-gallon grease trap meeting the level of detail required for this level of submittal. Please note that the wastewater flowing through the grease trap shall only come from the kitchen, an additional lead for black water shall come from the building and connect to the proposed sewer lead downstream of the grease trap.

Stormwater Management

1. Many of the existing utility structures are double labeled making them difficult to read and identify, please review and revise as necessary.
2. Please show existing off site storm sewer to clarify ultimate stormwater discharge point. Plans reference the Meijer plans and subject property being part of the Meijer drainage district, however, existing storm sewer shown on the plans does not appear to connect to the Meijer storm system.
3. Please clarify if stormwater treatment will be accomplished within the existing Meijer detention system or if pre-treatment will be required prior to stormwater leaving the site.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Taco Bell- PSP Review.01

October 15, 2021

Page 3 of 3

4. The plan shows a proposed connection of an 18" diameter storm pipe to the existing 12" diameter storm sewer. We question the basis for this design and note that the intent on the site shall not be to restrict storm water flows which would result in parking lot detention. Please clarify.

Recommendation

The plan demonstrates engineering feasibility and we therefore recommend approval of the Preliminary Site Plan subject to the above items being addressed at the time of Final Site Plan/Final Engineering Plan submittal. To help facilitate our review of the Final Site Plan /Final Engineering Plan, please provide a response letter addressing the above comments.

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

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

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

X:\Projects\GFL\2021\2145\723316 WLT Taco Bell Meij\PSP-Review.02\Review.01.docx

MCKENNA

October 17, 2021

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

Subject: Taco Bell
Preliminary Site Plan Review #2
Zoned: Planned Business (PB) District

Applicant(s): Greg Lautzenheiser, L & A Architects

Location: 6305 Highland Road
Meijer Outlot
North side of Highland Road, east of Bogie Lake Road

Dear Mr. O'Neil:

We have received an application for preliminary site plan review for a 1.07 acre vacant outlot on the existing Meijer property. There is not an address for this site and its parcel number is 12-20-276-033. The site is currently zoned Planned Business District (PB). The petitioner is proposing a new 2,235 square foot drive-thru fast food restaurant.



Approximate site boundaries. Source: Oakland County Property Gateway

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

COMMENTS

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

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant	Planned Business	Planned Business
North	Recreation	PB – N of proposed parcel ROS – N of entire parcel	GB – N of proposed parcel PD – N of entire parcel
East	Commercial	Planned Business	General Business
South	Commercial – across Highland Rd. ¹	Planned Business	Planned Business
West	Transportation/Utility Communication	Planned Business	Planned Business

¹The southern most portion of the site, across Highland Road has utilities (i.e. sanitary lift station, electrical panels) on it.

- 2. **Proposed Use.** The applicant is proposing a 2,235 square foot, one-story drive thru restaurant, which is a permitted use within the Planned Business district.
- 3. **Building Placement; Architecture and Design.** The site and the building comply with the setback requirements for the PB District. Architecture and design are covered under number 11, below.

Applicable Requirement	Required by the Zoning Ordinance in the PB District or specific for the proposed use	Proposed/Existing
Front Yard Setback	60 feet	77'-8" (Highland Rd.) 33'-5" (Bogie Lake Rd.) ¹
Side Yard Setback	TBD by Planning Commission	33'-5" (west) 75'-7" (east)
Rear Yard Setback	TBD by Planning Commission	174'-11"
Building Height	35 feet or 2 stories	23'
Minimum Lot Area	10 acres	1.069 acres ²
Minimum Lot Width	TBD by Planning Commission	137.67 feet
Lot Coverage	Governed by parking, loading, landscaping, etc.	<u>Not provided</u>

¹ See note number 10; under specific use standards
² The proposed parcel is part of a development agreement

- 4. **Site Circulation and Parking.** The site does not have a curb cut on to Highland Road; rather it is accessed from a curb cut off of Bogie Lake Road and a proposed shared access easement with the McDonald's to the east. Because of the location of the drive thru lane in relation to the Bogie Lake Road entrance, there may be a traffic conflict. The petitioner should address this at final site plan review. There is a possibility of vehicles backing up onto Bogie Lake Road to enter the drive thru lane and blocking the fire lane. The alternative (with

the current curb cut location) is to have cars that are entering off of Bogie Lake Road to turn right, circle around the building and enter the drive thru lane from the northeast side of the property.

The parking spaces on the far east side of the site are 17' in length and about a 5' wide (presumably landscaped) area. The Zoning Ordinance allows parking spaces that are 17' if they abut a sidewalk or landscaped area at least 7' wide. As proposed, the landscaped area is only 5' in width. A 6" concrete curb and gutter is provided abutting all parking areas, at the end of all parking areas and stalls in accordance with the Zoning Ordinance. The proposed drive thru lane is 24' wide; the Zoning Ordinance requires a 25' wide lane. **The petitioner needs to address the landscaped area adjacent to the 17' parking spaces and the drive thru lane width.**

Fast food restaurant uses are required to have one parking space for every 75 square feet of gross floor area. A total of 30 spaces are required. The site plan proposes 37 spaces on site, including two barrier free spaces on the east side of the site, closest to the building in compliance with the Zoning Ordinance.

Additionally, restaurants operating drive-thru windows with indoor seating are required to provide eight (8) stacking spaces. The applicant has provided 9 stacking spaces, which satisfies this requirement.

- 5. **Pedestrian Circulation.** Per Section 5.21 of the Zoning Ordinance, a six (6) foot wide public sidewalk is required along Bogie Lake Road, and an eight (8) foot wide sidewalk is required along Highland Road. A sidewalk currently exists along each road, although **the petitioner needs to provide the width of those sidewalks.**
- 6. **Landscaping and Screening.** A landscape plan was not provided with the submitted application materials. The applicant notes in the site information & standards section (sheet A0.5) that 13,040 sq. ft. of landscaping is provided, meeting the 6,987 sq. ft. required. In the 3D renderings provided with the application, landscaping elements are depicted. The applicant should submit a landscape plan indicating location, type, size, and maintenance of the plant material at the time of final site plan review.
- 7. **Lighting.** Section 5.18(G) of the Zoning Ordinance includes the standards for outdoor lighting. A photometric plan was submitted, although no details were provided for lighting mounted on the building. The Zoning Ordinance does not require a review of the lighting plan until final site plan review. As proposed, the pole lights appear to meet the Zoning Ordinance requirements with the exception of a 1.1 foot-candle at the Bogie Lake curb cut and a 1.1 foot-candle on the northeast property line. Additionally, the photometric site plan indicates that the average foot-candle level in the parking and drive areas is 5.28. **The Zoning Ordinance allows a maximum foot candle average of 2.0.** A thorough review, including building mounted fixtures, will have to be conducted at final site plan review. Details were not supplied as to the outdoor light fixtures that are mounted on the building. Additionally, the petitioner is proposing a "purple light wall washer" on the Highland Road, Bogie Lake Road and east elevations. The Planning Commission should determine whether or not this type of lighting is appropriate.
- 8. **Signs.** Section 5.9 of the Zoning Ordinance regulates signs. The following signs are proposed:
 - One, 25' high pylon sign is proposed at the southeast corner of the site, along Highland Road. Per the First Amendment to the Development Agreement (for the Meijer Development), only one freestanding sign can be located within the area of the Meijer 72-acre development. That sign is constructed and

located along the Highland Road frontage. Taco Bell, or another tenant in this outlot, can have signage on this multi-tenant sign.

- Highland Road frontage: One wall sign on the corner tower that consists of the logo bell and the words, "Taco Bell", internally illuminated.
- East elevation (main entrance): One logo bell and a separate "Taco Bell" individual letter sign located above the canopy; both internally illuminated. Two mural type signs, illuminated from above, 4' x 8' in size.
- West (Bogie Lake Road) Elevation: One wall sign that consists of the logo bell and the words, "Taco Bell", internally illuminated. One mural type sign, illuminated from above, 4' x 8' in size.
- Rear elevation: One, internally illuminated wall sign that reads, "Taco" "Bell logo" then "Bell"

The petitioner needs to provide the area of the (Highland Road) frontage in order to calculate the permitted area of wall signage. Additionally, a maximum of one wall sign is permitted for each principal building, although 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.

Per the Zoning Ordinance, area, quantity, location and dimensions of all signs are required the Preliminary Site Plan. Signage details, including the remaining standards of Section 5.9, are required on the Final Site Plan. **If the Planning Commission approves the preliminary site plan, it should be subject to resolution of the above notes and subject to the submission of all of the required information, per Section 5.9.**

9. **Trash Disposal.** The site plan indicates a trash enclosure will be located to the rear of the building, adjacent to the loading and unloading area. The enclosure is 9'-5" x 26' and is located on a 7" thick concrete pad. The proposed enclosure consists of plastic lumber pickets and is 5'-9" in height. **The Zoning Ordinance requires enclosures to be between 6' and 8' in height.** The gate consists of the same plastic lumber pickets. The Zoning Ordinance requires trash storage enclosures to be constructed of the same decorative masonry materials as the building which they are accessory to. The petitioner needs to revise the material and the height of the enclosure and fence to meet the Zoning Ordinance requirements as noted in section 5.19(N)(i).
10. **Specific Use Standards.** Section 4.17 highlights five standards which restaurants operating drive-thru windows must satisfy prior to approval.
 - a. **A front yard setback of at least sixty (60) feet shall be required.** Though the applicant satisfies this requirement adjacent to Highland Road, they do not comply with this requirement adjacent to Bogie Lake Road. If the Planning Commission deems it appropriate to only consider the Highland Road yard as a "front yard," the proposed layout would be in compliance with the Zoning Ordinance.
 - b. **Entrance and exit drives shall be at least one hundred (100) feet from any street intersection and two hundred (200) feet from any residential district.** The existing drive approach on Bogie Lake Road appears to be more than 100 feet from the Highland and Bogie Lake Road intersection, but the dimension is not specifically noted on the plan. From aerial photos, the site does not appear to be adjacent to any residential districts within 200 feet, but this should be confirmed on the site plan itself. The Zoning Ordinance Section 6.8.B requires preliminary site plan submittals to show both existing zoning and the zoning of adjacent parcels.

- c. **An outdoor lighting plan shall specify the type of fixtures to be used, light intensity, and method of shielding the fixtures so that light does not project onto adjoining properties or on any public or private street or right-of-way. Dropped fixtures shall not be allowed.** See notations above regarding lighting.
- d. **An obscuring fence, screen wall, or land form buffer shall be provided in accordance with the provisions of Section 5.19 on all sides abutting a residential district.** The site has no sides abutting a residential district.
- e. **Adequate off-street waiting space shall be provided to prevent drive-through customers from waiting on a public or private street.** The applicant has provided one more stacking space than the minimum required by the Zoning Ordinance, although as noted above, the petitioner should address the possibility of traffic congestion on site due to the drive thru traffic, and ways to address it, through directional signage, relocation of the drive thru ordering board and/or other mitigating efforts.

11. Architectural Character Requirements (property located on Highland Road Corridor)

The bulk of the exterior consists of gray Hardie plank siding (although on the elevations, it appears beige, the specifications indicate that it is a gray color). A “corner tower” is located on the southwest corner of the building and consists of 18” wide painted panels with the appearance of a rusted metal. Above each bank of windows, is a purple Hardie reveal panel. A black metal Hardie trim board “outlines the purple panels, and top and corners of the building. On the east elevation, black Hardie panels frame the entrance as well as the murals and the wall signage. The west elevation also consists of the gray Hardie plank and purple and black panels interspersed on the façade. The cooler and freezer are located in the rear of the restaurant and are contained in a projection that extends 8’ from the rear façade and is 21’-9 ½” in length and 13’ in height. The rear elevation consists of the gray Hardie plank siding on the rear wall and black Hardie panels on the cooler and freezer projection.

In accordance with the Highland Road Corridor Plan the development must meet the following requirements:

- a. **Exterior building materials shall be composed primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass, or equivalent materials.** The building does not consist primarily of these materials. The petitioner needs to address this item.
- b. **Building should address the street with entrances, windows, and architectural features facing the street. No overhead doors shall face the street, unless approved by the Planning Commission based upon a finding that the door is recessed back from the front facade and properly screened from public view.** The primary entrance is on the east elevation although there is an entrance door on the Highland Road frontage. The west (Bogie Lake Road) elevation only has the drive thru windows and two small windows adjacent to the corner tower. The petitioner needs to address this also.
- c. **Buildings should be designed with varied architectural details to provide visual interest.** The building does have varied architectural details, albeit of (primarily) inferior materials.

- d. **All buildings shall have windows at eye level. Windows should cover at least thirty (30%) percent of the front facade. Reflective glass may be permitted for office uses but shall not be used for retail stores. The windows shall not be obscured at any time, except by signage as permitted in Section 5.9.** This requirement appears to have been met partially, although the petitioner needs to provide calculations on the final site plan. The west (Bogie Lake Road) elevation should have more windows to meet the spirit of this requirement.
- e. **Side and Rear Facade Design. Wherever a side or rear facade is visible from a street, or if parking is located at the side or rear of a building, the facade shall be designed to create a pleasing appearance, using materials and architectural features similar to those present on the front of the building.** The Bogie Lake Road elevation needs to meet this requirement as it is visible from a major road and lacking in an overall pleasing appearance.
- f. **Mechanical Equipment, including but not limited to heating, ventilating and air conditioning equipment, and antennas, shall be placed in an inconspicuous location or screened from view.** The petitioner needs to address this item. Mechanical equipment is visible on all elevations and it does not appear that there is any screening.
- g. **Lighting shall be shielded from adjacent property and designed to reflect continuity with the pedestrian orientation of the area. Floodlights, wall pack units, and other types of unshielded lights, and lights where the lens or bulb is visible outside of the light fixture are not permitted except in service areas where the lights will not generally be visible by the public or adjacent residential properties. Lights underneath canopies must be fully recessed into the canopy to minimize glare from the light source.** A detailed lighting plan with specifications on all light fixtures must be submitted at final site plan review.

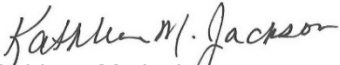
RECOMMENDATION

As noted above, there are several issues, which require correction or clarification. Once the issues are adequately addressed, then we would recommend that the Planning Commission recommend preliminary site plan review approval to the Township Board.

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

Respectfully submitted,

McKENNA


Kathleen M. Jackson
Senior Principal Planner

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



Fire Department
Charter Township
of White Lake

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 10/07/2021

Project: Taco Bell (Meijer Outlet)

File #: Not shown

Date on Plans: 9/29/2021

The Fire Department has the following comments with regards to the 2nd review of preliminary site plans for the project known as Taco Bell.

1. This Plans as submitted has satisfied the requirements of the Fire Department.

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

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



WHITE LAKE TOWNSHIP DEPARTMENT OF PUBLIC SERVICES

7525 Highland Road, White Lake, Michigan 48383-2900, (248) 698-7700, www.whitelaketwp.com

October 16, 2021

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

Re: Taco Bell Preliminary Site Plan Review

Sean,

I defer to the Township Engineer for the review of this preliminary Site Plan with the following exceptions:

Note 11 on sheet C5.0 indicates that the Township shall connect services 2 inch and smaller. While the Township can provide the connection, an 20 % admin fee will be charged per ordinance. It will usually be less expensive for the developer to use their own properly licensed and bonded contractor for the connection which we will inspect.

A plumbing fixture schedule or drain schedule were not provided with this plan set. Sheet numbering suggests that this will be forthcoming with future submittals. Below are preliminary estimates of connection and permit fees that will be required prior to the issuance of a building permit. These estimates will be updated through the planning process and ultimately as-built:

Preliminary Water Fees Estimate (not including tapping cost to be determined):

New Water Service Permit and Inspection	\$75.00
Irrigation System Permit and Inspection	\$50.00
Capital Connection Fee for 1.5"	\$2,607.15
Meter	\$392.70
Transmitter	\$96.00
Flanges	\$100.00
Meter Installation	\$75.00

Total **\$3,395.85**

Preliminary Sanitary Fees Estimate:

Commerce Twp. WWTP Connection Fee	\$11,785.00
White Lake Capital Connection Fee (\$2100 per REUx 7.8 REUs)	\$16,380.00
Oakland County Inspection Permit	\$200.00
White Lake Plumbing Permit	\$50.00

Total **\$28,410.00**

Please contact me if you have any questions.

Sincerely,



Aaron Potter
DPS Director
White Lake Township

Memo

To: Sean O'Neil, Planning

From: Jeanine A Smith

Date: October 1, 2021

Re: Project Name: Taco Bell

Parcel Number: 12-20-276-033

Comments: Please note current parcel number for this property.

This plan is part of a much larger parcel. If the intent is to divide this parcel an application must be made at the Assessing Department.



CHARTER TOWNSHIP OF WHITE LAKE

SITE PLAN AND PLAT REVIEW APPLICATION

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

APPLICANT AND PROPERTY INFORMATION

Applicant: GREG LAUTZENHEISER (L+A ARCHITECTS)
 Phone: (248) 524-4700 Fax: (248) 524-9740
 Address: 441 S. LIVERNOIS RD., ROCHESTER HILLS MI, 48307
(Street) (City) (State) (Zip)
 Applicant's Legal Interest in Property: ARCHITECT FOR PROPOSED PROPERTY OWNER
 Property Owner: MEIJER, INC. Phone: SEE ATTACHED
 Address: TITLE COMMITMENT
(Street) (City) (State) (Zip)

PROJECT INFORMATION

Project Name: TACO BELL Parcel I.D. No.: TBD
 Proposed Use: FAST FOOD RESTAURANT Current Zoning: PB
 Existing Use: VACANT LAND Parcel Size: 1.069 AC Floor Area / No. of Units 2235

TYPE OF DEVELOPMENT

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

SITE PLAN SUBMITTAL CHECKLIST

PDF File and One Paper Copy (sealed) as required by Zoning Ordinance 58
 Application Review Fees
 * PLANS WILL NOT BE ACCEPTED UNLESS FOLDED *

REQUIRED SIGNATURES

Matthew Smith _____ 9/29/21
(Signature of Property Owner) (Date)
G. Lautzenheiser _____ 9/29/2021
(Signature of Applicant) (Date)



Meijer Real Estate

Matthew Levitt
Real Estate Manager
2350 3 Mile Rd NW
Grand Rapids, MI 49544
Telephone: (616) 791-3909
matt.levitt@meijer.com

September 29, 2021

Mr. Justin Quagliata
White Lake Township
7525 Highland Rd
White Lake, MI 48383

Re: Meijer 227 White Lake Twp – Authorization for Submission

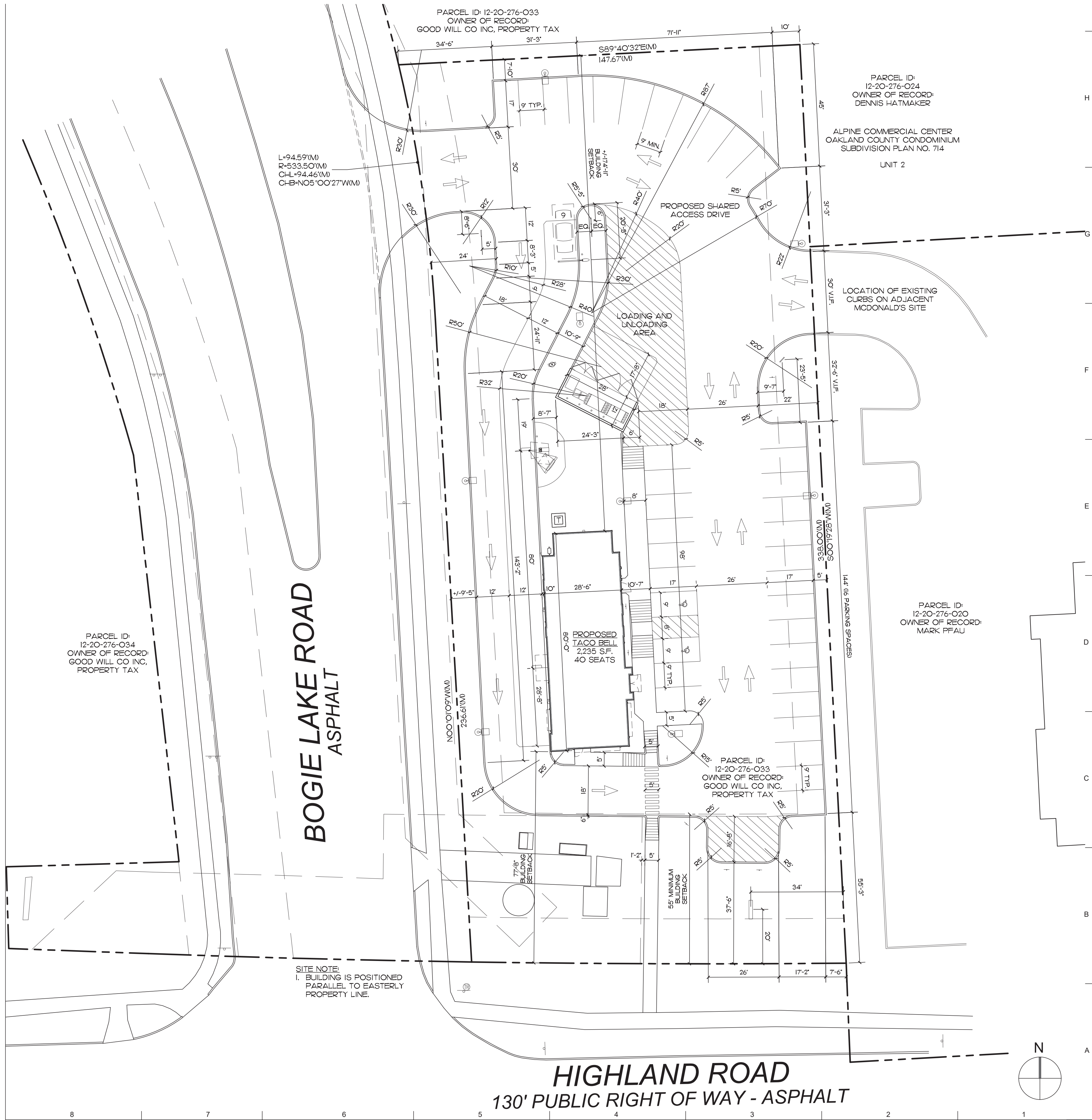
Dear Mr. Quagliata:

Please accept this letter on behalf of Meijer, Inc. authorizing Greg Lautzenheiser of L+A Architects, Inc. to submit a Site Plan Application on behalf of Meijer, Inc. for the parcel as described in the attached legal description of the proposed land division. If there are any additional questions, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink that reads "Matthew Levitt". The signature is written in a cursive, flowing style.

Matthew Levitt
Real Estate Manager
Meijer, Inc.



L=94.59'(M)
R=533.50'(M)
CH=94.46'(M)
CB=N05°00'27"W(M)

PARCEL ID: 12-20-276-033
OWNER OF RECORD:
GOOD WILL CO INC, PROPERTY TAX

PARCEL ID:
12-20-276-024
OWNER OF RECORD:
DENNIS HATMAKER

ALPINE COMMERCIAL CENTER
OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 714
UNIT 2

LOCATION OF EXISTING
CURBS ON ADJACENT
MCDONALD'S SITE

PARCEL ID:
12-20-276-020
OWNER OF RECORD:
MARK PFALI

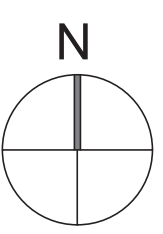
PARCEL ID:
12-20-276-033
OWNER OF RECORD:
GOOD WILL CO INC,
PROPERTY TAX

BOGIE LAKE ROAD
ASPHALT

HIGHLAND ROAD
130' PUBLIC RIGHT OF WAY - ASPHALT

SITE NOTE:
1. BUILDING IS POSITIONED
PARALLEL TO EASTERLY
PROPERTY LINE.

PARCEL ID:
12-20-276-034
OWNER OF RECORD:
GOOD WILL CO INC,
PROPERTY TAX



L + A
ARCHITECTS
INC. A.I.A.
441 S. LIVERNOIS ROAD
SUITE 265
ROCHESTER HILLS, MI 48307
PHONE FAX
(248) 524-4700 (248) 524-9746
PROJECT # 20023

DATE	REMARKS

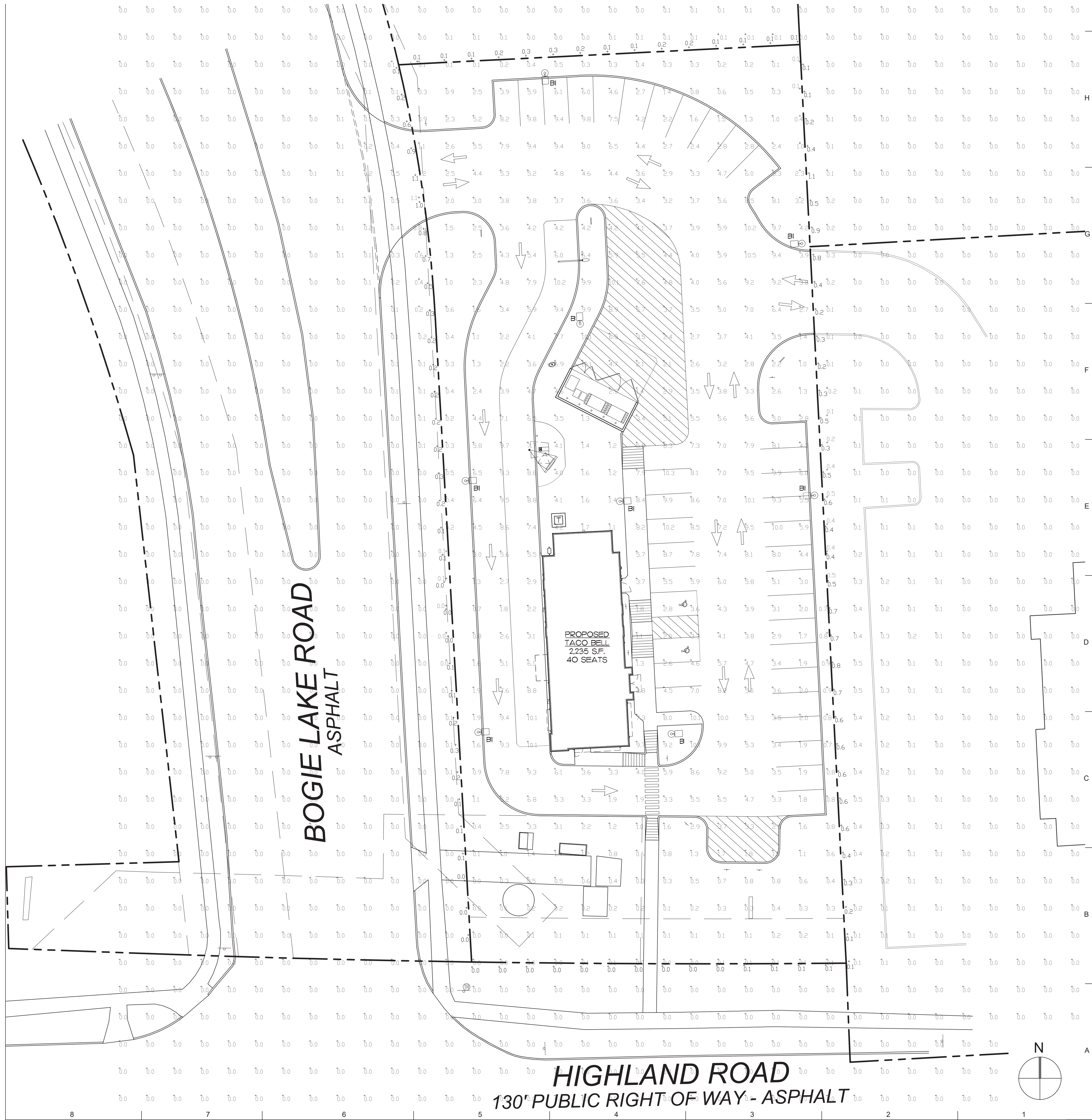
CONTRACT DATE:
BUILDING TYPE: END. MED40
PLAN VERSION: MARCH 2020
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:
PA/PM:
DRAWN BY.:
JOB NO.:

**GREAT LAKES
TACO, L.L.C.**
6305 Highland Road (M-59)
White Lake Twp., Michigan 48383



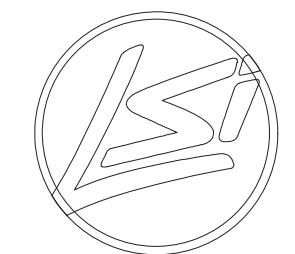
ENDEAVOR 2.0
DIMENSIONAL
SITE PLAN

A0.6



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3800 * FAX (513) 793-6023

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATIONS @ GRADE	Illuminance	Fc	1.02	10.5	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.29	1.1	0.0	N.A.	N.A.
DRIVING & PARKING SUMMARY	Illuminance	Fc	5.28	10.5	1.1	4.80	9.55

Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
⊙	2	B	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-SINGLE-20' MH	1,000	1,000	1,000	31922	232
⊙	6	B1	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-IL-SINGLE-20' MH	1,000	1,000	1,000	20027	232

SITE PLAN 1"=20'-0" **1**

SITE LIGHTING NOTES N.T.S. **A**



L + A
ARCHITECTS
INC. A.I.A.
441 S. LIVERNOIS ROAD
SUITE 265
ROCHESTER HILLS, MI 48307
PHONE (248) 524-4700 FAX (248) 524-9746
PROJECT # 20023

DATE	REMARKS

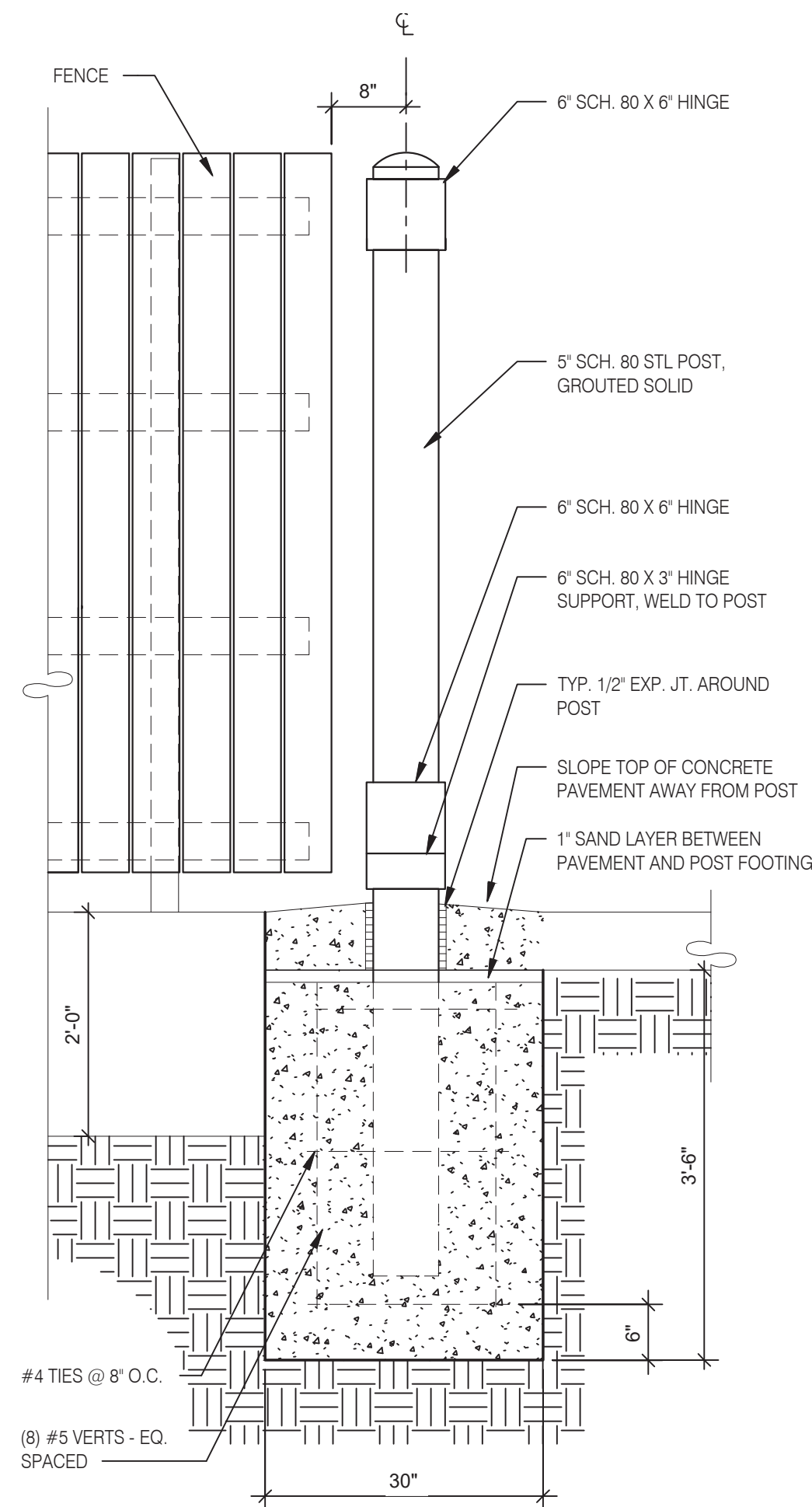
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BUILDING TYPE: END. MED40
PLAN VERSION: MARCH 2020
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:
PA/PM:
DRAWN BY.:
JOB NO.:

GREAT LAKES
TACO, L.L.C.
6305 Highland Road (M-59)
White Lake Twp., Michigan 48383



ENDEAVOR 2.0
PHOTOMETRIC
SITE PLAN

A0.7



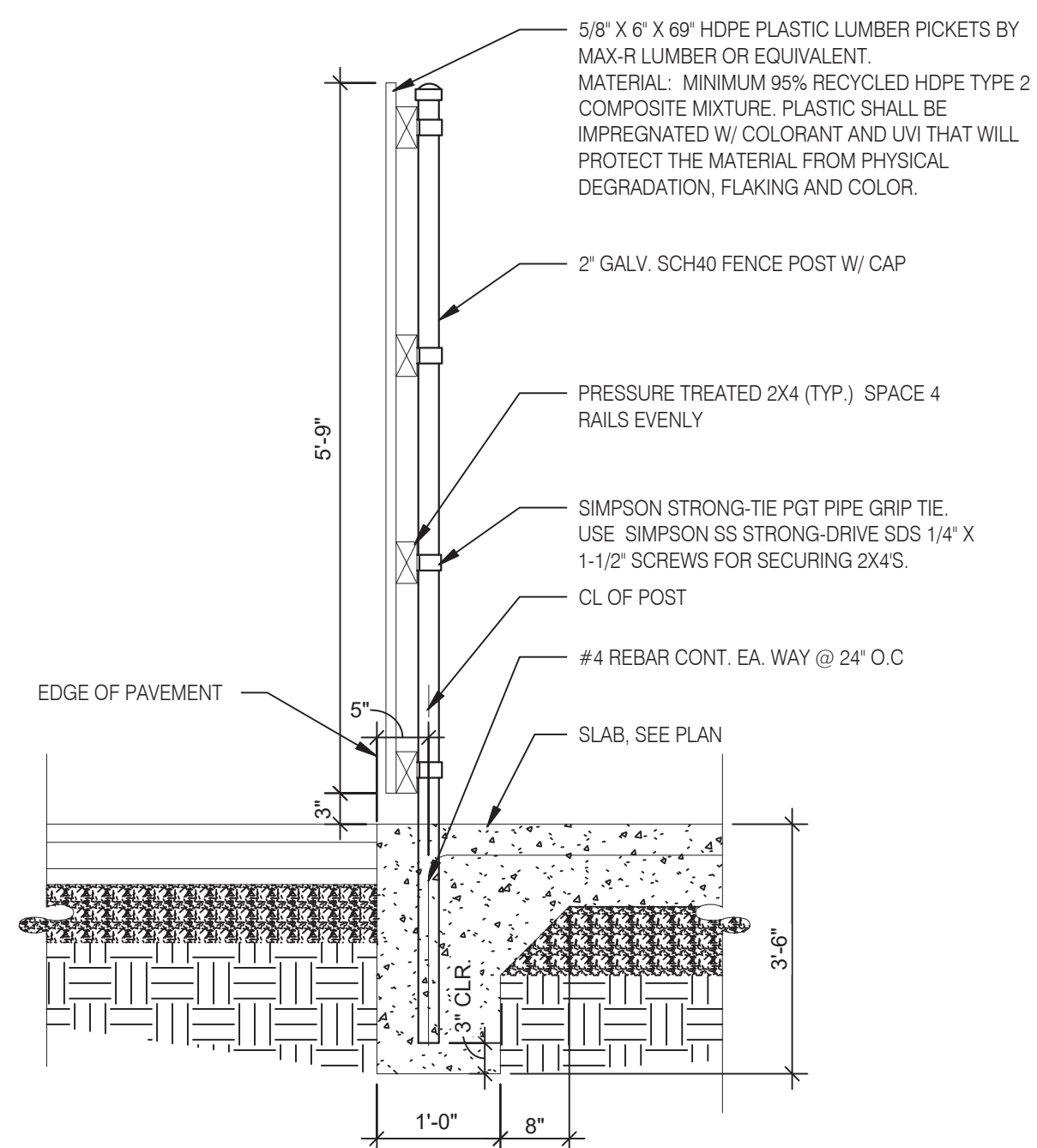
GATE POST FOOTING 3/4" = 1'-0" **H**

GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.

GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.

GATE NOTES: (4) EQUAL WIDE X 6'-0" HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 22GA. W/ T.S. 1 X 1 1875 BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS, TYP. PRIME AND PAINT ALL STEEL COMPONENTS.

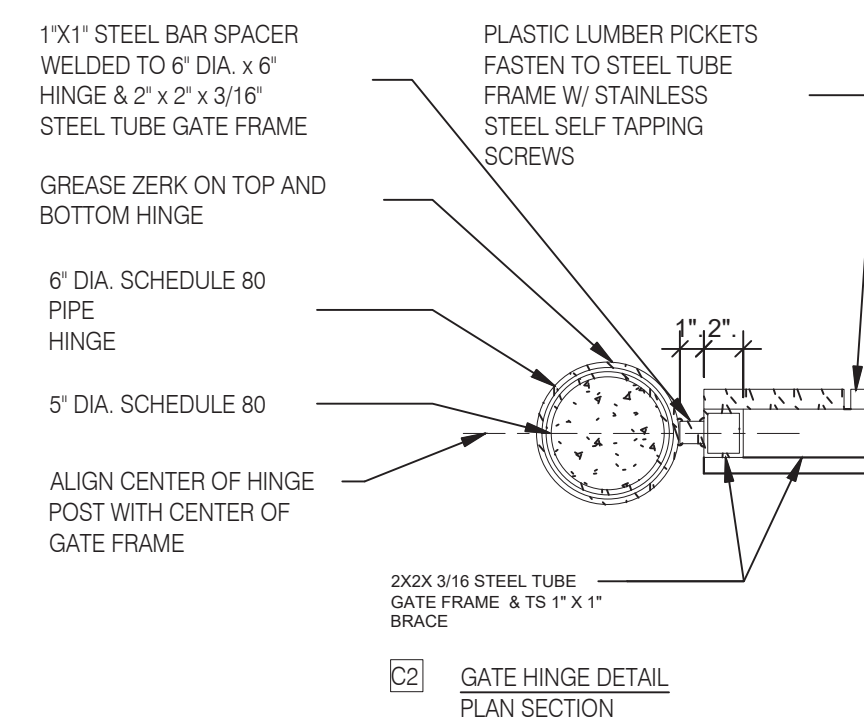
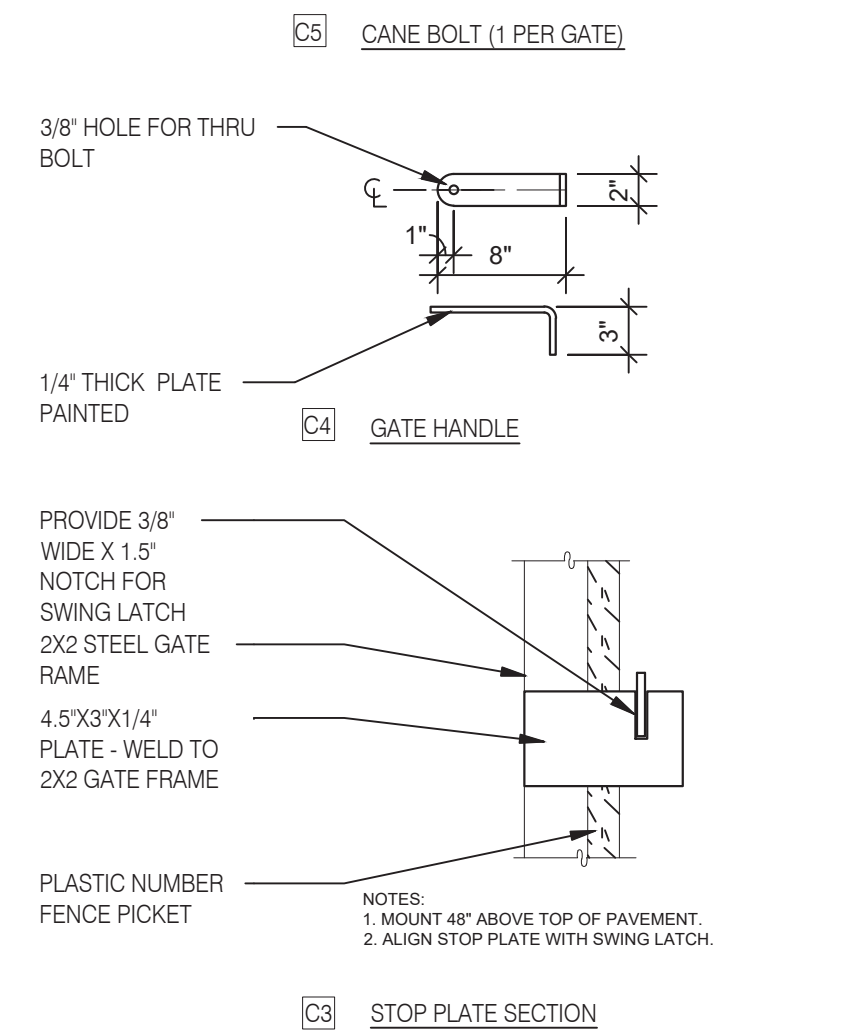
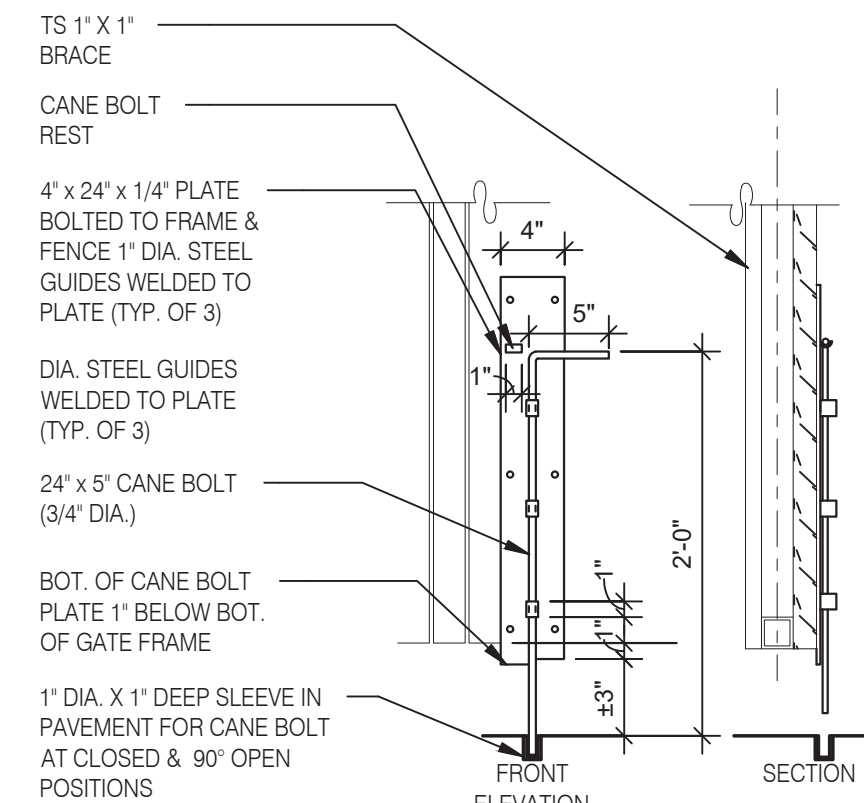
ENCLOSURE NOTES N.T.S. **G**



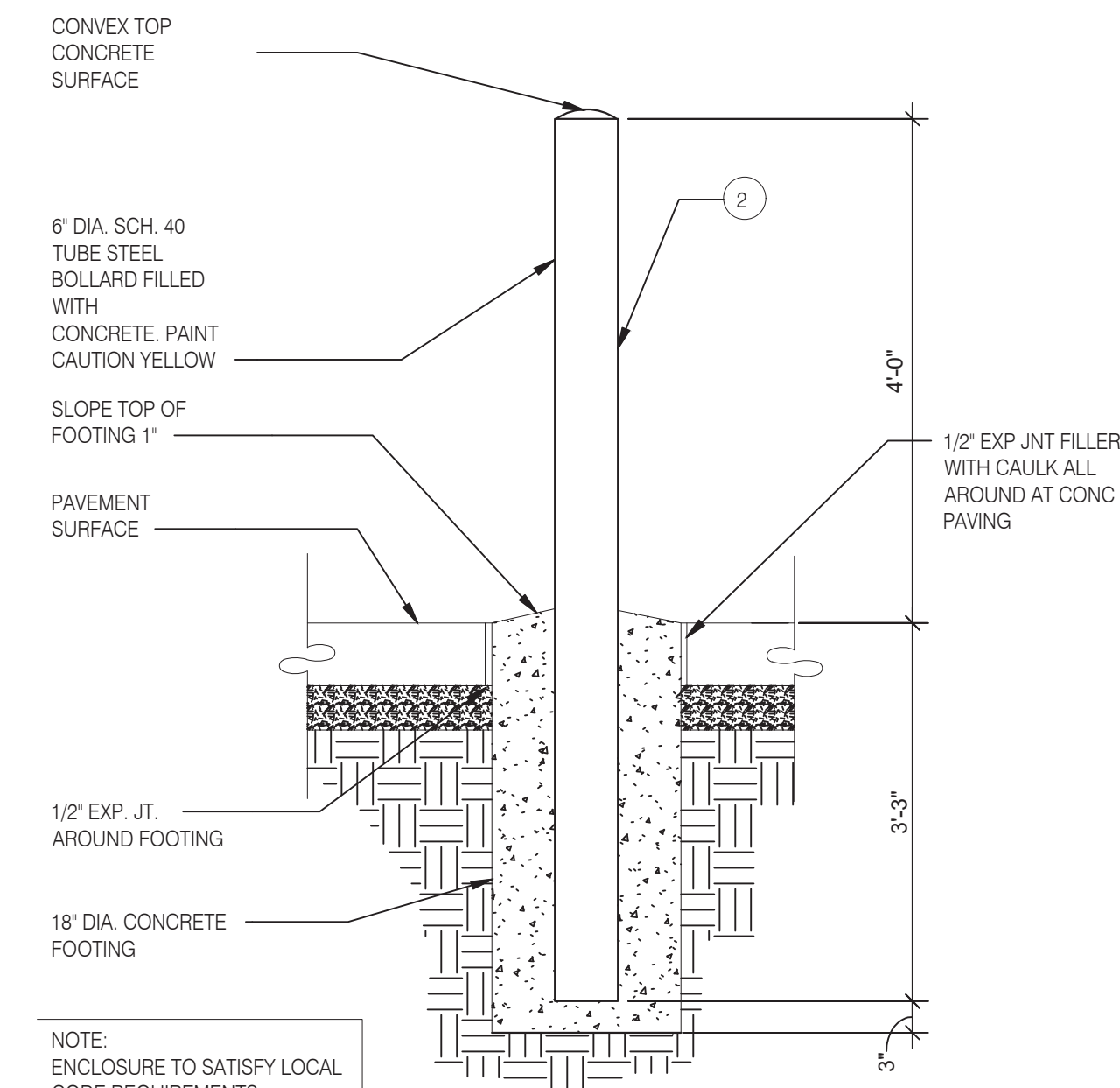
FENCE SECTION 3/4" = 1'-0" **F**

SYMBOL	AREA	MANUFACTURER	COLOR
1	GATE FRAME COLOR	SHERWIN WILLIAMS	SW 7055 ENDURING BRONZE
2	PIPE BOLLARDS	SHERWIN WILLIAMS	CAUTION YELLOW
3	HDPE LUMBER	MAX. R	LIGHT BROWN TEXTURE

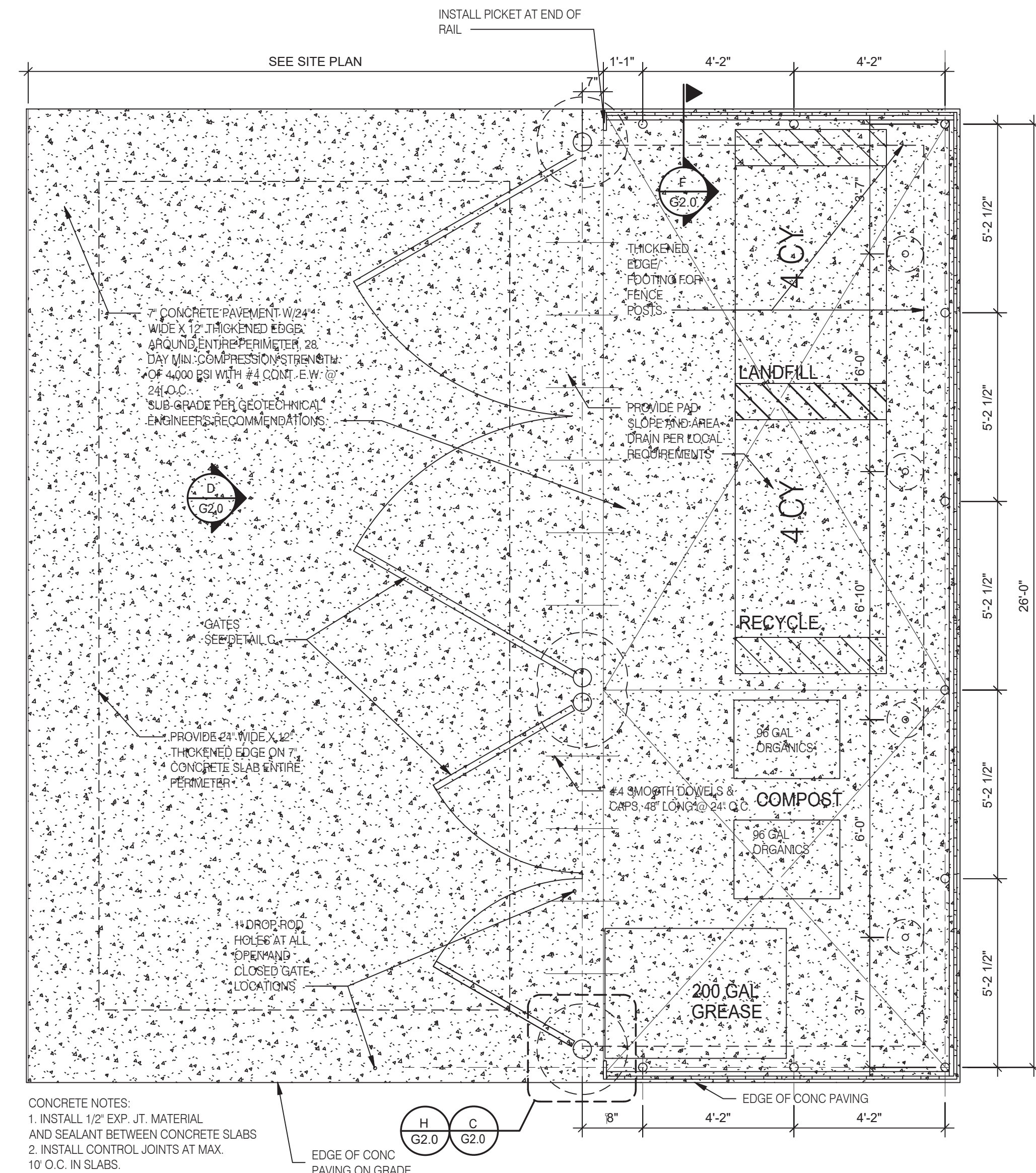
SCHEDULE N.T.S. **E**



GATE DETAILS N.T.S. **C**

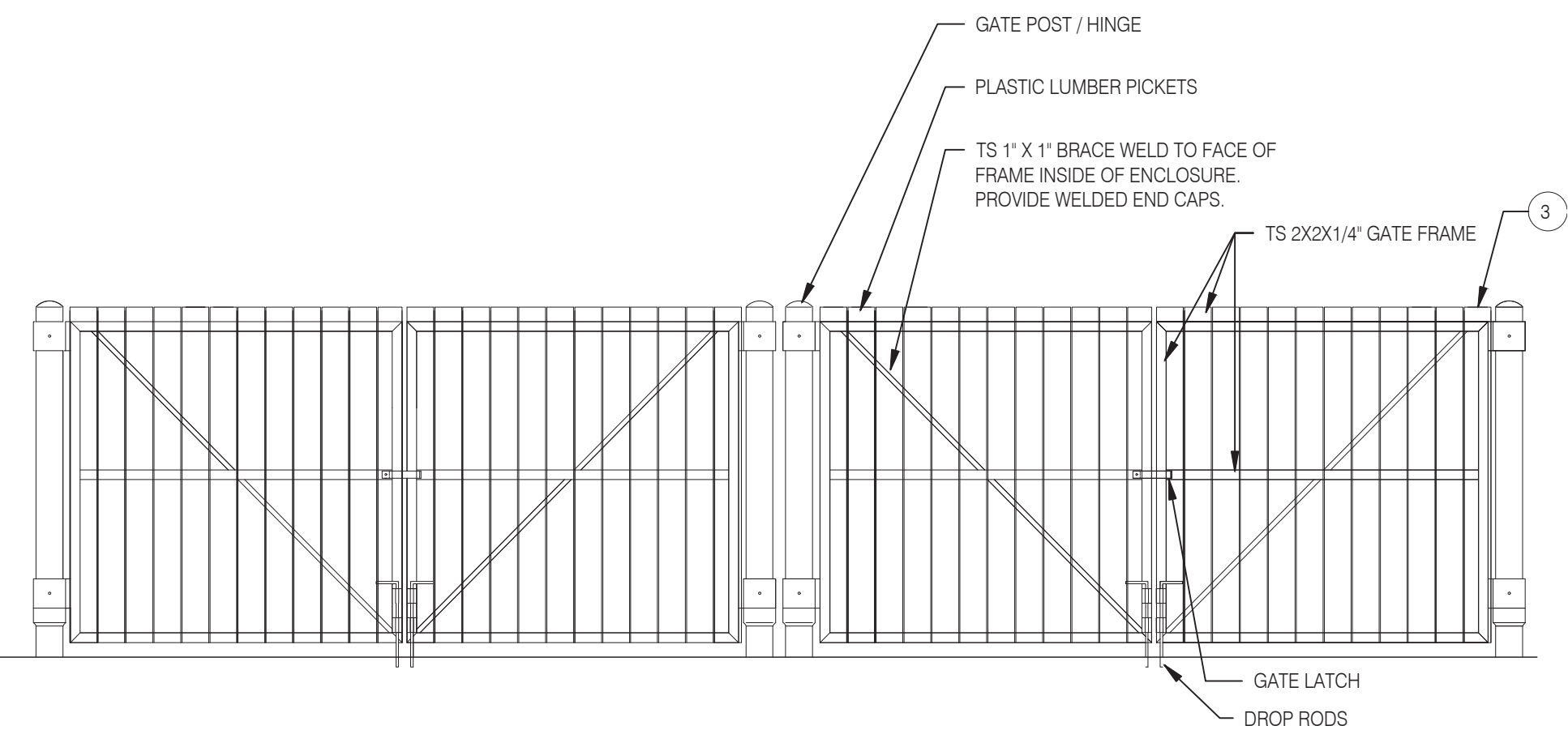


TRASH ENCLOSURE BOLLARD DETAILS 3/4" = 1'-0" **B**

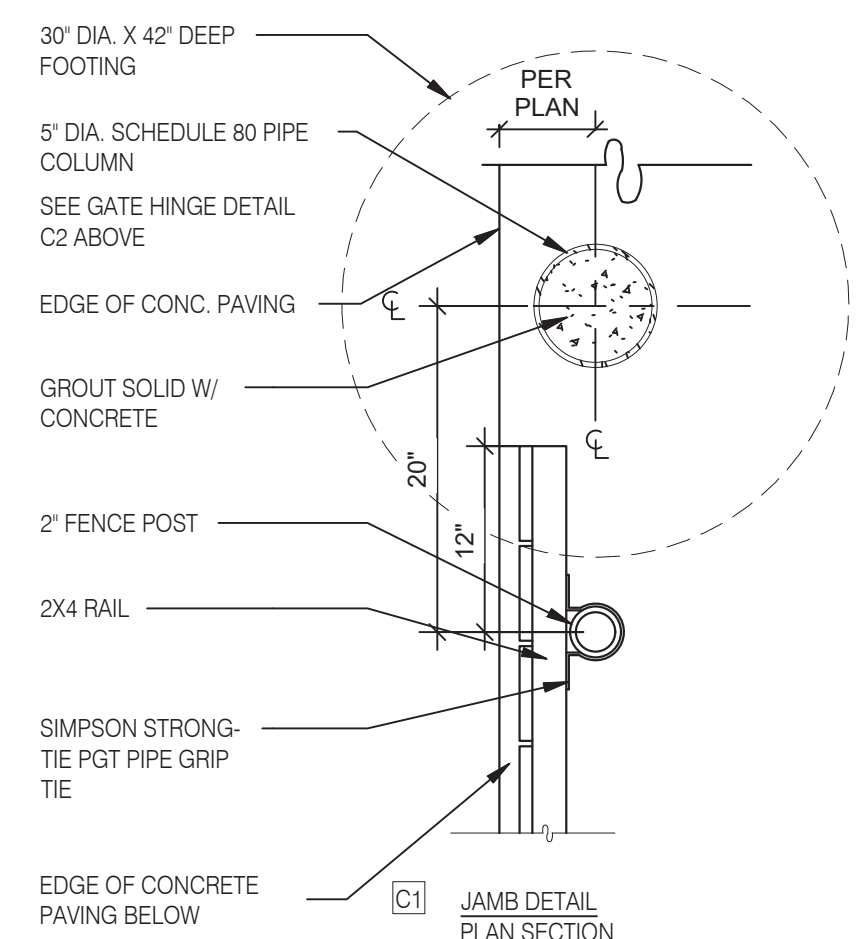


CONCRETE NOTES:
 1. INSTALL 1/2" EXP. JT. MATERIAL AND SEALANT BETWEEN CONCRETE SLABS
 2. INSTALL CONTROL JOINTS AT MAX. 10' O.C. IN SLABS.

TRASH LAYOUT 3/8" = 1'-0" **A**



FRONT ELEVATION N.T.S. **D**



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 PROJECT # 20023

DATE	REMARKS

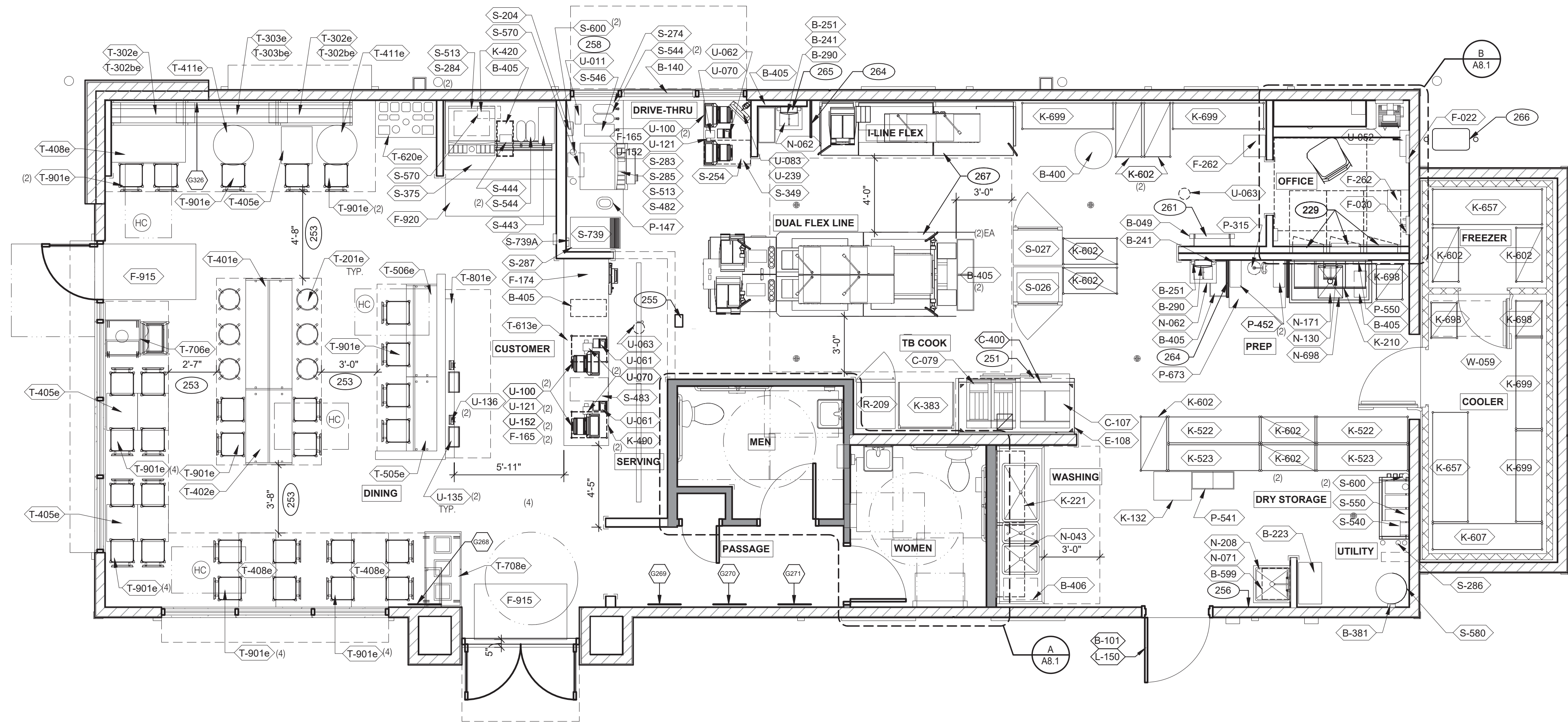
CONTRACT DATE:
BUILDING TYPE: END. MED 40
PLAN VERSION: MARCH 2021
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:
PA/PM:
DRAWN BY: .
JOB NO.:

GREAT LAKES TACO, L.L.C.
 6305 Highland Road (M-59)
 White Lake Twp., Michigan 48383



ENDEAVOR 2.0 TRASH ENCLOSURE DETAILS

G2.0



NTD:
 OPTIONAL: ROLL-A-SHADE INFINITY SYSTEM
 MATERIAL: SHEERWEAVE 2390 5% CHARCOAL
 FASCIA SYSTEM: DARK BRONZE

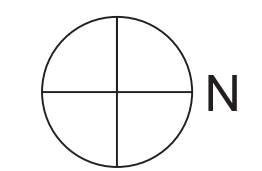
CONTACT - RIC BERG
 951.245.5077 EXT. 113
 RIC.BERG@ROLLASHADE.COM



L + A
ARCHITECTS
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EQUIPMENT AND SEATING PLAN 1/4" = 1'-0" **A**

TAG	QTY	ITEM DESCRIPTION
T-105	5	RETRO CHAIR - 18
T-201e	6	BARREL BARSTOOL - 29 PURPLE WOOD SEAT
T-302be	2	BENCH BACK REST - 48"
T-302e	2	BENCH SEAT - 48"
T-303be	1	BENCH BACK REST - 60"
T-303e	1	BENCH SEAT - 60"
T-401e	1	HUB TABLE - 72" - HIGH TOP
T-402e	1	HUB TABLE - 48" - ADA
T-405e	5	LAMINATE TABLE - 24 X 20 X 30 - 2 TOP
T-408e	3	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-411e	2	SS TABLE - 24 DIA X 30 - 2 TOP
T-415	1	SS TABLE - 24 DIA X 30 - 2 TOP
T-416	2	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-505e	1	COUNTER TOP - 48" X 20" X 30"
T-506e	1	COUNTER TOP - 60" X 20" X 30"
T-613e	1	POS COUNTER 121 - 3 POS

FURNITURE PACKAGE - BY FURNITURE VENDOR U.O.N. **E**

TAG	QTY	ITEM DESCRIPTION
T-620e	1	CONDIMENT COUNTER - RECTANGLE
T-706e	1	WASTE ENCLOSURE - SINGLE
T-708e	1	WASTE ENCLOSURE - 3 STREAM
T-801e	1	KIOSK 1/2 TOWER
T-901e	29	CHAIR - LAMINATE SEAT
T-903	4	BENCH SEAT - 48"
T-904	3	BENCH SEAT - 60"

QTY.	NAME	FAMILY	FRAME OR MURAI	SIZE	LOCATION
1	HYPNOTIZE ME BELL	D	M01	H6'-4" x W17'-6"	SEE A8.0
1	CAMO PATTERN	D	F01	28x40	SEE A8.0
1	CAMO PATTERN	D	F02	28x40	SEE A8.0
1	CAMO PATTERN	D	F01	28x40	SEE A8.0

ARTWORK SCHEDULE **D**

DECOR
 1. REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITY
 2. (HC) SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

STORAGE TYPE	LINEAR FT.
DRY STORAGE	53
COLD STORAGE	26
FROZEN STORAGE	12

SHELVING QUANTITIES **C2**

- GENERAL NOTES** **C1**
- 229 ELECTRICAL PANELS.
 - 251 HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL).
 - 253 MAINTAIN 36" MIN. CLEAR ACCESSIBLE AISLE EGRESS PATHS TO EXIT DOORS. 32" AT DOORWAYS AND CASIED OPENINGS. (42" AISLE REQUIRED WHEN AISLE SERVES MORE THAN 50 SEATS).
 - 255 ALERT LIGHT BOX FOR 3-COMP POWER SOAK.
 - 256 PULL STATION @ 3'-8" A.F.F.
 - 258 COORDINATE LOCATION OF HORIZONTAL PVC SYRUP CHASE THRU WALL TO COUNTER.
 - 261 ROOF LADDER WITH BILCO LADDER UP SAFETY POST.
 - 264 SPLASH GUARD.
 - 265 AUTOMATIC HAND SOAP AND SANITIZER DISPENSERS PROVIDED BY ECOLAB.
 - 266 GAS METER.
 - 267 FOR DUAL-FLEX LINE AND I-FLEX LINE SUB-EQUIPMENT SEE SHEET A8.3.

KEY NOTES **B**

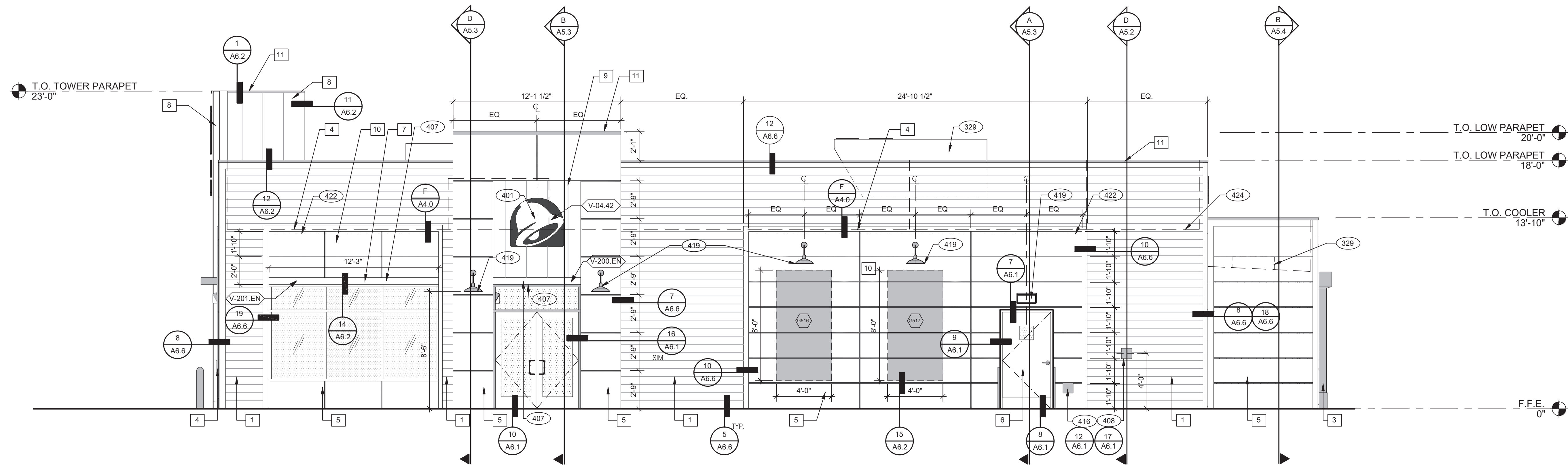
GREAT LAKES TACO, L.L.C.
 6305 Highland Road (M-59)
 White Lake Twp., Michigan 48383



ENDEAVOR 2.0
EQUIPMENT
AND SEATING
PLAN

A2.0

PLOT DATE: 9/29/2021



FRONT ELEVATION 1/4" = 1'-0" **1**



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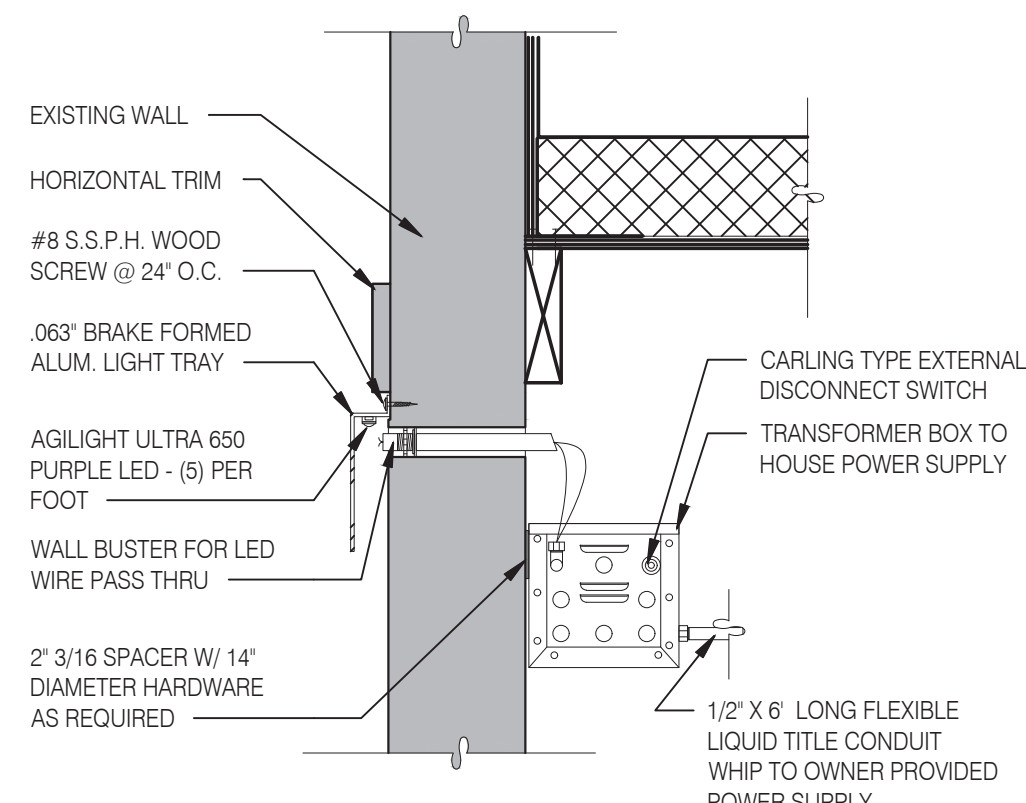
GREAT LAKES
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ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

A4.0

PLOT DATE: 9/29/2021



LED WALL WASHER DETAIL **F**

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-200.EN	1	SIDE ENTRY AWNING 6' 4" X 6' 3" BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9' 0" X 4' 0" BLACK	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16' 7" X 6" H X 1' 4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7' 8" L X 6" H X 1' 4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12' L X 6" H X 1' 4" D BLACK	A4.0

SIGNAGE **E**

MISCELLANEOUS
 A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS)
 A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
 C. APPLY NEOPRENE GASKET (CONT.) TO ENSURE BUILDING AND CANOPY.

CRITICAL DIMENSIONS
 A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES **C**

SYMBOL	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
6516	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
6517	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
6516	HYPNOTIZE ME BELL	D	M02	48x96	A4.1
6517	HYPNOTIZE ME BELL	D	M02	48x96	A4.1

PAINTING
 APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
 PRIMER: 1 COAT SW A24W8300
 FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
 A-100 EXTERIOR LATEX SATIN.

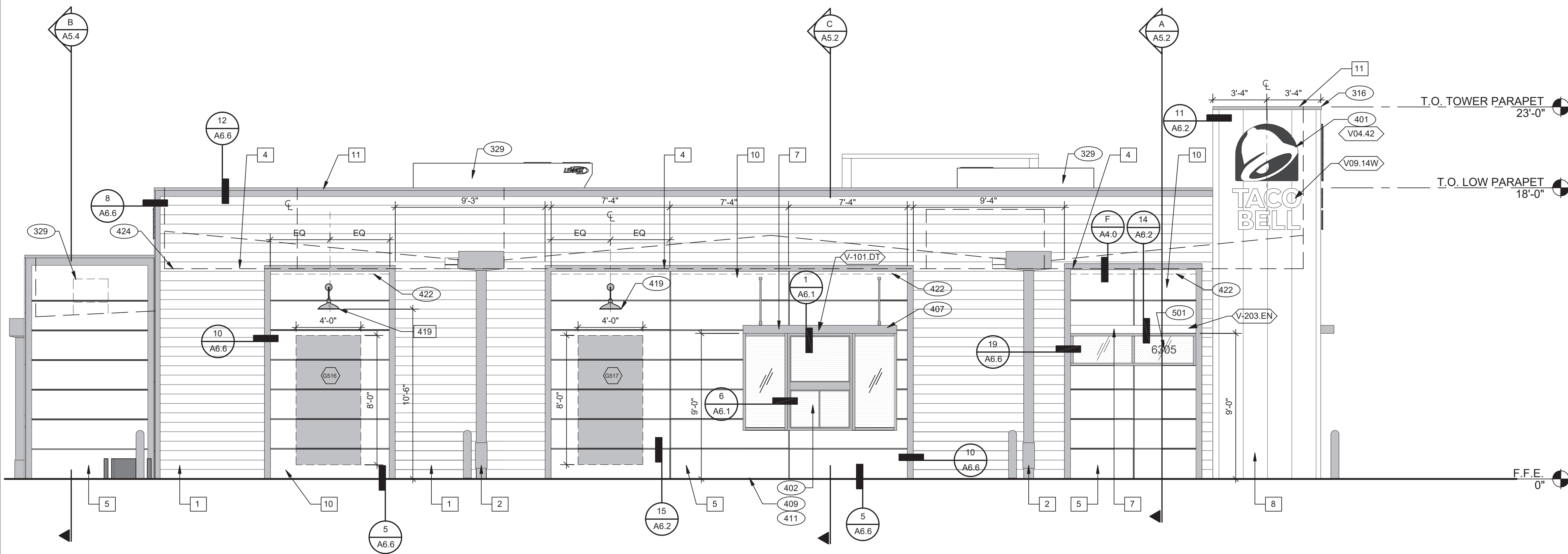
PAINT NOTES **A**

- 329 MECHANICAL UNIT. SEE ROOF PLAN.
- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 408 CO2 FILLER VALVE & COVER.
- 416 HOSE BIB BOX AT 18" A.F.F.
- 419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
- 424 LINE OF ROOF BEYOND.
- 501 BUILDING ADDRESS NUMBER - OPAQUE APPLIQUE ON OUTSIDE OF GLAZING WHITE COLOR - ARIAL TYPEFACE 6" HEIGHT.

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE 144L X 8.25"W, 7' EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	SEE C / A 7.2
2	SCUPPERS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
3	DOWN SPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"x5.5"	CYBERSPACE (SW7076), SEMI-GLOSS	SEE C / A 7.2
5	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	CYBERSPACE (SW7076), SEMI-GLOSS	SEE C / A 7.2
6	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	WESTERN STATE	T-GROOVE 24GA PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
9	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24GA PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
10	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	SW PURPLE TB2603C, SEMI-GLOSS	SEE C / A 7.2
11	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	

EXTERIOR FINISH SCHEDULE **D**

KEY NOTES **B**



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

- SEE SHEET A4.0 FOR FINISH SCHEDULE
- 316 METAL PARAPET CAP.
 - 329 MECHANICAL UNIT, SEE ROOF PLAN.
 - 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
 - 402 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
 - 407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
 - 409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
 - 411 CONCRETE CURB.
 - 419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
 - 422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
 - 424 LINE OF ROOF BEYOND.
 - 501 BUILDING ADDRESS NUMBER - OPAQUE APPLIQUE ON OUTSIDE OF GLAZING WHITE COLOR - ARIAL TYPEFACE 6" HEIGHT.



L + A
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KEY NOTES A

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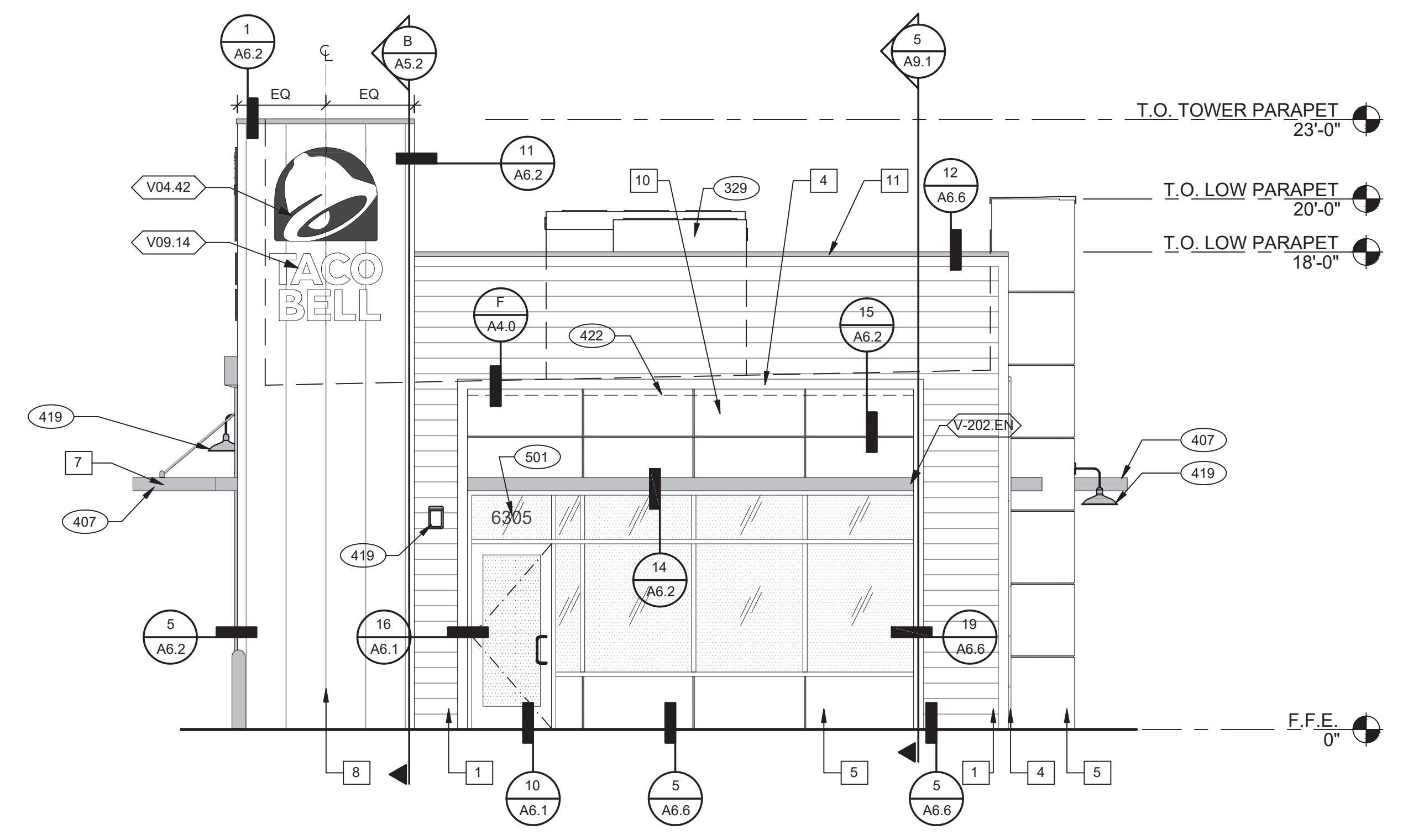
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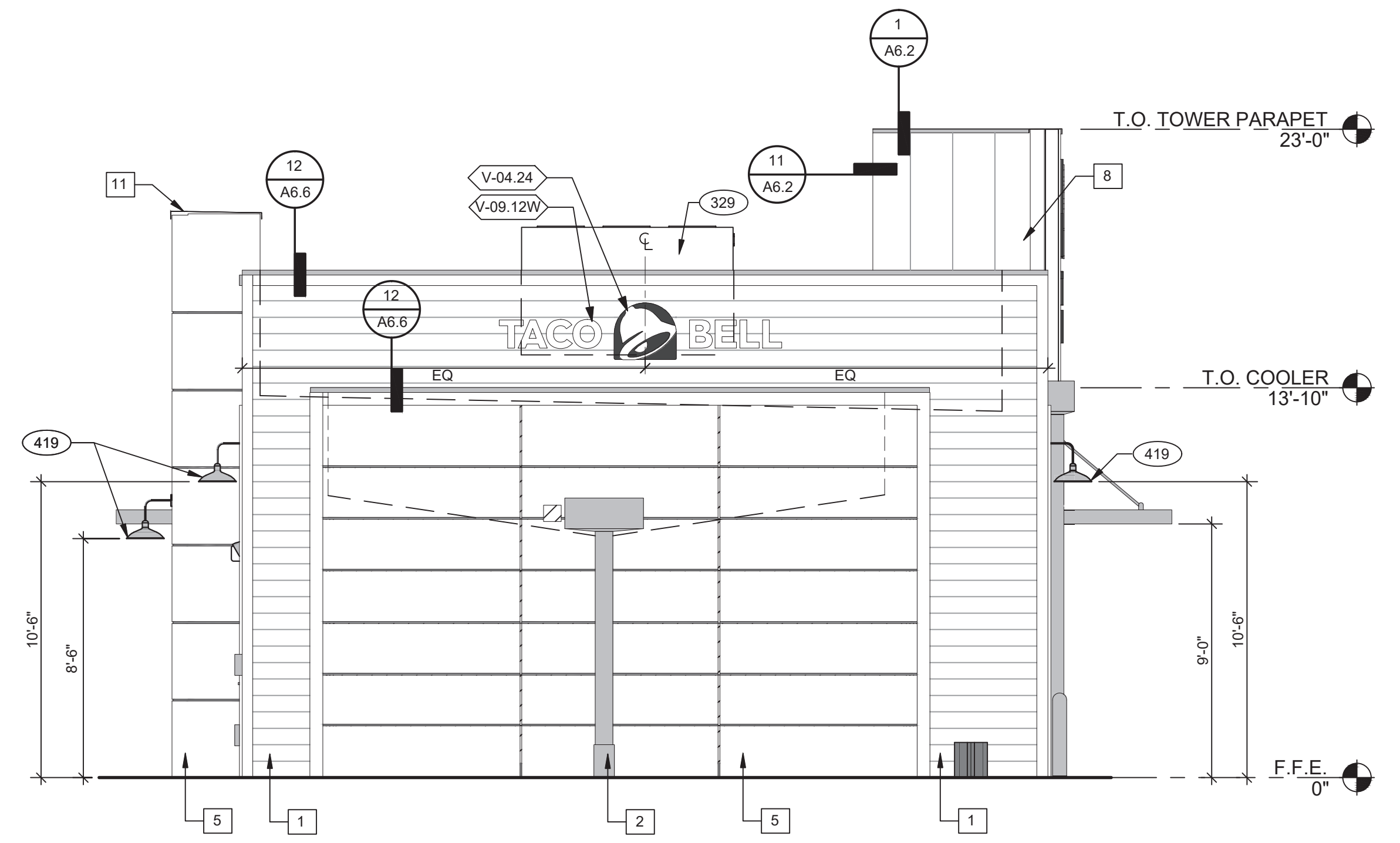
ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

A4.1

PLOT DATE: 9/29/2021



FRONT ELEVATION 1/4" = 1'-0" 2



REAR ELEVATION 1/4" = 1'-0" 3

NOTE: REFERENCE TO SHEET A4.0 FOR COLOR LEGEND

Great Lakes Taco, LLC Construction Plans

M59 and Bogie Lake Rd, White Lake Twp., MI

APPLICANT

DORTCH ENTERPRISES, LLC
8467 RETREAT DR.
GRAND BLANC, MI 48439 PHONE:
(810)-771-4500

ARCHITECT

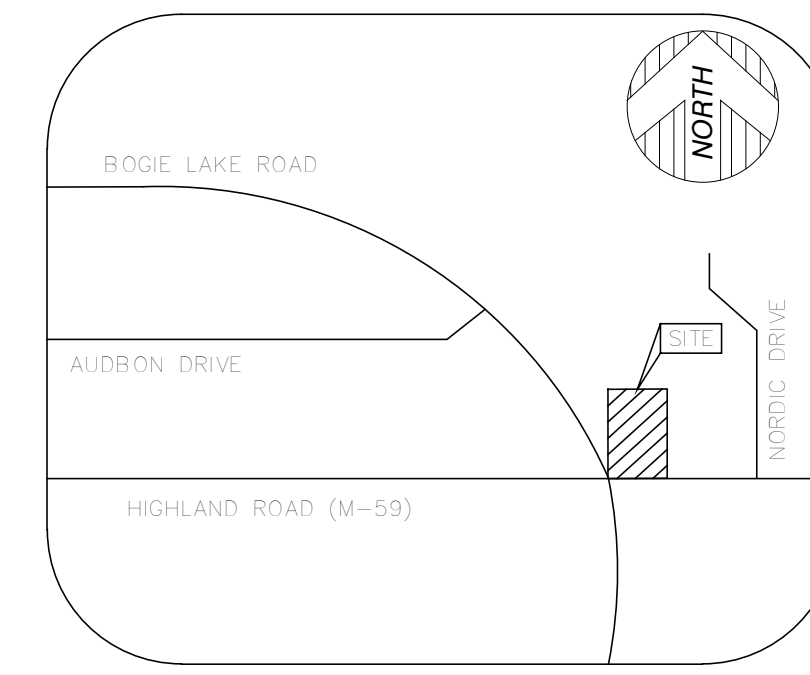
L + A ARCHITECTS INC.
441 S. LIVERNOIS ROAD, SUITE 265
ROCHESTER HILLS, MI 48307
PHONE: (248)-524-4700

CIVIL ENGINEER

KEM-TEC & ASSOCIATES
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021
CONTACT: GREG EZZO
PHONE: (810)-712-8849

LEGEND

	LIGHTPOST/LAMP POST
	SANITARY MANHOLE
	FLAGPOLE
	SET X-CUT
	FOUND MONUMENT (AS NOTED)
	GROUND ELEVATION
	ELECTRIC MANHOLE
	ELECTRIC METER
	TRANSFORMER
	UTILITY POLE
	GAS MANHOLE
	GAS METER
	GAS VALVE
	LIGHT POLE WITH STREET LAMP
	PUBLIC LIGHTING MANHOLE
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER VALVE
	SINGLE POST SIGN
	DECIDUOUS TREE (AS NOTED)
	CONIFEROUS TREE (AS NOTED)
	CLEANOUT
	SQUARE CATCH BASIN
	SANITARY LINE
	STORM LINE
	WATER LINE
	GAS LINE
	PROPOSED CATCH BASIN
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY LINE
	PROPOSED STORM WATER LINE
	PROPOSED WATER LINE
	PROPOSED SLIT FENCE



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

46,541± SQUARE FEET = 1.068± ACRES

FLOOD NOTE

SUBJECT PARCEL DOES NOT LIE WITHIN A FLOOD PLAIN

SITE BENCHMARKS

BENCHMARK #1
TURN ARROW ON HYDRANT, FIRST HYDRANT ALONG WEST SIDE OF BOGIE LAKE ROAD NORTH OF HIGHLAND ROAD.
ELEVATION = 982.44' (NAVD 88)

BENCHMARK #2
TURN ARROW ON HYDRANT, FIRST HYDRANT ALONG NORTH SIDE OF HIGHLAND ROAD EAST OF BOGIE LAKE ROAD.
ELEVATION = 985.56' (NAVD 88)

PROPERTY DESCRIPTION

LAND SHOWN IN THE COUNTY OF OAKLAND, TOWNSHIP OF WHITE LAKE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST ¼ OF SECTION 20, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE CENTER OF SECTION; THENCE NORTH 00 DEGREES 31 MINUTES 08 SECONDS EAST ALONG THE NORTH-SOUTH ¼ LINE OF SAID SECTION 20, 198.92 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST, 519.78 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 18 SECONDS EAST, 513.36 FEET; THENCE 28.28 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 5821.58 FEET, CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 52 MINUTES 11 SECONDS EAST, 28.28 FEET; THENCE SOUTH 84 DEGREES 42 MINUTES 00 SECONDS EAST, 435.29 FEET; THENCE 118.86 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 5637.58 FEET, CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 18 MINUTES 14 SECONDS EAST, 118.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTE 09 SECONDS WEST, 236.61 FEET; THENCE 94.59 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 533.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 00 MINUTES 27 SECONDS WEST, 94.46 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 32 SECONDS EAST, 147.67 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 28 SECONDS WEST, 338.00 FEET; THENCE 137.67 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5637.58 FEET, CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 36 MINUTES 27 SECONDS WEST, 137.67 FEET TO THE POINT OF BEGINNING.

DRAWING INDEX

C1.0	COVER SHEET
1	TOPOGRAPHIC SURVEY
C2.0	DEMOLITION PLAN
C3.0	SITE LAYOUT & PAVING PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	PROFILE PLAN
C7.0	SOIL EROSION & SEDIMENTATION CONTROL PLAN
C8.0	SITE DETAILS

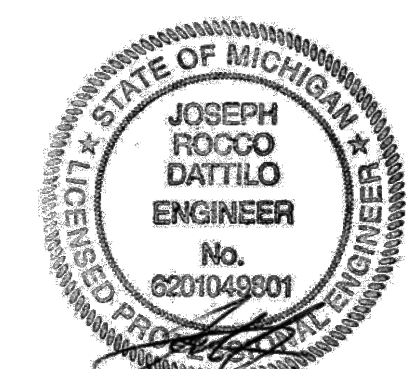
Item B
KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Grand Blanc, Michigan
Eastpointe, Michigan
(810) 758-0877
(810) 758-0877
(888) 894-0001
www.kemtecgroupofcompanies.com

COVER SHEET

PREPARED FOR: GREAT LAKES TACO, LLC.
HIGHLAND (M-59) & BOGIE LAKE ROAD, WHITE LAKE TWP., MI, 48383

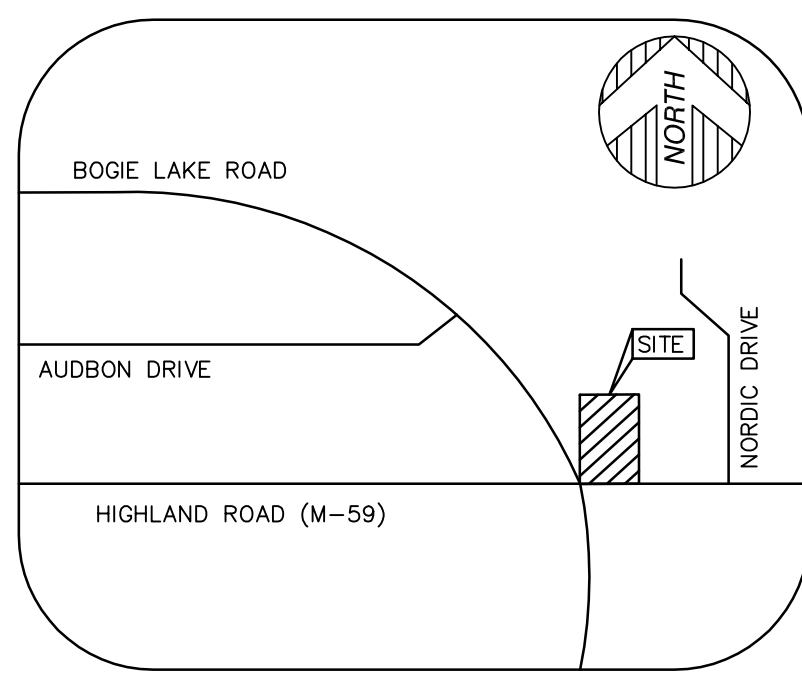
NO.	DATE	BY	REVISION	DESCRIPTION
3	07/29/2021	GAE		REVISED PER REVIEW COMMENTS
2	08/02/2021	GAE		ENGINEERING SUBMISSION
1	05/29/2020	GAE		SPA SUBMISSION

DATE:	07/29/2021
PROJECT NO.:	18-0000
SCALE:	



C1.0





VICINITY MAP
(NOT TO SCALE)

LEGEND

- (R&M) FOUND SECTION CORNER (AS NOTED)
- (R) FOUND MONUMENT (AS NOTED)
- (M) RECORD AND MEASURED DIMENSION
- (M) RECORD DIMENSION
- (M) MEASURED DIMENSION
- GROUND ELEVATION
- ELECTRIC METER
- UTILITY POLE
- GAS VALVE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- SANITARY MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- FIRE HYDRANT
- WATER GATE MANHOLE
- GENERATOR
- WATER VALVE
- WELL
- LIGHTPOST/LAMP POST
- SINGLE POST SIGN
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- ADJOINER PARCEL LINE
- CONCRETE CURB
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF GRAVEL
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- D STORM LINE
- W WATER LINE
- E ELECTRIC LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE

PARKING

NO MARKED PARKING ON SITE

PROPOSED PARCEL AREA

46,541± SQUARE FEET = 1.068± ACRES

BENCHMARKS

BENCHMARK #1
TURN ARROW ON HYDRANT, FIRST HYDRANT
ALONG WEST SIDE OF BOGIE LAKE ROAD NORTH
OF HIGHLAND ROAD.
ELEVATION = 982.44' (NAVD 88)

BENCHMARK #2
TURN ARROW ON HYDRANT, FIRST HYDRANT
ALONG NORTH SIDE OF HIGHLAND ROAD EAST
OF BOGIE LAKE ROAD.
ELEVATION = 985.56' (NAVD 88)

SURVEYOR'S NOTES

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

2. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

NORTH 1/4 CORNER OF SECTION 20, T.3N., R.8E.

NORTH-SOUTH 1/4 LINE

2665.34'(M)
188.92'(R&M)
180.31'(R&M)

519.78'(R&M)

N89°58'09"E(R&M)

513.36'(R&M)

S87°30'16"E(R&M)

435.29'(R&M)

N84°42'00"W(R&M)

POINT OF COMMENCEMENT CENTER OF SECTION 20, T.3N., R.8E.

L=28.28'(R&M)
R=521.58'(R&M)
ChL=28.28'(R&M)
ChB=S84°52'11"E(R&M)

L=118.86'(R&M)
R=5637.58'(R&M)
ChL=118.86'(R&M)
ChB=S85°18'14"E(R&M)

L=137.67'(M)
R=5637.58'(M)
ChL=137.67'(M)
ChB=N86°36'27"W(M)

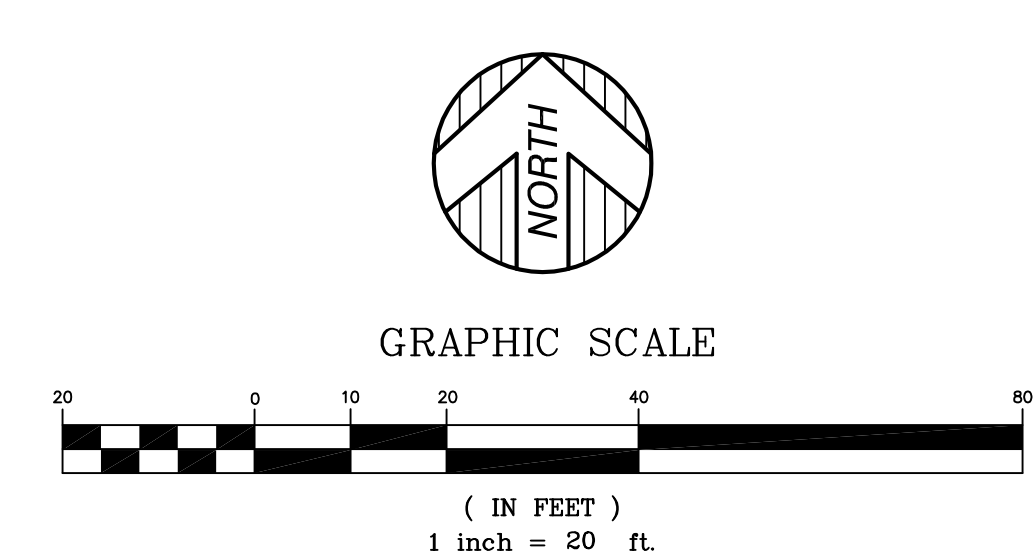
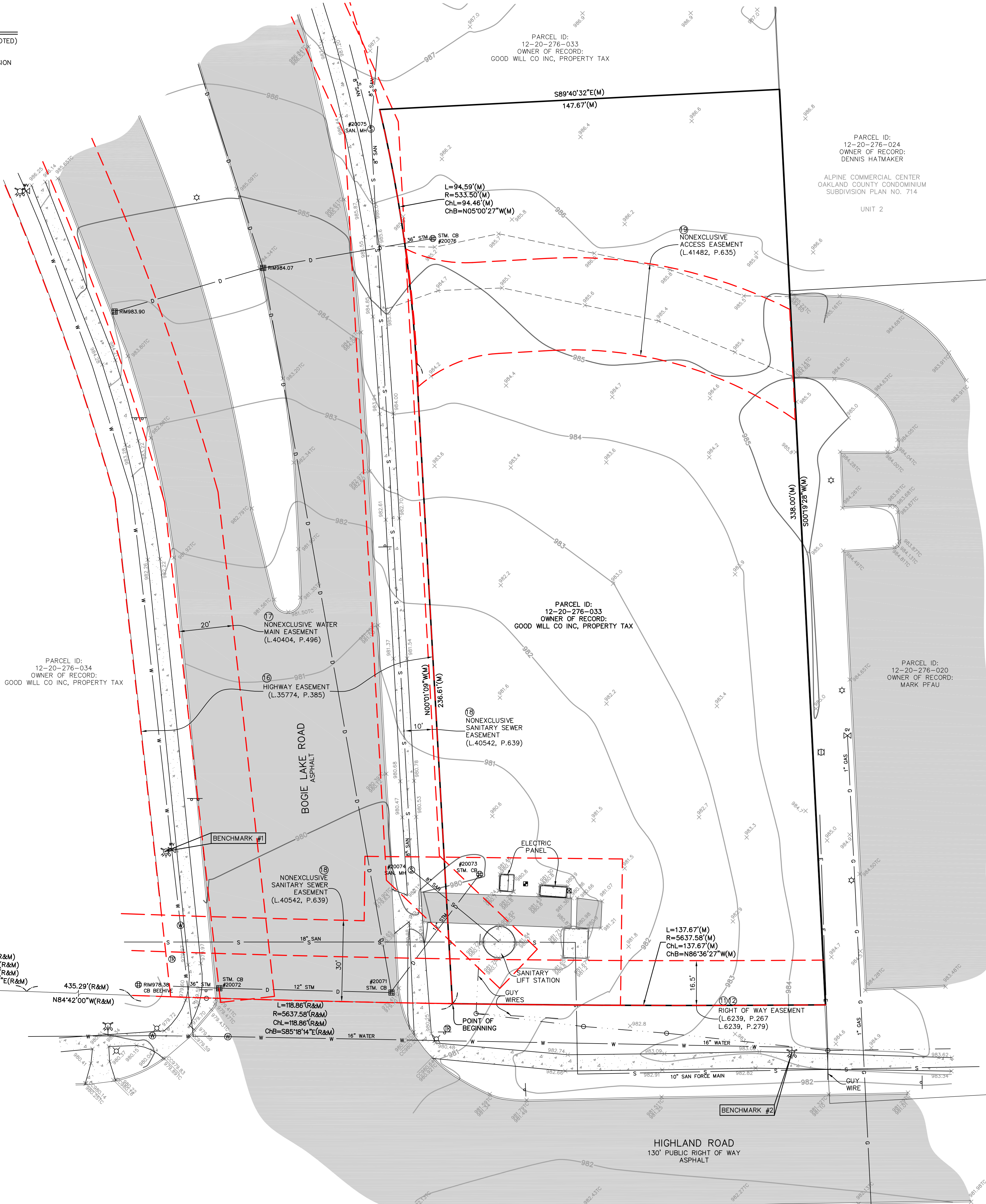
L=94.59'(M)
R=533.50'(M)
ChL=94.46'(M)
ChB=N05°00'27"W(M)

PARCEL ID:
12-20-276-034
OWNER OF RECORD:
GOOD WILL CO INC, PROPERTY TAX

PARCEL ID:
12-20-276-033
OWNER OF RECORD:
GOOD WILL CO INC, PROPERTY TAX

PARCEL ID:
12-20-276-024
OWNER OF RECORD:
DENNIS HATMAKER

PARCEL ID:
12-20-276-020
OWNER OF RECORD:
MARK PFAU



PROPERTY DESCRIPTION

LAND SITUATED IN THE COUNTY OF OAKLAND, TOWNSHIP OF WHITE LAKE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE CENTER OF SECTION; THENCE NORTH 00 DEGREES 31 MINUTES 08 SECONDS EAST ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 20, 198.92 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST, 519.78 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 16 SECONDS EAST, 513.36 FEET; THENCE 28.28 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 5821.58 FEET, CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 52 MINUTES 11 SECONDS EAST, 28.28 FEET; THENCE SOUTH 84 DEGREES 42 MINUTES 00 SECONDS EAST, 435.29 FEET; THENCE 118.86 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 5637.58 FEET, CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 18 MINUTES 14 SECONDS EAST, 118.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTE 09 SECONDS WEST, 236.61 FEET; THENCE 94.59 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 533.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 00 MINUTES 27 SECONDS WEST, 94.46 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 32 SECONDS EAST, 147.67 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 28 SECONDS WEST, 338.00 FEET; THENCE 137.67 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5637.58 FEET, CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 36 MINUTES 27 SECONDS WEST, 137.67 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

- ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. GLT2100144, DATED FEBRUARY 8, 2021, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
10. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENERAL TELEPHONE COMPANY OF MICHIGAN, A MICHIGAN CORPORATION RECORDING NO: LIBER 6239, PAGE 266. (DOES NOT CROSS SUBJECT PROPERTY)
11. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENERAL TELEPHONE COMPANY OF MICHIGAN, A MICHIGAN CORPORATION RECORDING NO: LIBER 6239, PAGE 267. (DOCUMENT NOT LEGIBLE, EASEMENT SHOWN PER PREVIOUS SURVEY)
12. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENERAL TELEPHONE COMPANY OF MICHIGAN, A MICHIGAN CORPORATION RECORDING NO: LIBER 6239, PAGE 279. (DOCUMENT NOT LEGIBLE, EASEMENT SHOWN PER PREVIOUS SURVEY)
13. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE STORM SEWER EASEMENT RECORDED IN LIBER 20698, PAGE 749. (DOES NOT CROSS SUBJECT PROPERTY)
14. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN ROAD AND GRADING EASEMENT RECORDED IN LIBER 27727, PAGE 92. (DOES NOT CROSS SUBJECT PROPERTY)
15. TERMS, COVENANTS AND CONDITIONS WHICH ARE RECITED IN MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED IN LIBER 30116, PAGE 168. MEMORANDUM OF AMENDED DEVELOPMENT AGREEMENT RECORDED IN LIBER 48677, PAGE 714. (SEE DOCUMENT FOR TERMS AND CONDITIONS)
16. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND, A PUBLIC BODY CORPORATE RECORDING NO: LIBER 35774, PAGE 385. (AS SHOWN)
17. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE WATER MAIN EASEMENT RECORDED IN LIBER 40404, PAGE 496. (AS SHOWN)
18. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE SANITARY SEWER EASEMENT RECORDED IN LIBER 40542, PAGE 639. (AS SHOWN)
19. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE ACCESS EASEMENT RECORDED IN LIBER 41482, PAGE 635. (AS SHOWN)

MANHOLE SCHEDULE

NUM	TYPE	RIM (FT) SIZE (IN)	DIR	INV ELEV (FT)
20071	STORM CB	979.06	12 NE	973.64
		979.06	12 W	973.64
20072	STORM CB	979.21	12 E	974.01
		979.21	36 W	974.01
		979.94	12 SW	974.94
20073	STORM CB	979.94	12 SW	974.94
		980.25	8 N	970.75
20074	SANITARY MH	980.25	8 N	970.75
		980.25	8 SE	970.51
		986.31	8 N	973.36
20075	SANITARY MH	986.31	8 N	973.36
		986.31	8 S	972.91
		986.31	8 N	977.11
20076	STORM CB	985.11	36 W	975.51

SURVEYOR'S CERTIFICATION

TO DORTCH ENTERPRISES; MEIER, INC.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 01/05/2021.

DATE OF PLAT OR MAP: 01/21/2021

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



Item B

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(888) 694-0001
www.kemteccorp.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: DORTCH ENTERPRISES
6305 HIGHLAND, WHITE LAKE, MICHIGAN,
PART OF SECTION 20,
TOWN 3 NORTH, RANGE 8 EAST

REVISED PER REVIEW COMMENTS	ADD TITLE WORK	DESCRIPTION
2	09-22-21	MRJ
1	03-12-21	CNC
1	03-12-21	CNC
1	03-12-21	CNC
1	03-12-21	CNC

DATE: 01/21/2021
CHECKED BY: AT
SCALE: 1" = 20'
PRODUCT NO: 20-03619

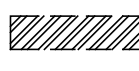


1
1 OF 1 SHEETS

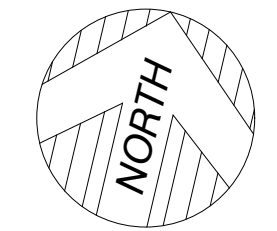
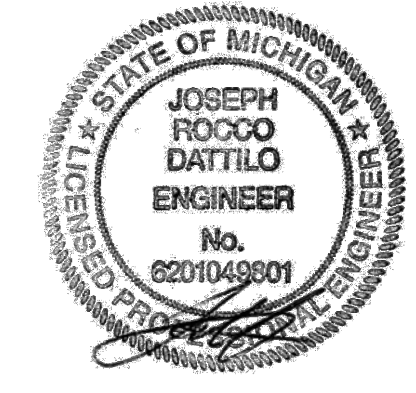


GENERAL DEMOLITION NOTES

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:
1. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
 2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
 3. STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
 4. SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
 5. REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES CONCRETE SIDEWALKS, BRICK AND CURBED AREAS, ASPHALT, TREES, ETC.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
 7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
 8. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
 9. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
 10. THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY OF WARREN ENGINEER AND /OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 11. ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED/DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY KEM-TEC IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN & FIELD CONDITIONS.
 12. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

DEMOLITION LEGEND

-  CONCRETE PAVEMENT REMOVAL
-  PROPERTY LINE
-  LIMITS OF DISTURBANCE



DEMOLITION PLAN
SCALE: 1" = 20'

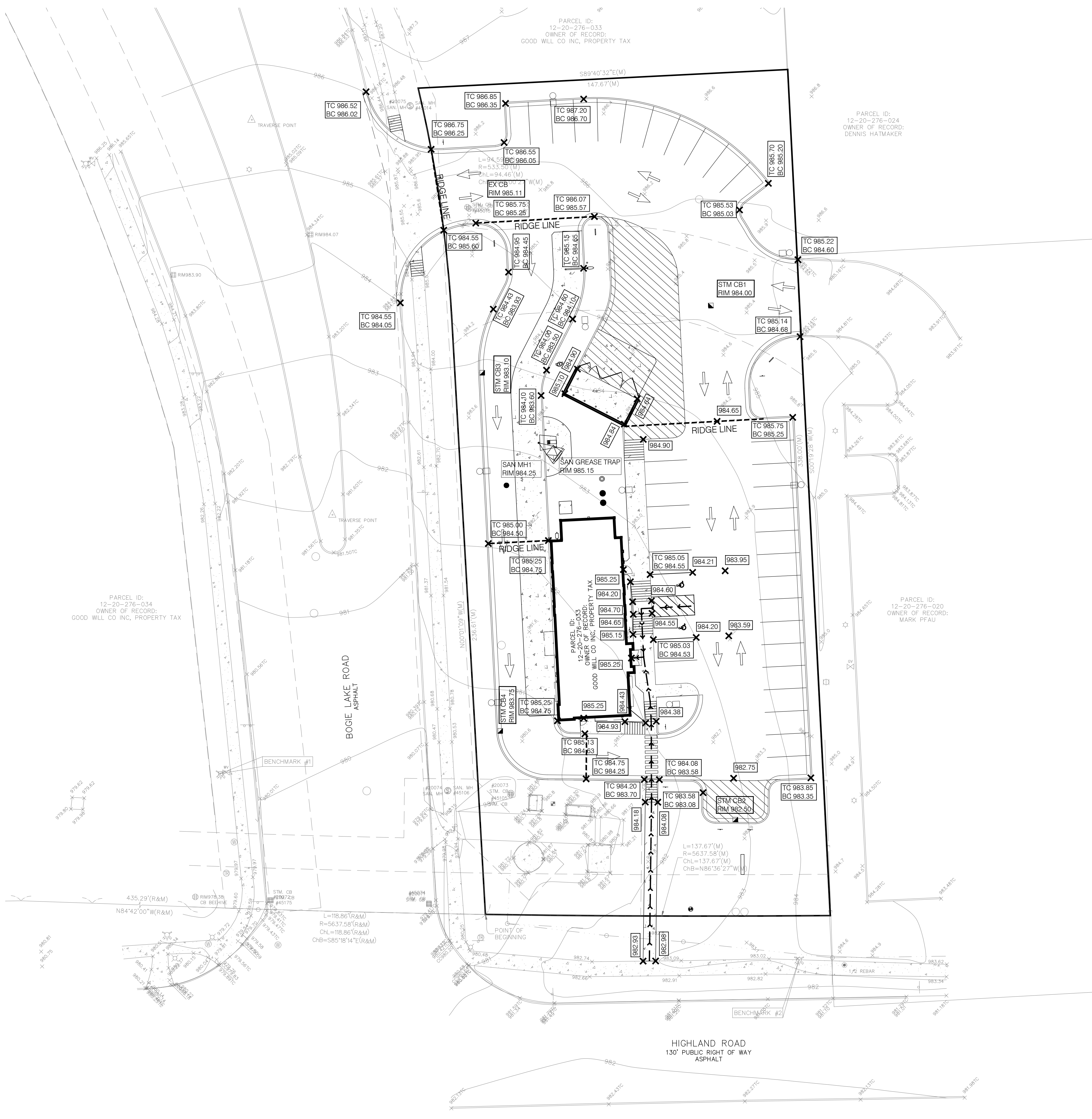
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DEMOLITION PLAN
PREPARED FOR: GREAT LAKES TACO, LLC
HIGHLAND (M-59) & BOGIE LAKE ROAD, WHITE LAKE
TWP., MI., 48383

NO.	DATE	REVISION	DESCRIPTION
1	09/29/2021	GAE	REVISION
2	08/02/2021	GAE	ENGINEERING SUBMISSION
3	09/29/2021	GAE	REVISION

SCALE: 1" = 20'
PROJECT NO: -00000

C2.0

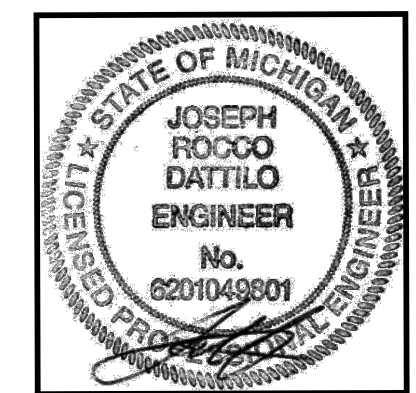


GRADING LEGEND

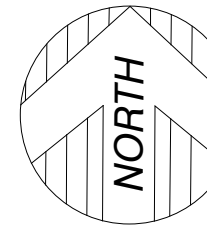
- × 900.00 EXISTING GRADES
- × 100.00 PROPOSED GRADES
- PROPERTY LINE
- - - PROPOSED RIDGE LINE

GRADING NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP AND OAKLAND COUNTY.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOF ROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEORIGIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WHITE LAKE TOWNSHIP AND SPECIFICATIONS.
12. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED.
 TC = TOP OF CURB
 BC = BOTTOM OF CURB
13. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.



Know what's below.
 Call before you dig.



GRADING PLAN
 SCALE: 1" = 20'

NO.	DATE	REVISION	BY
1	09/29/2021	ENGINEERING SUBMISSION	GAE
2	08/12/2021	SPA SUBMISSION	GAE
3	09/29/2021	REVISED PER REVIEW COMMENTS	GAE

PROJECT NO: 18-00000
 SCALE: 1" = 20'
C4.0

NO.	DATE	REVISION	DESCRIPTION
1	08.12.2021	G-AE	ENGINEERING SUBMISSION
2	08.12.2021	G-AE	S.P.A. SUBMISSION

DATE	SCALE	PROJECT NO.
08/02/2021	1" = 20'	18-00000

UTILITY LEGEND

- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED STORMWATER PIPING
- PROPOSED CATCH BASIN STRUCTURE
- PROPOSED MAN-HOLE STRUCTURE / WATER QUALITY UNIT
- PROPOSED WATER STRUCTURES
- PROPOSED SANITARY CLEANOUT

UTILITY NOTES

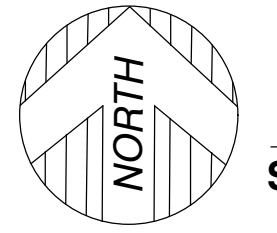
- ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY WHITE LAKE TOWNSHIP AND HELD PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
- ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM.
- WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE COURSES.
- ALL TRENCHES UNDER OR WITHIN A 1:1 RATIO OF EXISTING OR PROPOSED PAVEMENT OR DRIVEWAYS, SHALL BE BACKFILLED WITH COMPACTED CLASS II SAND TO GRADE (95% MAXIMUM UNIT DENSITY).
- WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
- WHERE WATER MAINS DIP UNDER OTHER UTILITIES, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE CONSTRUCTED WITH 11-1/4" VERTICAL BENDS, 22 1/2" OR 45" BENDS MUST BE RODDED AND PROPERLY ANCHORED.
- ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C478, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS. WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TONGUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. C443, STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
- CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES, AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 1 (2'-0" BETWEEN GATE WELL WELL AND CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
- ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE PLYMOUTH TOWNSHIP PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE OAKLAND COUNTY DRAIN COMMISSIONER OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.
- ALL WATER SERVICE CONNECTIONS TWO (2) INCHES AND SMALLER SHALL BE MADE BY WHITE LAKE TOWNSHIP DEPARTMENT OF PUBLIC SERVICES AFTER WATER MAIN ACCEPTANCE AND APPLICABLE PERMITS ARE OBTAINED.
- ALL FITTINGS AND BENDS SHOULD BE BLOCKED IN ACCORDANCE WITH THRUST BLOCK DETAILS, UNLESS ALTERNATE THRUST RESTRAINT SYSTEM, AS INDICATED PLANS AND SPECIFICATIONS, IS APPROVED BY WHITE LAKE TOWNSHIP DEPARTMENT OF PUBLIC SERVICES.

UTILITY QUANTITIES

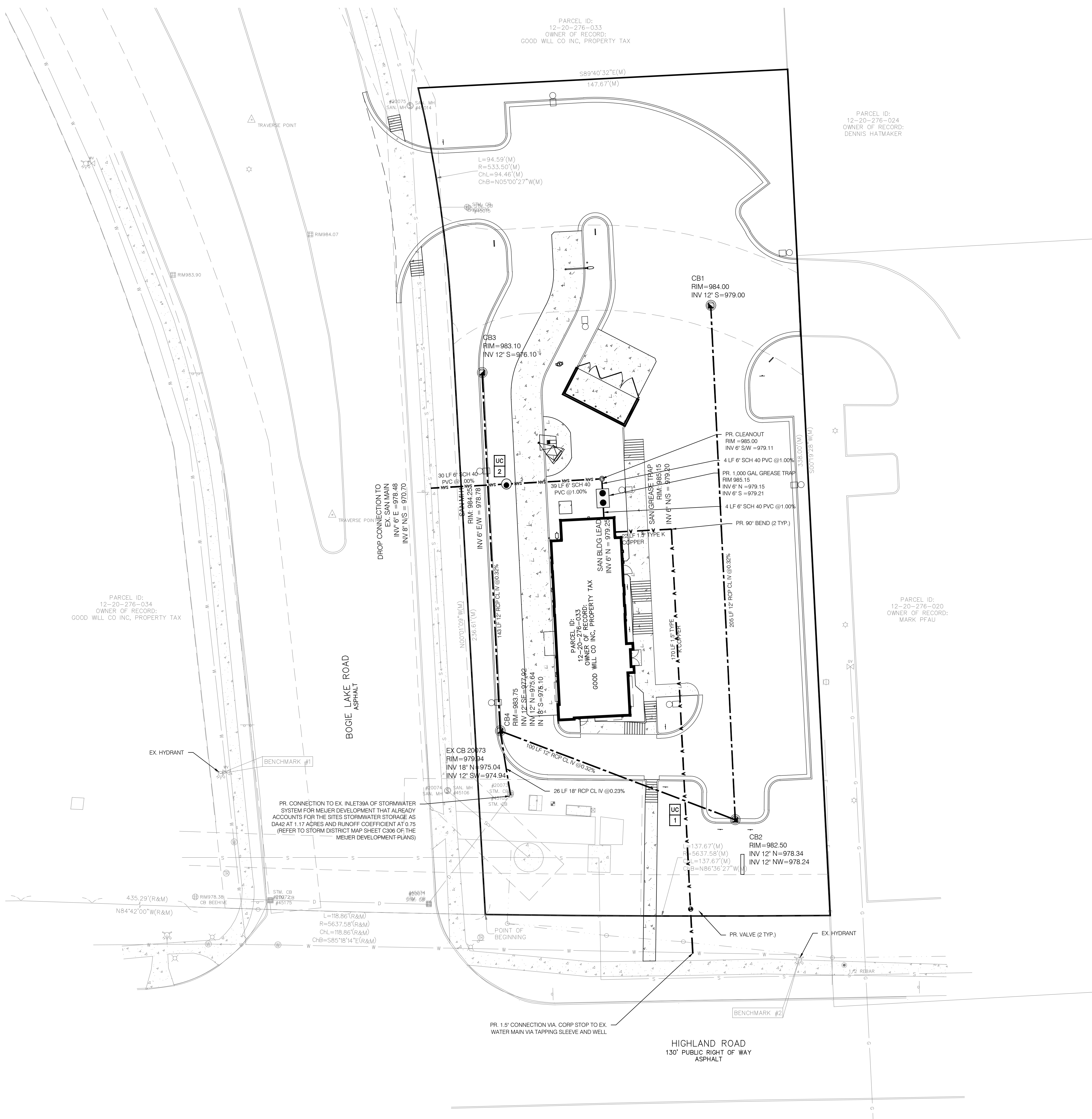
18" RCP CL IV STORM PIPE	26 LF
12" RCP CL IV STORM PIPE	448 LF
1.5" TYPE K COPPER PIPE	192 LF
6" SCH 40 PVC SAN. PIPE	77 LF
1,000 GAL GREASE TRAP	1
CATCH BASIN	4
CLEANOUT STRUCTURE	1
VALVE	2
90° BEND	2

UTILITY CROSSING SCHEDULE

- UC 1** GRADE 883.50 = TOP OF 24" STORM 679.26
12" STORM INVERT 978.26
BOTTOM OF 1.5" WATER 976.76
(WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)
- UC 2** 6" SAN INVERT 978.65
12" STORM INVERT 976.96
TOTAL CLEARANCE OF 1.69 FT

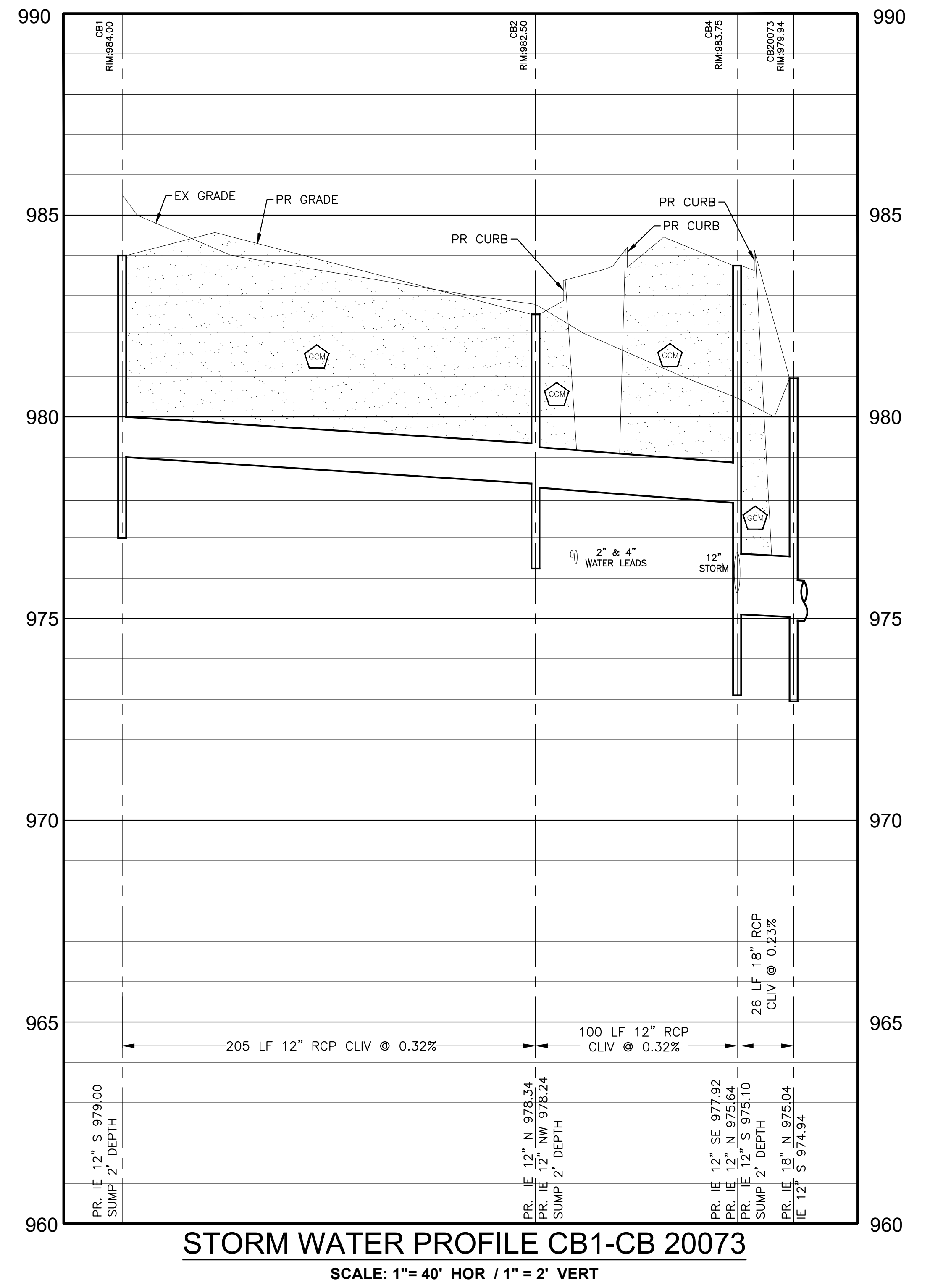
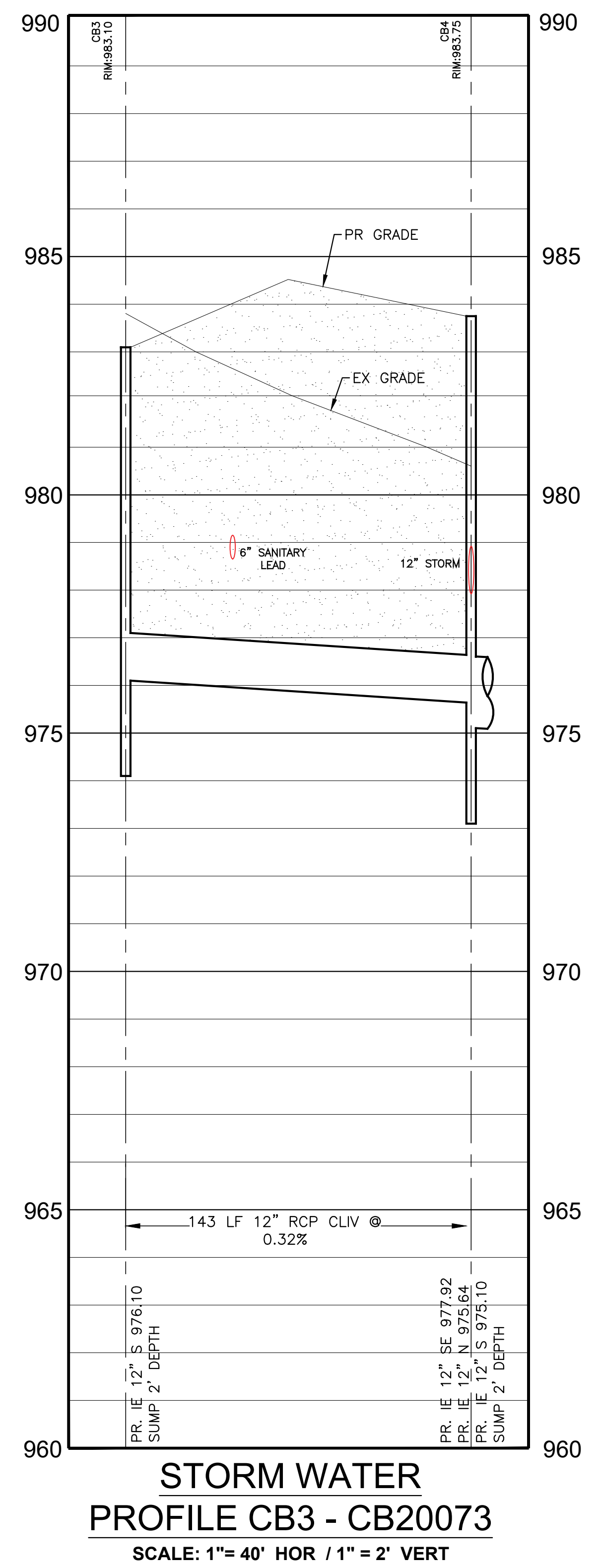


UTILITY PLAN
 SCALE: 1" = 20'



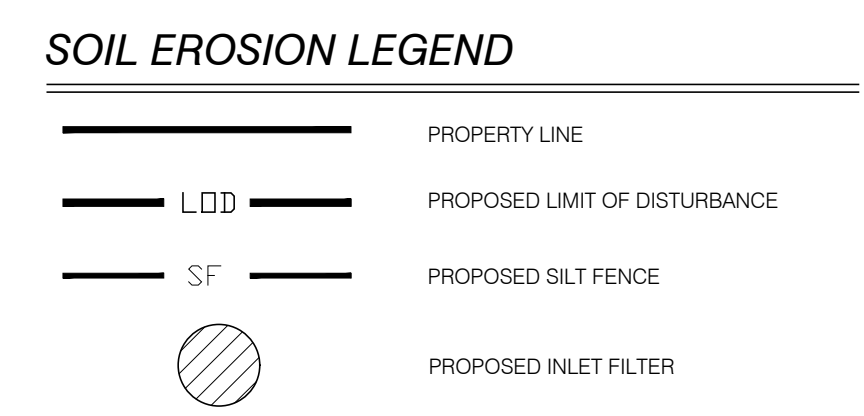
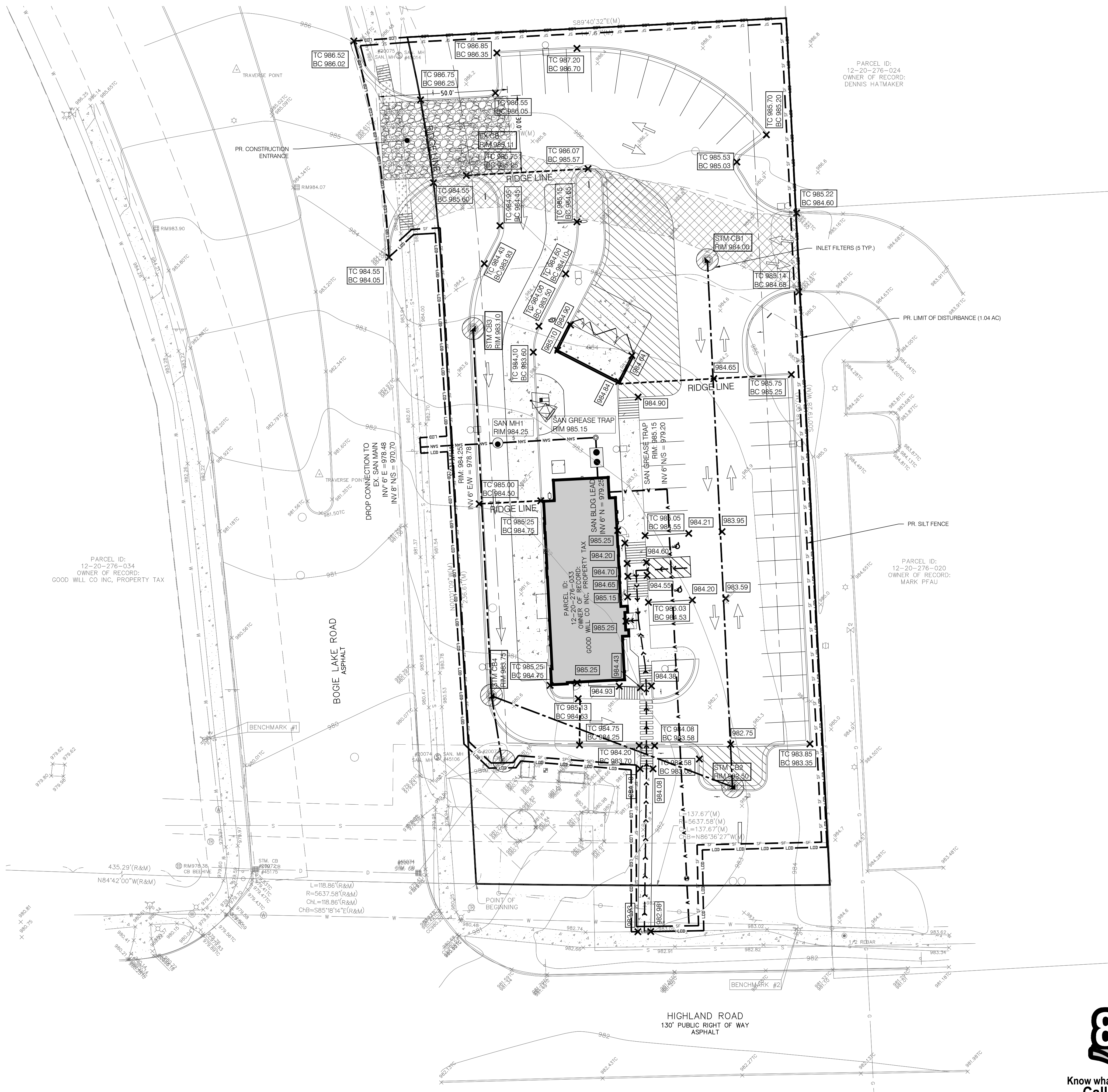
Civil Utility Planning

Trawista Mod



REVISION	DATE	BY	DESCRIPTION
3	09/29/2021	GAE	REVISED PER REVIEW COMMENTS
2	08/02/2021	GAE	ENGINEERING SUBMISSION
1	02/25/2020	GAE	SPA SUBMISSION

DATE	BY	REVISION	DESCRIPTION
09/29/2021	GAE	3	REVISED PER REVIEW COMMENTS
08/02/2021	GAE	2	ENGINEERING SUBMISSION
08/02/2021	GAE	1	SPA SUBMISSION
08/02/2021	GAE	1	DESCRIPTION



SOIL EROSION & SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	AUG 2021	SEPT	OCT	NOV
TEMPORARY EROSION CONTROL MEASURES	█			
STRIP & STOCKPILE TOPSOIL / ROUGH GRADE		█		
STORM SEWER			█	
FOUNDATION / BLDG. CONSTRUCTION			█	
SANITARY SEWER & WATER MAIN			█	
INSTALL ALL OTHER UTILITIES			█	
SITE CONSTRUCTION & PAVEMENT			█	
PERMANENT EROSION CONTROL MEASURES			█	
FINISH GRADING			█	
LANDSCAPING			█	

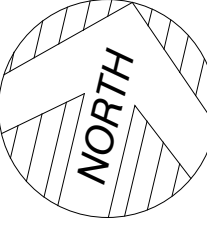
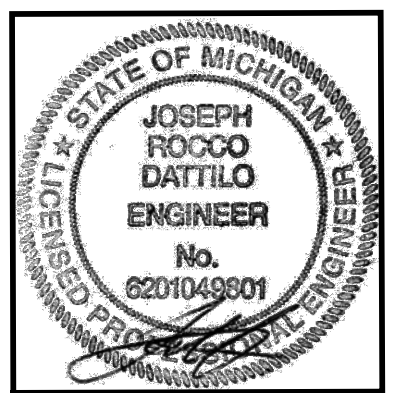
DISTURBED AREA = 1.04± ACRES

SOIL TYPE INFORMATION

MAP UNIT SYMBOL	MAP UNIT NAME
508	UDIPSAMENTS, UNDULATING

MAINTENANCE OF EROSION CONTROL DEVICES

- FILTERS MUST BE CLEANED PERIODICALLY SO THEY DONT CLOGGED.
- FILTER FENCING WHICH SAGS, FALLS OVER OR IS NOT STAKED IN, SHOULD BE PROMPTLY REPAIRED OR REPLACED.
- SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS.
- IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED.
- MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MULCH IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY NEED TO BE APPLIED TO HOLD THE MULCH IN PLACE.
- NEWLY SEEDED AREAS NEED TO BE INSPECTED FREQUENTLY FOR THE FIRST FEW MONTHS TO ENSURE THE GRASS IS GROWING. IF THE SEEDED AREA IS DAMAGED DUE TO RUNOFF, ADDITIONAL STORMWATER MEASURES MAY BE NEEDED.



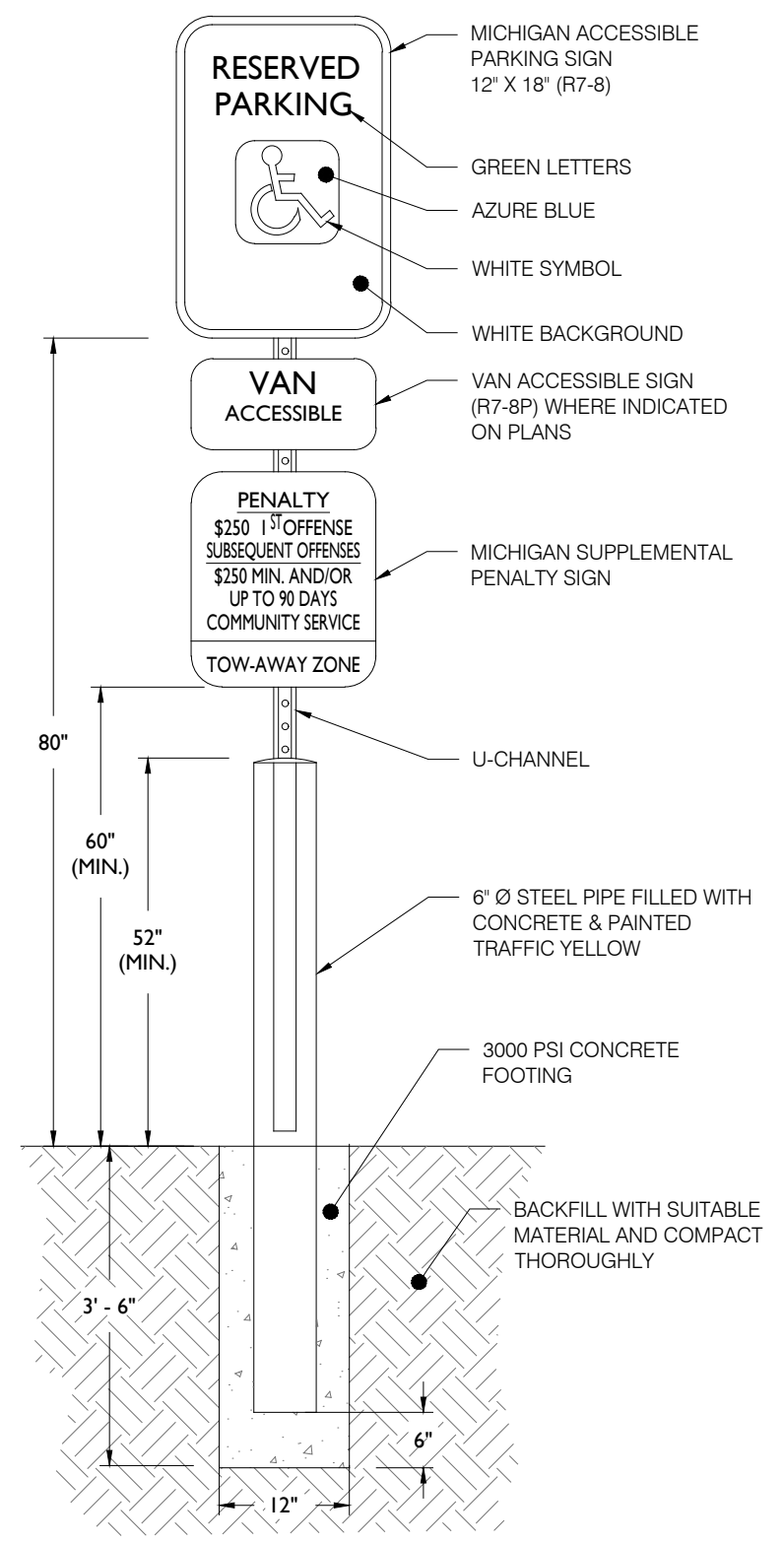
SOIL EROSION & SEDIMENTATION CONTROL PLAN
 SCALE: 1"= 20'

PARCEL ID:
 12-20-276-034
 OWNER OF RECORD:
 GOOD WILL CO INC, PROPERTY TAX

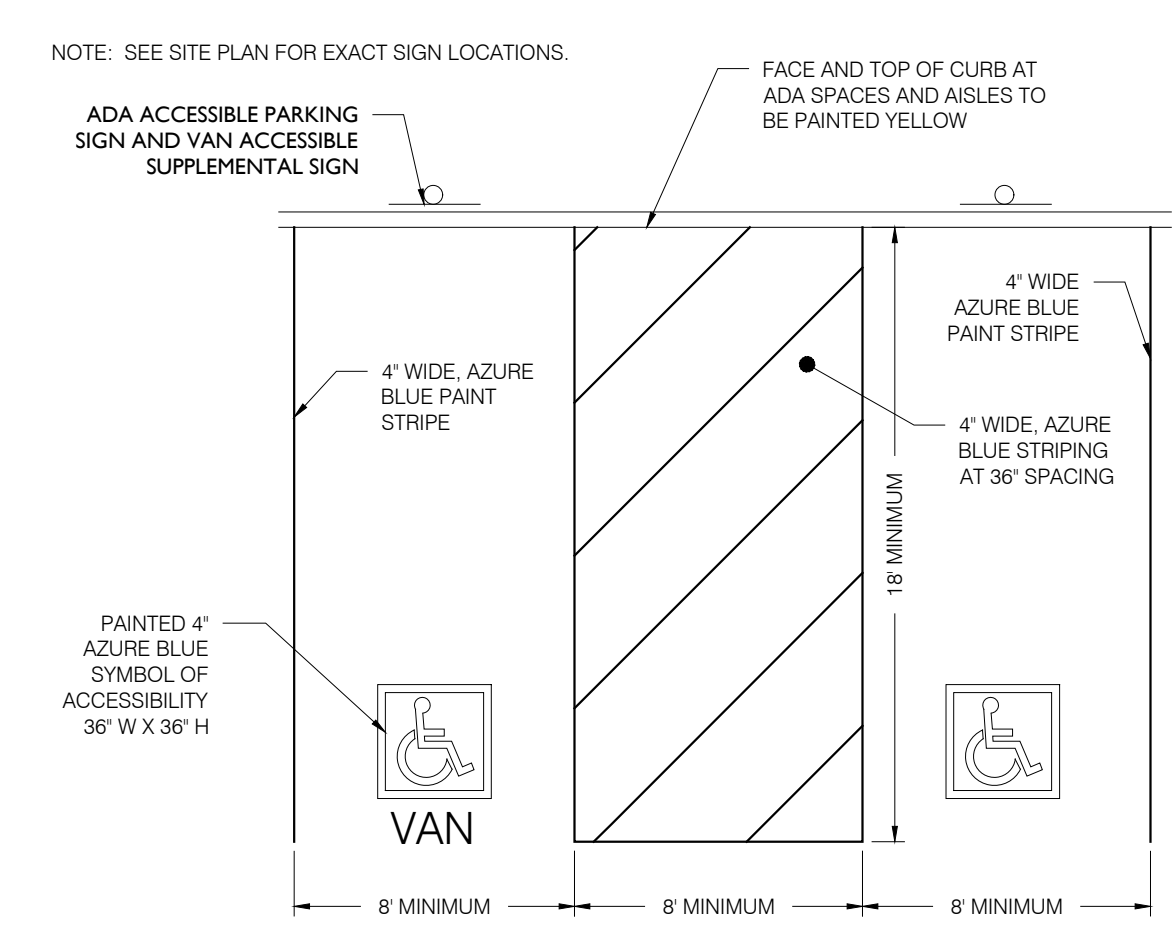
PARCEL ID:
 12-20-276-024
 OWNER OF RECORD:
 DENNIS HATMAKER

PARCEL ID:
 12-20-276-020
 OWNER OF RECORD:
 MARK PFAU

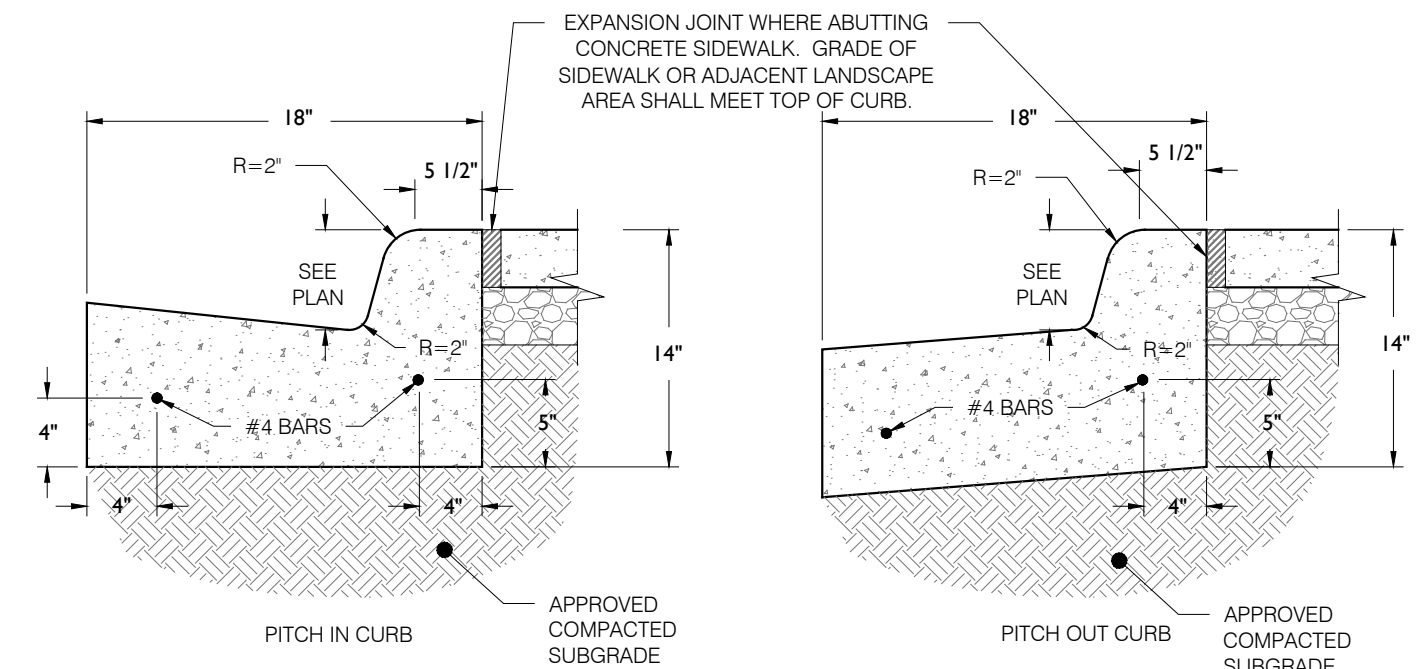
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 12-20-276-020
 OWNER OF RECORD:
 GOOD WILL CO INC, PROPERTY TAX



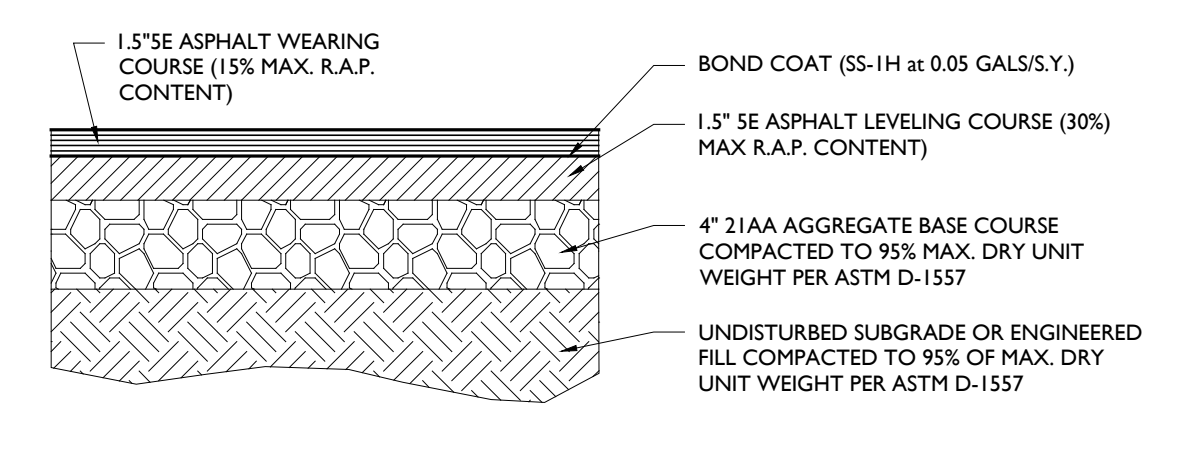
SIGN DETAILS



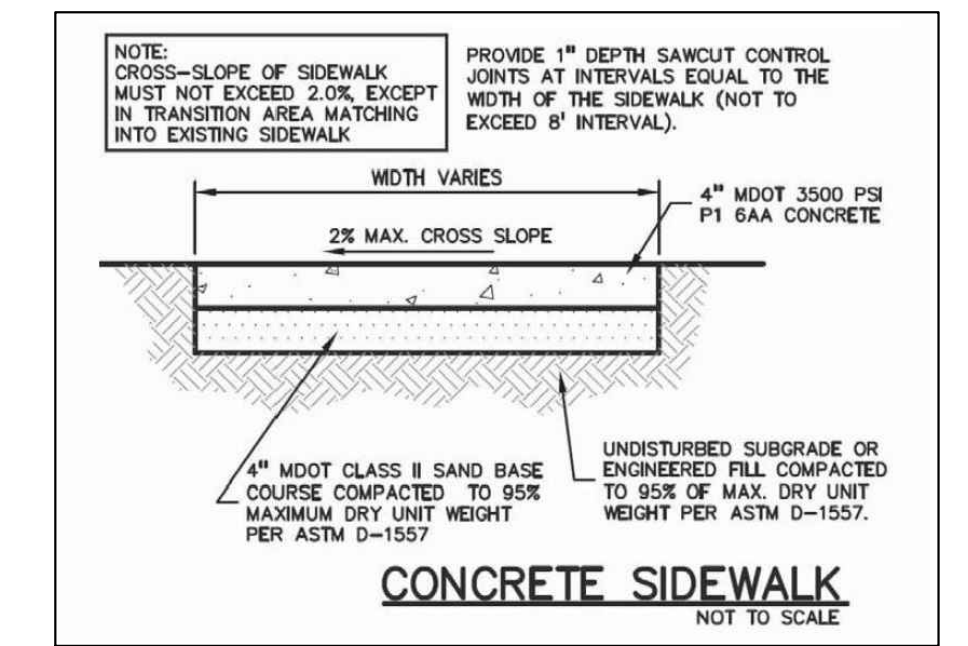
ACCESSIBLE PARKING STALL MARKINGS



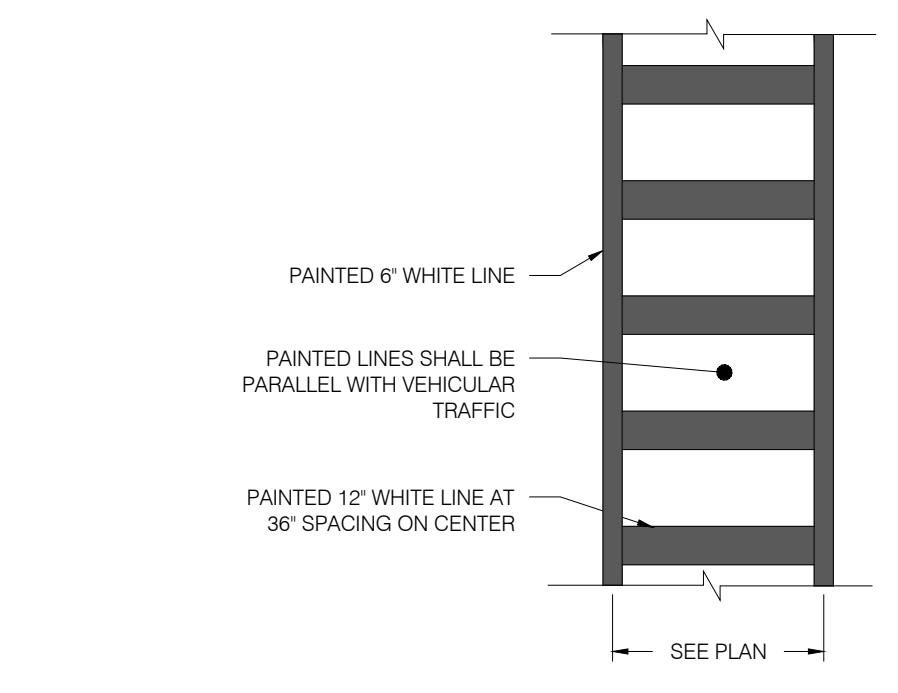
CONCRETE CURB AND GUTTER DETAIL



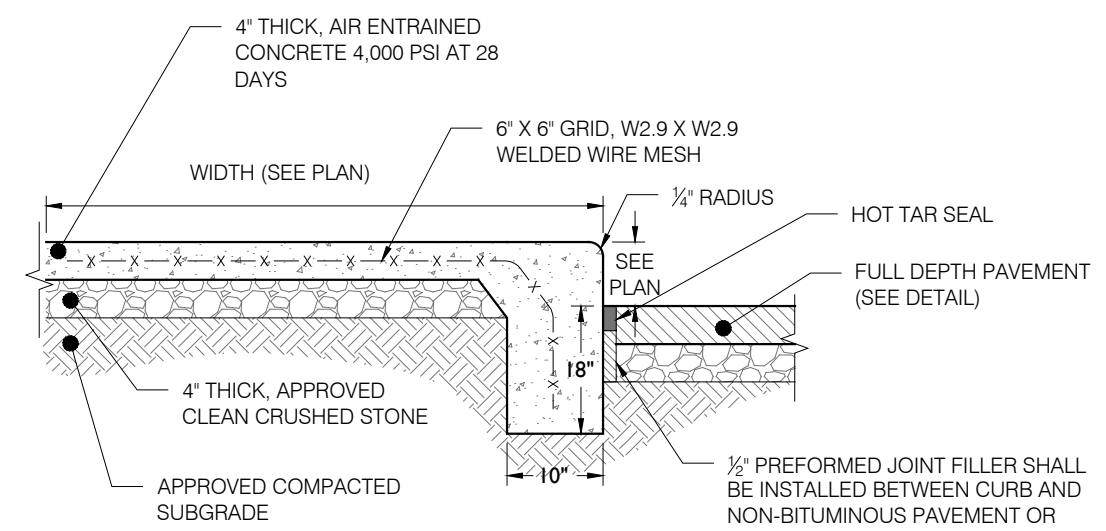
STANDARD DUTY ASPHALT APPROACH DETAIL



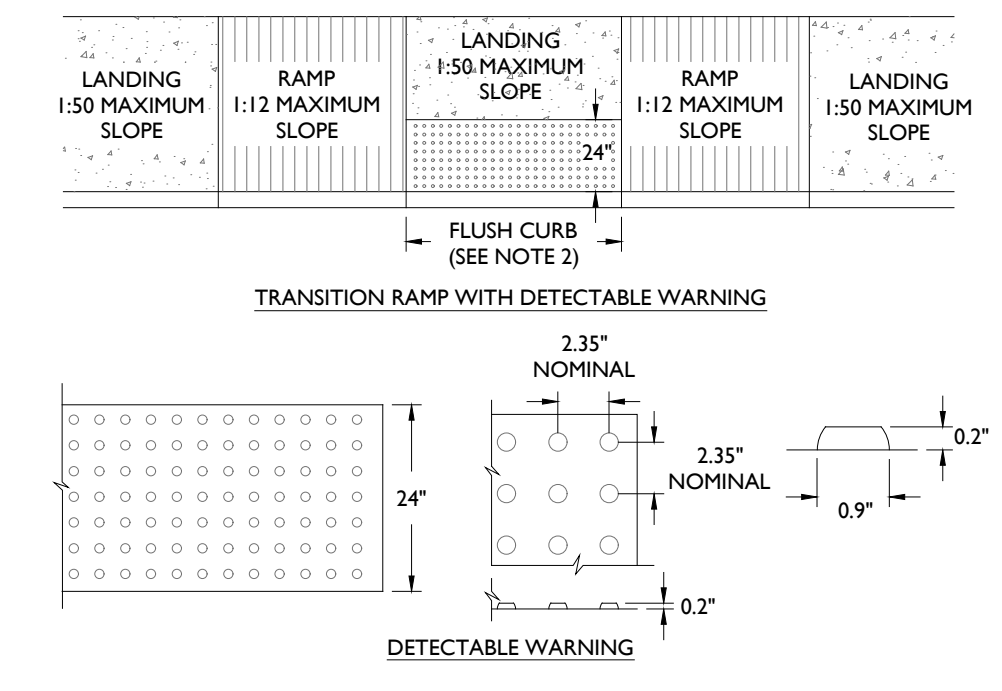
CONCRETE SIDEWALK



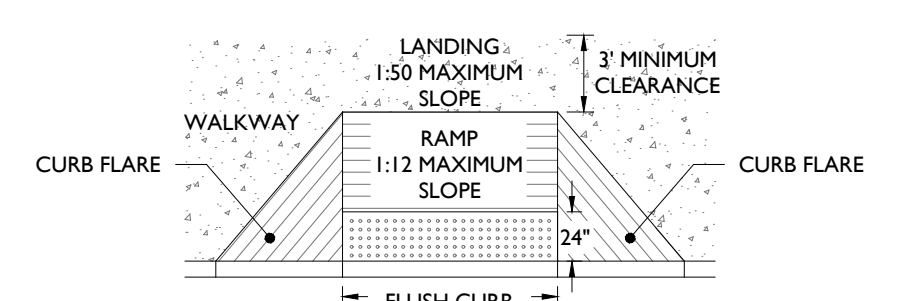
CROSSWALK DETAIL



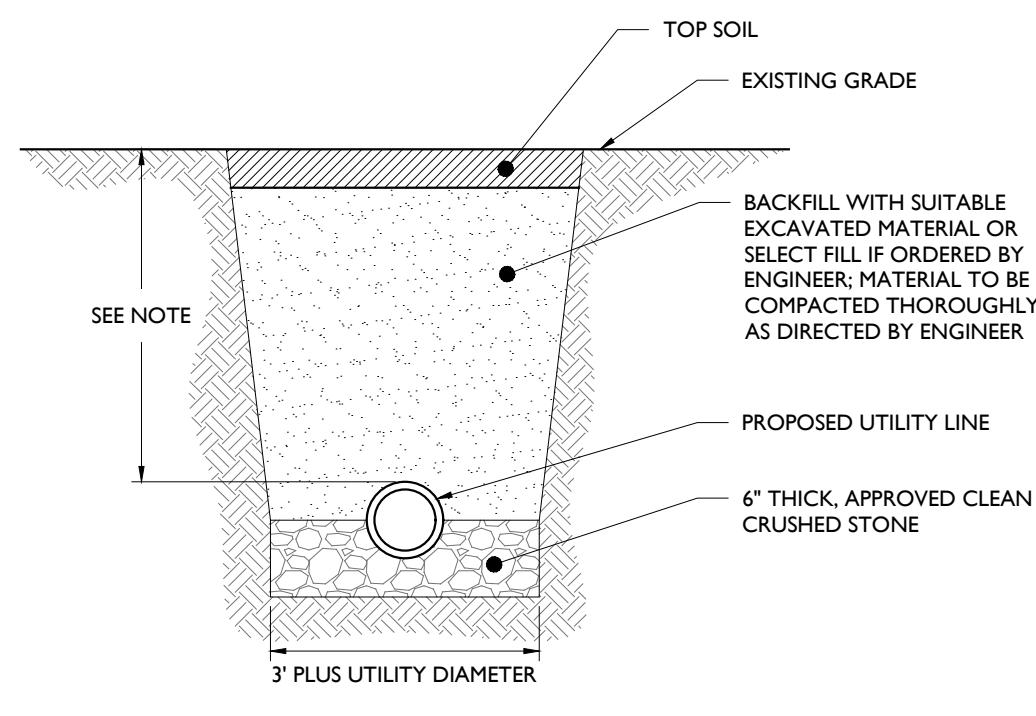
INTEGRAL CONCRETE CURB DETAIL



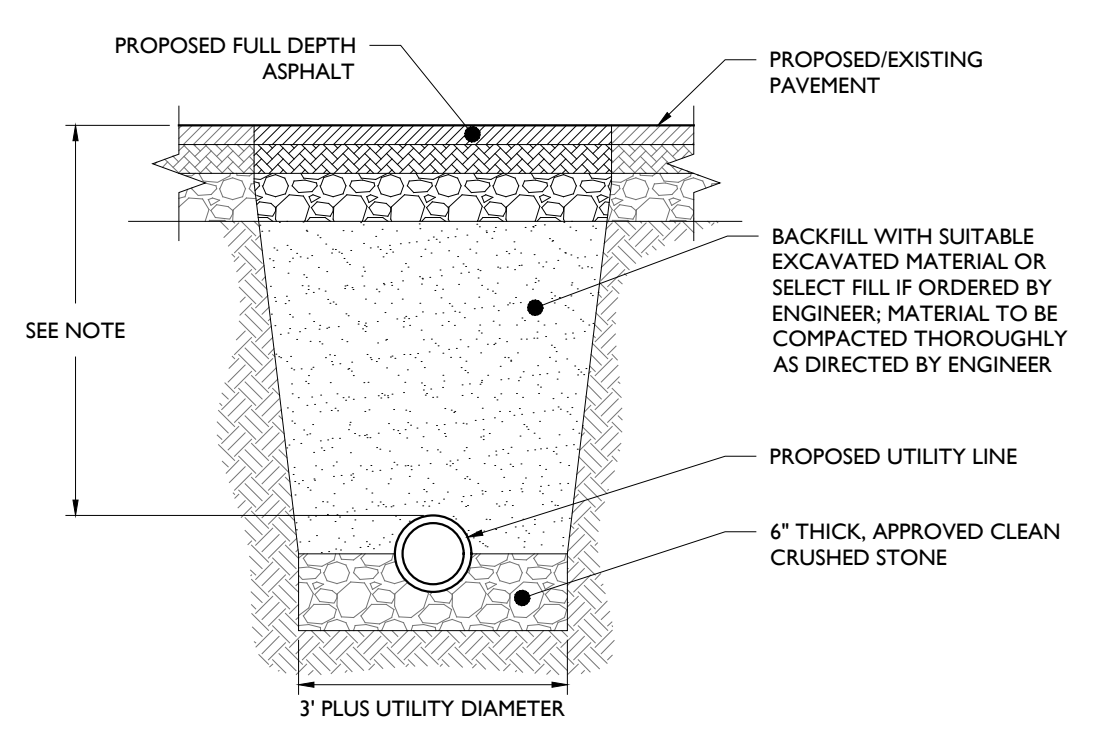
TRANSITION RAMP DETAIL



CURB RAMP DETAIL

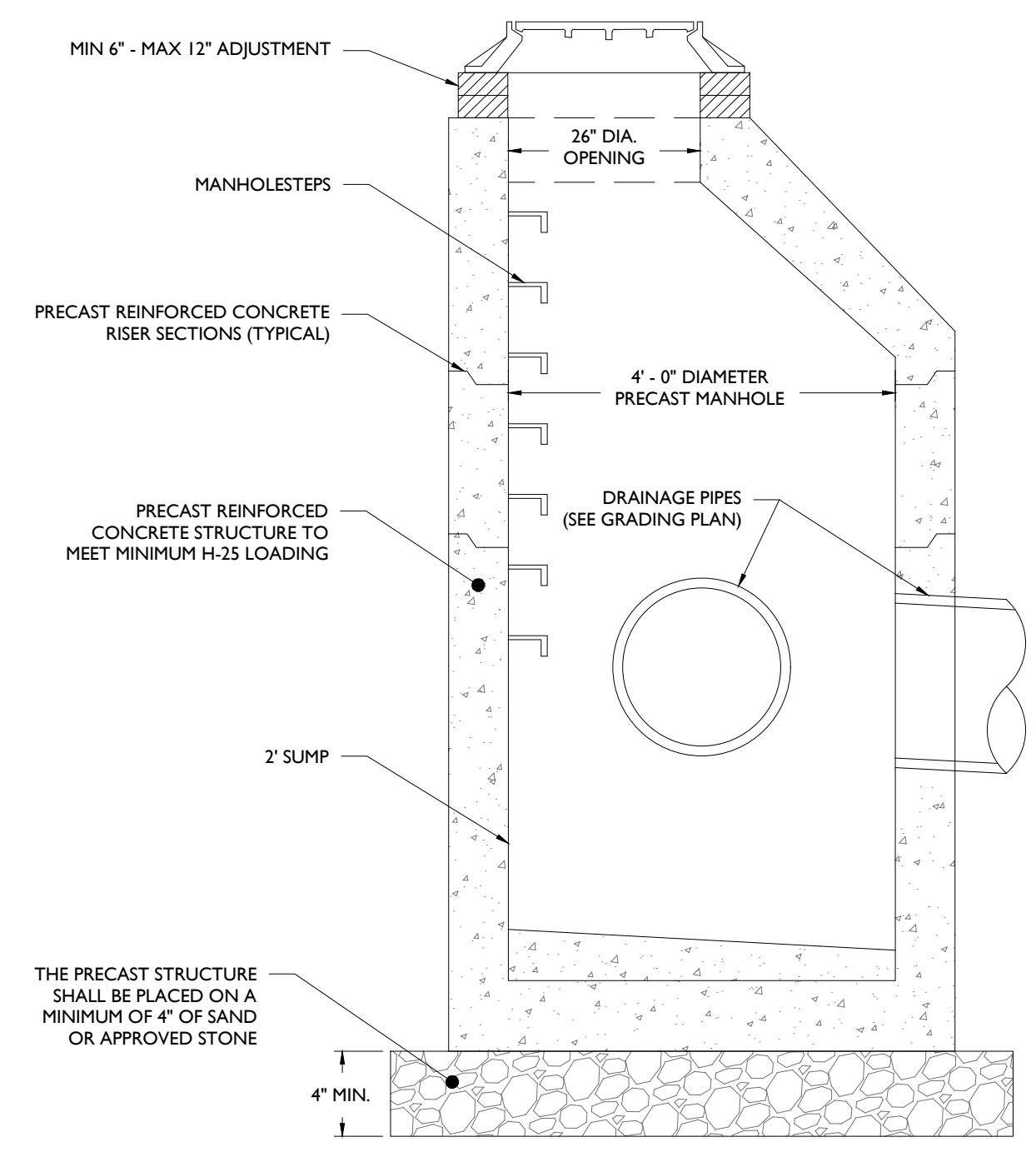


UTILITY TRENCH DETAIL (LANDSCAPED AREA)

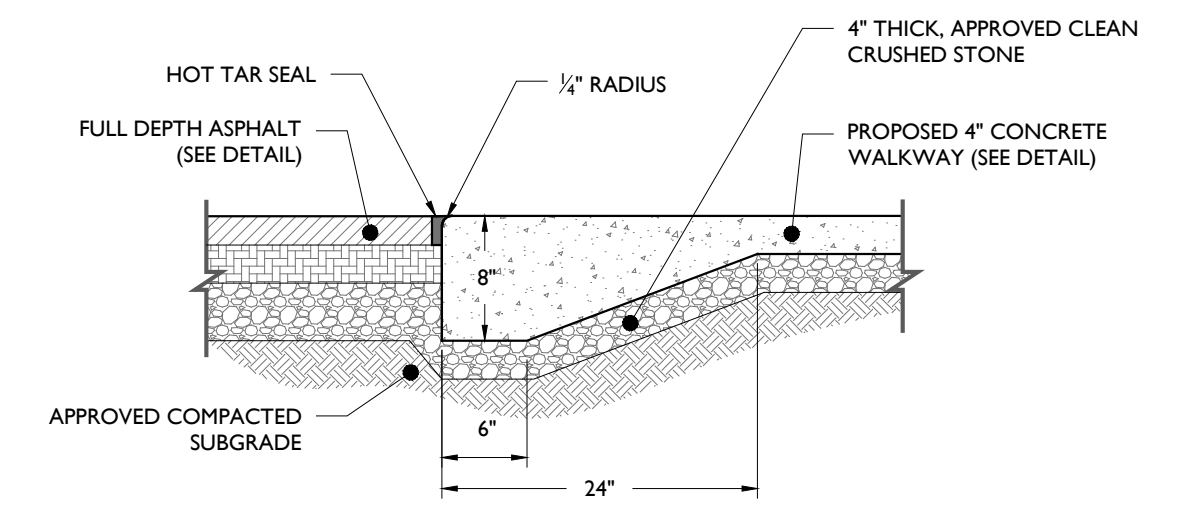


UTILITY TRENCH DETAIL (PAVED AREA)

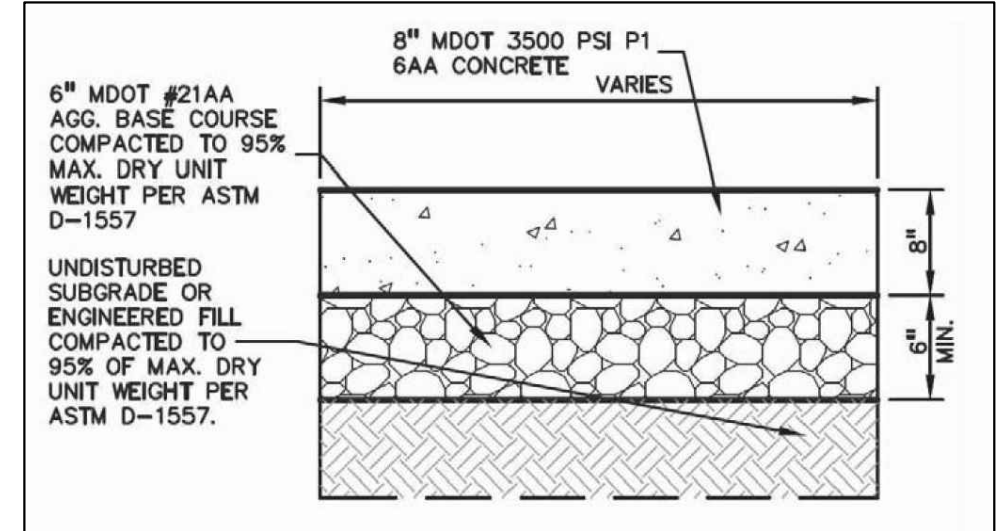
- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND COVER TO SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELLED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.



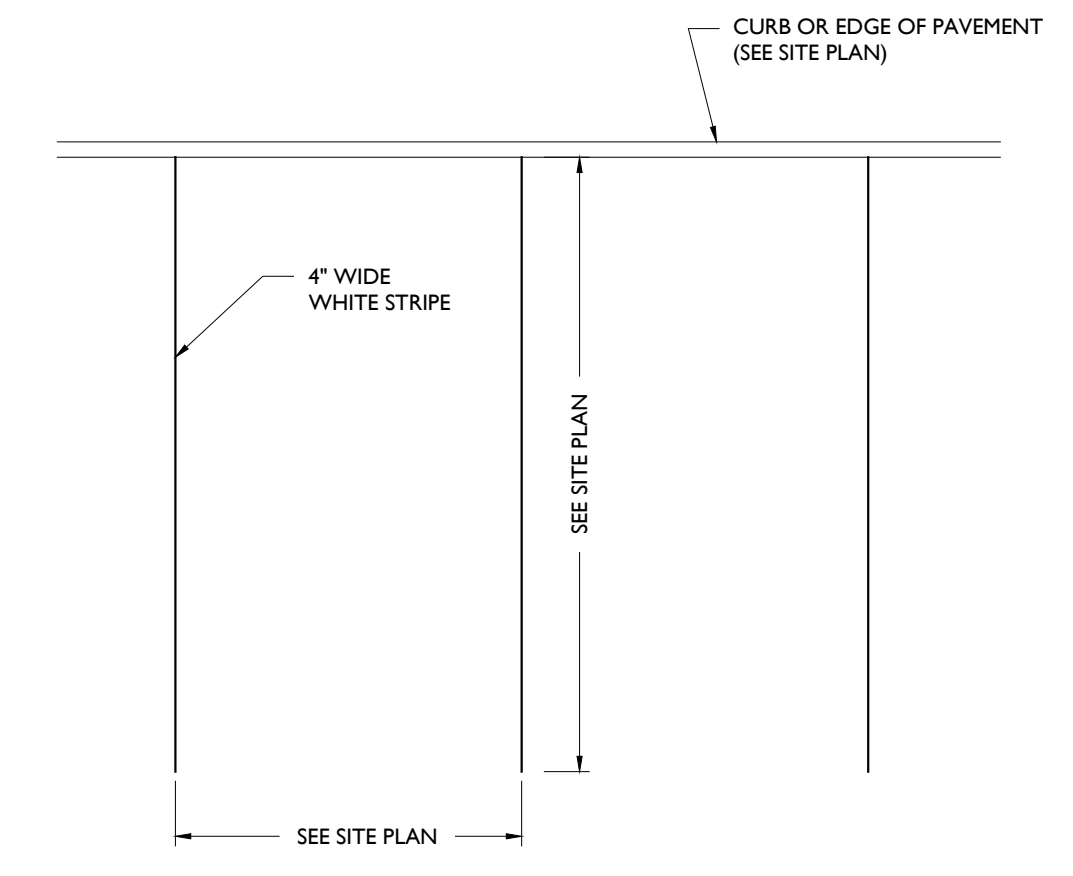
STORM CATCH BASIN DETAIL



CONCRETE WALKWAY TO ASPHALT TRANSITION DETAIL



HEAVY DUTY CONCRETE DETAIL



PARKING STALL MARKINGS

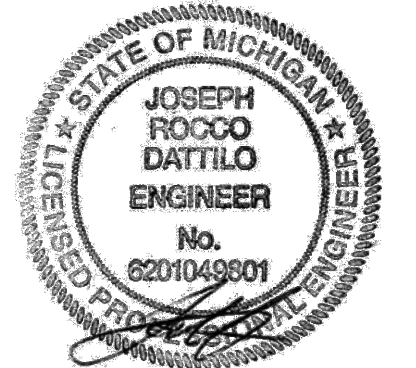
WHITE LAKE TOWNSHIP NOTES

1. All construction shall be in accordance with the Township's current standards and specifications.
2. The Contractor shall notify the Township Engineer and/or the authority having jurisdiction, 48 hours prior to the beginning of construction.
3. Contractor shall contact MISS DIG at 800-482-7171, 72 hours in advance of construction, for existing underground utility locations.
4. In order to verify compliance with approved plans, full-time construction observation will generally be required during all phases of underground site construction including installation of sanitary sewer, storm sewers, drains, watermains and appurtenances as well as private street curbing and paving construction. Intermittent observations will be made for site grading, parking lot curbing and paving, retaining wall construction and other surface activity.

PROFESSIONAL ENGINEERING, ARCHITECTURAL & ENVIRONMENTAL SERVICES
KEM-TEC
 A GROUP OF COMPANIES
 Group Offices
 Ann Arbor (734) 964-0888
 East Lansing (517) 336-0222
 (601) 255-0222
 www.kemtecgroupofcompanies.com

PREPARED FOR: GREAT LAKES TACO, LLC.
 HIGHLAND (M-59) & BOGIE LAKE ROAD, WHITE LAKE TWP., MI, 48383

NO.	REVISION	DATE	BY	DESCRIPTION
3		09/29/2021	GAE	REVISED PER REVIEW COMMENTS
2		08/02/2021	GAE	ENGINEERING SUBMISSION





Item B.

58

Item B.



59



Item B.

60

Item B.



ZeerCO Management Corporation

30201 Orchard Lake Road, Suite 250
Farmington Hills, MI 48334
Phone (248) 702-0113 ~ Fax (248) 702-0117
Email: mikezeer@aol.com

December 21, 2021

RE: 8300 Pontiac Lake Proposed Development

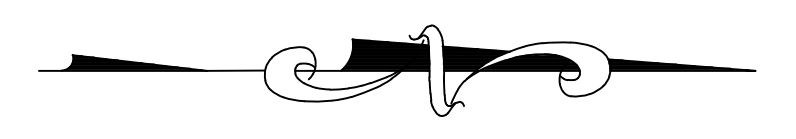
Dear Township of White Lake ,

ZeerCO is excited about the opportunity to develop the above referenced property in the Township of White Lake. We are proposing a 52 unit apartment project along with a commercial component on the site. We are hoping to fulfill as many of the requirements that are listed in your ordinance for this property. Attached you will find a preliminary site plan rendering that we have reviewed a few times with Sean Oneil and others from the Township. We feel that this site plan covers a majority of the said requirements and will be a beautiful fit for your Township. Please add us to the next Township Planning Board hearing to present and discuss in further detail our proposed site plan. You may contact me at any time should you have any questions or comments.

Truly Yours,



Michael Zeer, President
ZeerCO Management Corporation
Cell: (248) 892-3444



BUILDING SETBACK SCHEDULE:

PONTIAC LAKE SETBACK:
 3 STORIES OR LESS: 30 FEET
 EACH STORY OVER 3: ADDITIONAL 5 FEET
 EACH 100 FEET OF BLDG LENGTH: ADDITIONAL 5 FEET

MINIMUM SEPARATION BETWEEN BUILDINGS 20 FEET PLUS 2 FEET FOR EACH 10 FEET EXCEEDING 40 FEET

BUILDING 1:
 PONTIAC LAKE SETBACK: 1-STORY, 30 FEET PLUS
 EACH 100 FEET OF BLDG LENGTH: 60' / 100' * 5' = 3' 30' + 3' = 33', PROVIDED 33.00' TO EX. TOP OF BANK

BUILDINGS 1 & 2:
 SIDE TO SIDE SEPARATION:
 BUILDING 1 50' END: 50' - 40' PER ORDINANCE = 10' / 10' = 1 * 2' = 2'
 BUILDING 2 40' END, 0'
 20' + 2' + 0' = 22', PROVIDED 22'

BUILDING 2:
 PONTIAC LAKE SETBACK: 2-STORY, 30 FEET PLUS
 EACH 100 FEET OF BLDG LENGTH: 125' / 100' * 5' = 6.25' 30' + 6.25' = 36.25', PROVIDED 36.00' TO EX. TOP OF BANK

BUILDING 2 & 3:
 SIDE TO SIDE SEPARATION: EACH 40' END, 20' SEPARATION

BUILDING 3:
 PONTIAC LAKE SETBACK: 2-STORY, 30 FEET PLUS
 WIDTH:
 EACH 100 FEET OF BLDG LENGTH: 125' / 100' * 5' = 6.25' 30' + 6.25' = 36.25', PROVIDED 36.25' TO EX. SEAWALL
 END:
 EACH 100 FEET OF BLDG LENGTH: 40' / 100' * 5' = 2' 30' + 2' = 32', PROVIDED 39.50' TO EX. SEAWALL

BUILDINGS 3 & 4, FRONT TO FRONT SEPARATION:
 BUILDING 3 125' LONG
 125' - 40' PER ORDINANCE = 85' / 10' * 2' = 17'
 BUILDING 4 100' LONG
 100' - 40' PER ORDINANCE = 60' / 10' * 2' = 12' 20' + 17' + 12' = 49', PROVIDED 76.97'

BUILDING 4:
 PONTIAC LAKE SETBACK: 3-STORY, 30 FEET PLUS
 END:
 EACH 100 FEET OF BLDG LENGTH: 40' / 100' * 5' = 2' 30' + 2' = 32', PROVIDED 65.96' TO EX. TOP OF BANK

BUILDINGS 4 & 5:
 SIDE TO SIDE SEPARATION: EACH 40' END, 20' SEPARATION

BUILDINGS 5 & 6:
 SIDE TO SIDE SEPARATION: EACH 40' END, 20' SEPARATION

LEGAL DESCRIPTION - SIDWELL NO. 12-13-451-011:
 (PER TITLE POLICY NO. F-253329-0 LT)
 A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT DISTANT EAST, 1332.48 FEET AND NORTH 696.34 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13, T.3N., R.8E.; THENCE NORTH 56 DEGREES 12 MINUTES 00 SECONDS WEST ALONG THE CENTER OF PONTIAC LAKE ROAD, 509.45 FEET; THENCE NORTH 100.12 FEET TO THE SHORE OF PONTIAC LAKE; THENCE EASTERLY, NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID PONTIAC LAKE, 920 FEET MORE OR LESS TO THE NORTH AND SOUTH 1/8 LINE; THENCE SOUTH ALONG SAID 1/8 LINE, 606.10 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

* LEGAL DESCRIPTION PROVIDED BY "DAVID P. SMITH & ASSOCIATES" SURVEY DATED: 3/11/08; NO BOUNDARY SURVEY HAS BEEN REQUESTED OR PERFORMED BY LEHNER ASSOCIATES.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

NOTE: ALL WATERMANS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT (EXTENDING 3' BEYOND EDGE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY. ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.

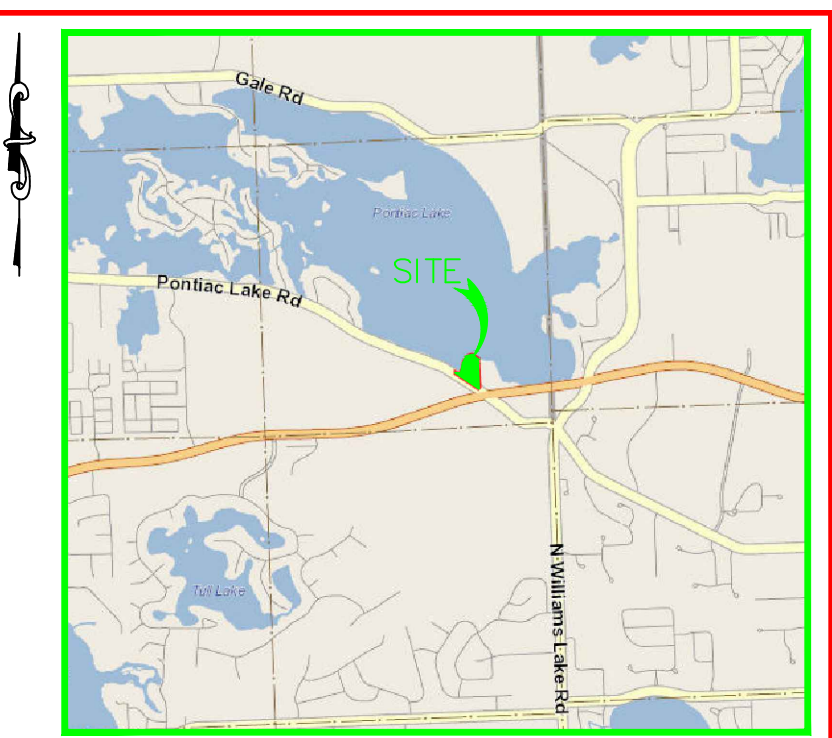


SOUTH 1/4 COR. SECTION 13, T.3N., R.8E., WHITE LAKE TWP., OAKLAND CO., MI (L-07)

SOUTHEAST COR. SECTION 13, T.3N., R.8E., WHITE LAKE TWP., OAKLAND CO., MI (M-07)

BENCHMARKS:
 SITE BENCHMARK NO. 1
 ARROW ON HYDRANT LOCATED NORTH SIDE OF PONTIAC LAKE ROAD ELEVATION=969.06 (NAVDB88)

SITE BENCHMARK NO. 2
 ARROW ON HYDRANT LOCATED NORTH SIDE OF PONTIAC LAKE ROAD ELEVATION=968.85 (NAVDB88)



VICINITY MAP

LEGEND

- OVERHEAD UTILITY LINES
- EXISTING DITCH
- EXISTING FENCE
- EXISTING SANITARY MANHOLE OR CLEANOUT
- EXISTING STORM SQ. CATCH BASIN
- EXISTING STORM ROUND CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE IN WELL
- EXISTING TELEPHONE RISER
- EXISTING CABLE RISER
- EXISTING ELEC. TRANSFORMER
- EXISTING ELECTRICAL METER
- GAS METER
- WATER SHUT OFF
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD

SITE PLAN NOTES:
 LOCATION: 8300 PONTIAC LAKE RD., WHITE LAKE MI

PARCEL ID#: 12-13-451-011

ACREAGE: 3.31± GROSS ACRES, 2.68± NET ACRES WITH 60' R.O.W.

ZONING: PG PONTIAC GATEWAY

ADJACENT ZONING:
 WEST: NO ZONING, PONTIAC LAKE
 NORTH: NO ZONING, PONTIAC LAKE
 EAST: PG PONTIAC GATEWAY
 SOUTH: R1-G SINGLE FAMILY RESIDENTIAL AND GB GENERAL BUSINESS

LOT SIZE:	REQUIRED	PROVIDED
MINIMUM LOT AREA:	5,000 SFT	144,020 SFT
MINIMUM LOT WIDTH:	N/A	509.45 FT

SETBACKS:	REQUIRED	PROVIDED
FRONT:	0 FT	0 FT
REAR (NO ALLEY):	25 FT	N/A
SIDE (INTERIOR):	0 FT	10 FT
PONTIAC LAKE:		
3 STORIES OR LESS:	30 FT	N/A
EACH STORY OVER 3:	+5 FT	SEE BUILDING SETBACK SCHEDULE
EACH 100 FT BLDG LENGTH:	+5 FT	SEE BUILDING SETBACK SCHEDULE

BUILDING SEPARATION:	REQUIRED	PROVIDED
20 FT + TWO (2) FT FOR EACH TEN (10) FT EXCEEDING FORTY (40) FT	20 FT	SEE BUILDING SETBACK SCHEDULE

BUILD TO LINE COVERAGE:	REQUIRED	PROVIDED
75%	75%	23%

MAXIMUM BUILDING HEIGHT:	REQUIRED	PROVIDED
FEET:	70	70
STORIES:	6	3

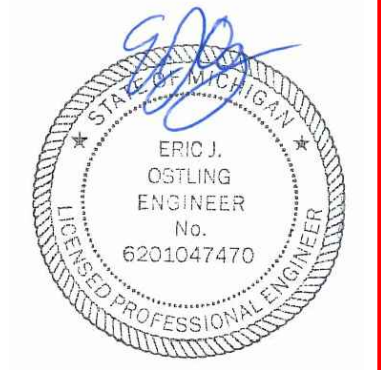
MINIMUM FLOOR HEIGHT:	REQUIRED	PROVIDED
FIRST/GROUND FLOOR:	14 FT	14 FT
UPPER FLOORS:	10 FT	10 FT

OFF-STREET PARKING:	REQUIRED	PROVIDED
MULTIPLE-FAMILY DWELLINGS:	DWELLING UNIT PLUS 1/4 OF A SPACE PER BEDROOM	
FOR GUEST PARKING IN COMMON AREAS:		
1 BEDROOM UNITS:	32	
EXTRA SPACES:	8	
2 BEDROOM UNITS:	20	
EXTRA SPACES:	10	
SUBTOTAL:	70	

CONVENIENCE STORE:	REQUIRED	PROVIDED
3,000 SQ. FT., 1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA	15	200 SQ. FT. OF GROSS FLOOR AREA

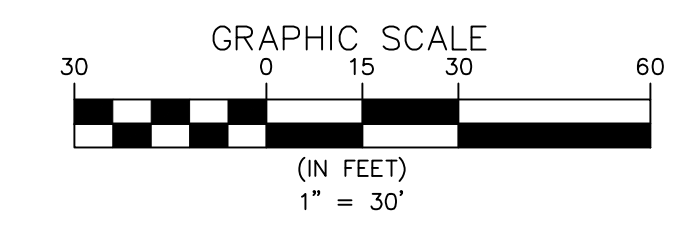
TOTAL:	REQUIRED	PROVIDED
	85	97

BARRIER FREE:	REQUIRED	PROVIDED
	4	8



12-13-476-008
8240 HIGHLAND RD.

12-13-476-001
8230 HIGHLAND RD.



Revisions:

Client:
 ZEERCO HOLDINGS, LLC
 MICHAEL ZEER
 30201 ORCHARD LAKE ROAD
 SUITE 250
 FARMINGTON HILLS, MI 48334
 248.702.0113 o. 248.892.3444 c
 mzeer@zeercoholdings.com

Lehner Associates, Inc.
 Civil Engineers | Surveying | Planning | Consulting
 "Saving Michigan" Since 1912
 17001 Nineteen Mile Road, Suite 3
 Clinton Township, Michigan 48038
 o: 586.412.7050 | f: 586.412.7114
 www.lehnerassociates.com

**8300 PONTIAC LAKE ROAD
 PARCEL 12-13-451-011
 PRELIMINARY SITE PLAN**

PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T.3N., R.8E., WHITELAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

Scale: 1" = 30'
 Paper Size: 24" x 36"
 Date: 11-15-21
 Drawn By: S.K.
 Checked By: E.O.
 Job No.: 21-306
 Sheet No. 01

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O'Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: January 4, 2022

RE: Election of Chair, Vice-Chair, and Secretary

The Planning Commission bylaws require at the first regular meeting in January of each year, the Commission must select from its members a Chair, Vice-Chair, and Secretary. In accordance with the Michigan Planning Enabling Act (Public Act 33 of 2008), an elected official of the Township cannot serve as chair or vice-chair of the Planning Commission. The general duties of each position are as follows:

Chair: The chair shall preside at all meetings, appoint committees and liaisons to other groups with concurrence from the Planning Commission, authorize calls for special meetings, and perform such other duties as may be specified by the Planning Commission.

Vice-Chair: The vice-chair shall act in the capacity of the chair in the chair's absence. In the event the office of the chair becomes vacant, the vice-chair shall succeed to this office for the unexpired term.

Secretary: The secretary shall perform those duties as assigned by the Michigan Planning Enabling Act (Public Act 33 of 2008) related to the Master Plan and may be assigned other duties from time to time.

At the meeting on January 6, 2022 the current Chair will request nominations for the officer positions listed above. Once nominations are made the Planning Commission will vote on each office. The Commissioner receiving the most votes will serve in that position. The elected officer will begin serving immediately after being selected and will remain in office for the remainder of the year. Current officers may be re-elected; however, the Planning Commission bylaws restrict any officer from serving more than two consecutive terms.

Staff research indicates the current Vice-Chair served in 2020 and 2021 and therefore is not eligible for another term as Vice-Chair in 2022, but is eligible for a different officer position. The current Planning Commission officers are as follows:

Chair: Steve Anderson (2021 was 1st term in position)

Vice-Chair: Merrie Carlock (2021 was 2nd term in position)

Secretary: Vacant

If the Planning Commission desires to delay the election of officers, the following motion is provided:

- **Motion to suspend Planning Commission bylaw 3.1.A to conduct the 2022 election of officers after the first regular meeting in January.**

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O'Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: January 4, 2022

RE: Liaison Assignments

A member of the Planning Commission is required by the zoning ordinance to serve on the Zoning Board of Appeals (ZBA) as a regular member. The current Planning Commission representative on the ZBA is Debby Dehart. The following motion is provided to appoint a member of the Planning Commission to the ZBA:

- **Motion to appoint _____ to serve as the Planning Commission representative on the Zoning Board of Appeals.**

In the past the Planning Commission has selected from among its members a representative/liaison to the Parks and Recreation Committee. The Planning Commission may choose to appoint a representative to the Committee.