



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN, 48383
(FORMER WHITE LAKE LIBRARY)
THURSDAY, MAY 05, 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
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
8. CONTINUING BUSINESS
9. NEW BUSINESS

A. **Oakland Harvesters**
Location: located on the north side of White Lake Road, west of Old White Lake Road. Identified as parcel 12-01-127-001, consisting of 2 acres. Currently zoned (LM) Light Manufacturing.
Request: **Final site plan approval**
Applicant: Oakland Harvesters
840 Sherbrooke St
Commerce Township, MI 48382

10. OTHER BUSINESS
11. LIASON'S REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: May 19, 2022 & June 2, 2022
15. ADJOURNMENT

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

WHITE LAKE TOWNSHIP PLANNING COMMISSION

Township Annex, 7527 Highland Road
White Lake, MI 48383
April 21, 2022 @ 7:00 PM

CALL TO ORDER

Chairperson Anderson called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Merrie Carlock
Pete Meagher
Debby Dehart
Scott Ruggles
Matt Slicker
Robert Seeley
T. Joseph Seward

Absent: Mark Fine

Also Present: Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Mike Leuffgen, DLZ
Kyle Gall, DLZ
Lisa Kane, Recording Secretary

Visitors: 20+ members of the public were present

APPROVAL OF AGENDA

Commissioner Meagher moved to approve the agenda of the April 21, 2022 Planning Commission Meeting.

Commissioner Carlock supported and the **MOTION CARRIED** with a voice vote: 8 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of April 7, 2022

Commissioner Meagher moved to approve the Minutes of April 7, 2022

Commissioner Seward supported and the **MOTION CARRIED** with a voice vote: 8 yes votes.

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

None

PUBLIC HEARING

A. White Lake Hill LLC

Property described as parcel number 12-20-101-003 (1085 Hill Road), located on the north side of Highland Road, west of Hill Road, consisting of approximately 68.96 acres. Property described as parcel number 12-20-126-006, located north of Highland Road, east of Hill Road, consisting of approximately 41.06 acres.

Requests:

1) Preliminary site plan approval

2) Rezoning request: Applicant requests to rezone parcel number 12-20-101-003 from (AG) Agricultural and (PB) Planned Business to (PD) Planned Development or any other appropriate zoning district, and parcel number 12-20-126-006 from (R1-A) Single Family Residential to (PD) Planned Development or any other appropriate zoning district.

Applicant: White Lake Hill, LLC
31550 Northwestern Highway
Farmington Hills, MI 48334

Applicant Present: Mark Kassab

Director O'Neil presented the Fire Department's comments and Assessing's comments on the parcels.

Commissioner Slicker disclosed a professional relationship with the applicant and asked to recuse himself from voting.

Commissioner Meagher moved to allow Commissioner Slicker to recuse himself due to the professional relationship with the applicant. Commissioner Seward supported and the motion carried with a roll call vote (7 yes votes)
(Carlock/yes, Dehart/yes, Meagher/yes, Anderson/yes, Seeley/yes, Seward/yes, Ruggles/yes)

Commissioner Ruggles disclosed a professional relationship for consideration by the board, as his family has farmed that land in the past. It was determined that there were no conflicts of interest and Commissioner Ruggles remained present for the public hearing.

Mr. Leuffgen presented the engineering report from DLZ Engineering. Because sidewalks are not feasible on both sides of Hill Road and the applicant has offered a community benefit for sidewalk fund to compensate for that. The ordinance requires that work done within the 25-foot wetland buffer will need a plan in place to restore it to the original vegetative state. All roads, whether private or public, need to meet Road Commission of Oakland County requirements and this will be required to be indicated on the final site plan. The preliminary site plan provides a reasonable means of stormwater management. The sanitary sewer ordinance requires that sewer be extended across the full extent of the property frontage for the benefit of future use, however the grade and location of trees will make it difficult to extend all the way to the northern property line on Hill Road, therefore it may be left about 40 feet short. The recommendation is for the applicant to consider depositing funds in an escrow account for future use when there is a need for it by an adjoining property. The master plan does include sanitary sewer extending north on Hill Road. It should be considered to include a condition for a loop system for the water supply which provides a redundant source of water service to provide redundancy and reliability concern. A pump station analysis is recommended for the sewage system as the closed pump station has two pumps and a third pump may be warranted. There is a concern regarding building envelopes in relation to patios and decks extending into the sewer easements that should be limited as much as possible.

Commissioner Seeley inquired about the single point of road access and if there is a number of units that would indicate the need of a second road access.

Mr. Quagliata stated that the Fire Department indicated that the preliminary site plan met the intent of the fire code.

Commissioner Ruggles inquired about the loop water system and if the water main on Highland Road would meet the needs of the development.

Mr. Leuffgen explained that where this project would tie in to the water main is in a different pressure district than the water tower. There is not a water main on Hill Road but they are proposing installing one.

Commissioner Anderson inquired about the number of units, the need for the looping water system and if the residents nearby would benefit from the looping water system.

Mr. Leuffgen stated that the residents on Highland Road have direct access to the water main on Highland Road and would not require access to the looped water system.

Discussion occurred of the benefits of looped water system and whether it stabilizes water pressure.

Mr. Quagliata presented the project as 493 total units which consists of 87 detached single-family site condos and 406 multiple-family rental apartment units. The single-family homes will be governed by a declaration of covenant and the apartment rentals will remain owned and managed by the developer. The property on the west side of Hill Road has split zoning, which would be remedied by the rezoning. Rezoning to Planned Development is necessary to develop these properties as indicated on the preliminary site plan. The clubhouse is in the hub of the apartments providing amenities such as a patio and pool and the single-family dwellings will not have access to the clubhouse. The applicant has proposed a public benefit of \$100,000 Parks and Rec fund. Between the two parcels 22 wetlands are identified and are regulated by EGLE, the applicant has stated that any natural area that requires grading for walk-out basements will be returned to its natural, undisturbed state with only native plantings. The multi-family apartments on Hill Road will have a boulevard style entrance. The traffic impact statement recommends a signal be installed east of Hill Road with a right turn taper installed, which is consistent with generally accepted engineering standards. MDOT has jurisdiction of Highland Road and will need to approve any traffic light or changes to the roadway. The Planning Commission can consider waivers in exchange for amenities requested. The applicant would request a waiver for some recreation space. Parallel plans could be considered for parcels without Planned Development district approval, in which the applicant would request a waiver for density. The Planning Commission should consider if the proposed setbacks and lot coverage are appropriate for this project. They will request a 5-foot waiver for some lots' setbacks. There would be no deck or patio in any setback, however a waiver for some patios or decks in the storm water easement may be requested. The ordinance requires double striping and the applicant has indicated that they will seek a waiver for parking striping as double striping is more appropriate for commercial properties, not residential. A 930-foot waiver for the length of street due to topographies and natural features. Sidewalks will be installed on the west side of Hill Road but not on the east side of the road and the applicant has proposed a contribution to the Township Sidewalk Fund to accommodate for that. The applicant would also seek a waiver for a third sign as only two signs are allowed. The dumpster enclosure by the clubhouse would either need a concrete pad in front of it or to seek a waiver. Staff recommends approval as the rezoning and site plan are consistent and compatible with the master plan, subject to getting final site plan approval and all comments and reports in the final site plan are addressed.

Commissioner Seward is troubled by the statement that this is consistent with the master plan because this area is rural and it will increase traffic.

Mr. Quagliata stated that the master plan prescribes residential at this location at a greater density than what is proposed in this project.

Director O'Neil added that this property was rezoned about 15 years ago to Planned Business in preparation for a Super Target to be built. That project did not materialize but there was anticipation of another similar project being brought forward. This residential project will bring less traffic than a large scale commercial project would.

Mr. Quagliata stated that Hill Road will be paved to the north and that they do not expect that traffic will travel north on Hill Road as there isn't anywhere to cut through to.

Commissioner Anderson reminded the public that they would have an opportunity to speak after the applicant makes their presentation.

Commissioner Carlock inquired about the orientation of the single-family units on the southeast side of Hill Road and the road that would serve them.

Mr. Quagliata stated that the road to those units would be a private road that the Homeowner's Association would maintain. The roads that serve the rest of the single-family dwellings would be petitioned by the developer to the Road Commission of Oakland County to be public. However, the roads in the multi-family apartment complex would remain private and maintained by the owner of the property.

Commissioner Meagher inquired if there was a need for rental properties.

Mr. Quagliata stated that the applicant can respond to that market analysis.

Commissioner Dehart inquired if the signs would need a variance.

Mr. Quagliata stated that the process of preliminary site plan review includes the area, quantity, location and dimension for signs but only the location was included in the submitted plan. They would have to comply with the residential standards for signs which can be approved administratively. If the requested rezoning passes, they can request a waiver for the third sign that is indicated on the preliminary site plan. The recommendation could be made at final site plan review to recommend for approval to the Township Board some or all of the waivers requested.

Discussion occurred regarding the different residential zoning districts and the density and lot size requirements for them.

Mr. Quagliata stated that if this does get approval it will be governed by a development agreement and the final site plan is a part of the development agreement. The development agreement would have designation stating that they cannot change the product or method of ownership without Township approval. The final site plan requires a list of all waivers requested, the preliminary site plan considers number of units, road layout, and similar details.

Mark Kassab, representing White Lake Hills, LLC, stated that he and his partners bought this property about 17 years ago with the intent of developing it commercially. A PowerPoint presentation was shared featuring other nearby properties they have and the commissioners were invited to visit other properties they have developed in Novi, Wixom and Commerce Township. A market study was completed which indicates demand for both single-family homes and rental properties. There is a considerable grade to be

considered with this site, approximately 75% from Highland Road to the north end of the property. The survey found approximately 8.5 acres of wetlands on the site, however only .75 acres will be impacted by development. Mr. Kassab states that wetlands are a feature that they want to keep as it is desirable to home buyers. Mr. Kassab presented the different unit models and floor plans available. Every unit has a 2 car garage and a washer and dryer with rent ranging from \$2000-\$2700 and home sales ranging from \$450,000-\$500,000. Topography made it impossible for a second access road to the apartment complex. Regarding the sidewalks on Hill Road, they preferred to put sidewalks on both side but topography was a deterrence. The applicants funded a water main study that that found that the northeast portion has low pressure and the loop system through Meijer would alleviate the pressure issue. They have various building elevations to choose from so the building envelopes could be met to limit the impact on the stormwater easements. The public park requirement within the development is believed to be better met with a contribution to Stanley Park as a public benefit. The clubhouse amenities, such as dog wash, dog park and walking trails will be desirable to residents. There will be an Amazon delivery center for packages to be safely received. There will also be a full gym and yoga studio accessed with key card. Every residence will have a separate entryway, no common hallways. This is an all-ages community, with the ranch-style homes benefiting the aging. Single-family dwellings will have a master deed with CCR which will be turned over to a Homeowner's Association. Community benefits include paving Hill Road according to the traffic study comments, a contribution to Stanley Park instead of public park within development.

Commissioners thanked Mr. Kassab for his presentation.

Commissioner Seeley inquired about the willingness to scale back the waivers.

Mr. Kassab stated that they are extremely willing to work with the Township to meet any requirements.

Commissioner Anderson opened public comment at 8:22 PM

Derrick Near of 1850 Hill Road has concerns about the traffic that will travel north on Hill Road. GPS mapping systems navigate travelers north on Hill Road to get to any destination north of M59. Paving the road is going exacerbate the problem. He would like to see that the development only allow access to Highland Road.

Sean O'Callohan of 1831 Hill Road appreciates the rural area that he lives in and is concerned about increased crime. He would prefer there were no two-story buildings.

Robert Lousey of 6501 Manchester was drawn to this area by the rural nature and doesn't believe the project meets the character of Hill Road. He is also concerned about the crime that rental properties draw.

Laura Mahler of 1445 Hill Road is concerned about the density of this development. Mrs. Maher is concerned that the development has not obtained a permit from EGLE. This development is adverse to the character of Hill Road. She requests that the Planning Commission declines the request.

Tamar Near of 1850 Hill Road is concerned about the noise that will be generated by the construction, how long the project will take to complete and what will the hours of construction be.

Jim Powers of 3711 Ormond Road complimented the applicant for the presentation and appreciated that the development will create jobs and help with the tax base for the Township. He believes this will be a great attribute to the Township. He states that traffic is something that we all have to live with and he doesn't believe that crime will increase with a high rent development such as this.

John and Mary Rankin of 1829 Hill Road submitted an email which will be available on record.

Corbin McLaughlin of 1245 Hill Rd is concerned about car accidents on Highland Road and there is littering on Hill Road.

Andrea Liveright of 5347 Woodland is concerned about traffic and additional traffic if there is an accident on Highland Road as drivers use Hill Road to detour. She doesn't understand how it fits in with the master plan.

Anna Wilson of 1795 Hill Road enjoys the rural nature and is very upset about the idea of having so many people residing in this area.

Commissioner Anderson closed the public hearing at 8:42 PM

Director O'Neil explained the history of the master plan, how it is developed and that they would encourage residents to be a part of the process when they review the Master Plan.

Andrea Liveright of 5347 Woodland asked if consideration is taken about how the nearby residents feel when they develop the master plan.

Director O'Neil addressed some questions from the residents and informed that the wetlands permit is not required at this stage of the process.

Applicant Mr. Kassab replied to questions about density, traffic, crime and construction time frame. The income levels are expected to be over \$100,000 annually for residents of the rental apartments and it isn't anticipated that the crime rate will increase. The project that was planned for the parcel zoned Planned Business would have been something similar to a Super Target and the buffering would have been multi-family residential. The traffic study does not support increased traffic on Hill Road. This type of development is not determined by density, they aren't trying to cram as many dwellings into the lots as possible and are willing to consider less units to better meet the needs of the Township. Some waivers will be critical to create a proper development. They will abide by Road Commission of Oakland County and MDOT requirements. The duration of construction will likely be in one phase for the single-family and two phases for the multi-family complex, it will be limited by trades and materials availability.

Commissioner Ruggles asked about the anticipated duration of the phases.

Mr. Kassab responded that construction timeframe could be 2 years.

Commissioner Carlock has concerns with the natural areas to the north being preserved.

Commissioner Seward agrees with Commissioner Carlock about the north end wooded lot. He inquired about the possibility of deterring people from traveling north on Hill Road.

Commissioner Dehart sees the need for adding residential to support the local economy but has reservations because she appreciates the rural nature of White Lake.

Commissioner Seeley is concerned about the density and the size of the lots.

Mr. Quagliata addressed the concern about the rezoning stating that the rezoning to Planned Development allows the Planning Commission to consider waivers and whether or not they are appropriate.

Director O'Neil explained the broad range of the zoning of Planned Neighborhood and that the master plan doesn't perfectly align with all of the zoning districts but it is consistent with the future land use for this area and it falls within the prescribed range for density.

Discussion regarding the differences in zoning and the designations in the master plan for this area.

Commissioner Ruggles asked if the roads will be public or private.

Mr. Kassab stated that the roads in the single-family area will be public but the rental apartment homes will be private so that they can maintain them as the rental property management. He also explained that there is a waiver that they can sign so that the police can respond to violations on the private roads.

Commissioner Ruggles shares the concerns of many of the residents about the traffic on Hill Road and with the density.

Commissioner Meagher moved to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations to the Township Board, the preliminary site plan for the property described as parcel number 12-20-101-003 (1085 Hill Road), located on the north side of Highland Road, west of Hill Road, consisting of approximately 68.96 acres. Property described as parcel number 12-20-126-006, located north of Highland Road, east of Hill Road, consisting of approximately 41.06 acres.

Commissioner Anderson supported, and the MOTION FAILED with a roll call vote (2 yes votes): (Carlock/no, Dehart/no, Meagher/yes, Anderson/yes, Seeley/no, Seward/no, Ruggles/no)

Commissioner Seeley moved to forward a favorable recommendation, subject to getting preliminary site plan approval, to the Township Board, the rezoning from parcel number 12-20-101-003 from (AG) Agricultural and (PB) Planned Business to (PD) Planned Development or any other appropriate zoning district.

Commissioner Dehart supported, and the MOTION CARRIED with a roll call votes (6 yes votes): (Carlock/yes, Dehart/yes, Meagher/yes, Anderson/yes, Seeley/no, Seward/yes, Ruggles/yes)

Commissioner Seeley moved to forward a favorable recommendation, subject to getting preliminary site plan approval, to the Township Board, the rezoning from parcel number parcel number 12-20-126-006 from (R1-A) Single Family Residential to (PD) Planned Development or any other appropriate zoning district.

Commissioner Dehart supported, and the MOTION CARRIED with a roll call votes (5 yes votes): (Carlock/yes, Dehart/no, Meagher/yes, Anderson/yes, Seeley/no, Seward/yes, Ruggles/yes)

Director O'Neil will have a conversation with the Township attorney about how to proceed.

Commissioner Anderson reminded the attendees that agendas are posted on the website and they will need to check to see when this project is coming back to the Planning Commission for consideration.

B. Hypershine Car Wash

Property described as parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road, west of Fisk Road, consisting of approximately 4.91 acres.

Requests:

1) Preliminary site plan approval

2) Special land use approval

Applicant: EROP, LLC
2390 East Federal Drive
Decatur, IL 62526

Applicant present: Reid Cooksy of EROP, LLC

Mr. Quagliata presented the project for the parcel that was rezoned two years ago by a developer who wanted to bring plans forward for a carwash but it did not materialize. Driveways are required to meet setbacks from adjacent driveways and be offset from opposing driveways. The applicant will need to request from the Planning Commission a waiver from interlocking driveway rule or they would need a variance from the Zoning Board of Appeals. They are proposing a six-foot vinyl fence to provide screening from the residential properties. The outdoor lighting plan would be reviewed at final site plan review. There are concerns about the dumpster placement and the gate orientation which may require a variance from the Zoning Board of Appeals. The required number of stacking spaces and parking spaces are met. The ordinance requires a certain number of shrubs and trees in greenbelt. There is a water main easement that is deterring them from meeting the planting requirements. They will request a variance for one wall sign placement as the water main easement is deterring them from a monument sign.

Commissioner Dehart inquired about the previous applicant's proposal to give the rear portion of the parcel to the township.

Mr. Quagliata replied that the current applicant has not proposed the same offer.

Commissioner Slicker inquired about the need of a bypass lane.

Mr. Quagliata explained that the ordinance does not require a bypass lane and that they providing more stacking space than is required.

Mr. Quagliata stated that six variances would be requested: potentially two for the driveway, for the 450 ft separation although the Planning Commission can consider a waiver for driveways; one for the dumpster location; potentially two for the landscaping trees & shrubs in the greenbelt; and one for the sign.

Director O'Neil commented on the possible ways that the applicant could avoid requesting variances.

Commissioner Dehart inquired who determines the addition of a deceleration lane.

Director O'Neil responded that MDOT has jurisdiction over Highland Road.

Commissioner Slicker inquired about the greenbelt requirements.

Mr. Quagliata stated that the applicant meets the width for the greenbelt but did not indicate the proper number of trees and shrubs to be planted.

Commissioner Seeley also inquired about the bypass lane and if there is not a teller available in the pay booth how will someone exit who accidentally pulled in to the driveway.

Discussion occurred regarding the requirements of a frontage road for cross access between adjacent businesses.

Mr. Leuffgen of DLZ Engineering presented the second review for engineering feasibility. It was noted

that a 20-foot one way drive was required by the Fire Department for the exit of the carwash. A storm water management plan including a storm water detention pond with an outlet discharging to the MDOT storm system will need to be approved by MDOT. It is recommended that the sanitary sewer connection be a pressure sewer including a grinder station. Clarification from the Oakland County Water Resource Commissioner is needed at final site plan review on the need of an external oil gride separator. Mr. Leuffgen finds nothing that prohibits recommending an approval from engineering.

Commissioner Slicker inquired about the grade entering Highland Road to avoid parking lot run off.

Mr. Cooksy responded to concerns about stacking and circulation of the site. Membership based model, three lanes: two are membership lanes which use license plate readers and one is pay based. Vacuums are free after paying for wash with unlimited use. The entrance was aligned with the opposing boulevard entrance to avoid needing a variance. They weren't aware that they could plant within three feet of the watermain in the greenbelt and they will work with landscaping requirement.

Commissioner Slicker inquired about the bypass lane and how will patrons leave without paying for a carwash if they decide not to use the service.

Mr. Cooksy answered that there are constraints to the parcel including overhead electrical lines to creating a bypass lane and the throughput time is very fast so even with a lot of cars stacked they will get through the tunnel quickly.

Commissioner Dehart inquired about the orientation of the dumpster.

Mr. Cooksy responded that due to the size of the refuse truck, it will not be able to enter the rear of the property. He also is willing to work with the Township to find an alternative.

Commissioner Anderson inquired about the fees for the services.

Mr. Cooksy stated that that the fee structure model is mainly the monthly membership which ranges from \$30 - \$40 per month but there will be employees on site to assist customers but not in a booth to take payment.

Commissioner Meagher asked if someone needed to get through without paying would someone be available to help them continue through without paying for a wash.

Commissioner Seeley informed that there is an ordinance requirement for a frontage road and that would provide a bypass for people who didn't intend on obtaining carwash services.

Mr. Cooksy stated that they will provide a stub and an easement to the east that is part of the employee parking spaces for a future possible frontage road.

Commissioner Anderson opened public comment at 10:26 PM

Commissioner Anderson stated that two emails were received from the Kenneth T Johnson Jr and Rachel Cook who do not support the project.

Shannon Frescas of 9240 Steephollow Dr. is adamantly against this project, is concerned about the project and is very concerned about the noise.

Ken Mumaw of 9218 Steephollow Dr. is concerned about the excess lighting in the parking lot. Mr. Mumaw has also reminded the commission that routing the traffic through the Dance Studio would not be safe with all of the children entering and leaving the building. Mr. Mumaw added the concern about the former Brendel's property being developed.

Richard Morris of 9211 Steephollow Dr. appreciates the quietness of living on Tull Lake. Mr. Morris is concerned about the noise and is concerned about the chemicals and impact of the cleaning agents.

Margaret Penner of 9651 Steephollow Dr. shares the other residents' concerns and is also concerned about the well head protection.

Darryl Davis of 9265 Steephollow Dr. would like a taller fence and landscaping to buffer the noise.

Dave Gian of 9315 Steephollow Dr agrees with all of the concerns from other residents and would like to see trees to buffer the rear of the lot. He would also like to know what the plan is for the runoff from the parking lot as well as the runoff from the cleaning of the cars.

Marcy Denesca of 4745 Berry Patch Lane is concerned about the impact on the lake.

Kathleen Grant of 9268 Steephollow Dr takes great pride in her neighborhood and the lake. Ms. Grant is concerned about the drainage and runoff.

Monica Wilcowski of 9292 Steephollow Dr believes there are other carwashes and doesn't see the need for another one.

Ken Mumaw of 9218 Steephollow Dr. returned to ask if there was the possibility of the back part of the parcel being split and sold to other commercial development.

Mr. Quagliata responded that the area indicated is landlocked and would not be able to be split and sold because there would be no way to access it from Highland Road.

A member of the audience asked what the hours of operation would be.

Mr. Cooksy responded that the hours of operation would be 8am-8pm, 7 days of the week.

Commissioner Anderson closed public comments at 10:41 PM

Commissioner Carlock inquired about the water source, if it would be the water main at Highland Road and how run off from the parking lot and waste water would be managed.

Director O'Neil replied that they would be connected to the municipal water and sewer, runoff would

drain into the stormwater basin at the curb and the waste water generated from the carwash will enter a reclamation system for processing, but ultimately enter the sanitary sewer.

Commissioner Slicker asked why the Belle Tire doesn't have an access road.

Director O'Neil answered that the reciprocal access easements came in when there was a traffic study done with MDOT in about 2003, that is when the Township's access management plan was adopted and Belle Tire had been in operation for years before that. They do share the driveway with the old Tim Hortons restaurant. And they were required by the township to make a connection to the shopping center to the east.

Discussion occurred regarding the possibility of a frontage road.

Mr. Cooksy responded to questions from residents about the waste water, fence, trees and water shed. Concerning light and noise, studies have been done on these vacuum systems, which have mufflers, they are less than 60 decibels at the property line. The lights meet the ordinance allowances and will not impact the neighboring. No drainage will leave the site as it will be directed to the detention pond. Considering the sanitary discharge, the reclamation tanks inside separate oil and chemicals and it cleans the water and sends very minimal discharge into the sanitary sewer system. The 6-foot-tall fence is what is required by the Township and can plant trees on the west side. All chemicals are contained and employees will maintain the property. The noise study can be provided. The wash tunnel has silencers on the blowers at the end of the tunnel which mitigate the noise.

Discussion occurred about the noise study and the noise generated from the vacuums and from the tunnel itself.

Commissioner Carlock inquired about the special land use for this zoning.

Commissioner Meagher inquired about the screening wall composition.

Director O'Neil explained that the screening will include the 400-foot buffer of vacant land which will help mitigate all noise and light.

Discussion about the feasibility of the project due to the inability to provide a frontage lane.

Commissioner Slicker moved to table the project until the applicant can comply with the requirement for the front access road.

Commissioner Seward supported and the MOTION FAILED with a roll call vote (2 yes votes): (Carlock/no, Dehart/no, Meagher/no, Anderson/no, Seeley/no, Seward/yes, Ruggles/no, Slicker/yes)

Commissioner Seeley moved to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations, the easement requirement, providing a waiver for the coordination of the driveway and subject to special approval, to the Township Board, the preliminary site plan for the property described as parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road, west of Fisk Road, consisting of approximately 4.91 acres.

Commissioner Meagher supported, and the MOTION CARRIED with a roll call vote (6 yes votes):
(Carlock/yes, Dehart/yes, Meagher/yes, Anderson/yes, Seeley/yes, Seward/no, Ruggles/yes,
Slicker/no)

Commissioner Meagher moved to approve the special land use for the property described as
parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road,
west of Fisk Road, consisting of approximately 4.91 acres.

Commissioner Seeley supported and the MOTION CARRIED with a roll call vote (8 yes votes):
(Carlock/yes, Dehart/ yes, Meagher/ yes, Anderson/ yes, Seeley/yes, Seward/yes, Ruggles/yes,
Slicker/yes)

CONTINUING BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

None

LIAISON'S REPORT

None

DIRECTOR'S REPORT

COMMUNICATIONS

NEXT MEETING DATES: May 5, 2022
May 19, 2022

ADJOURNMENT

Commissioner Meagher moved to adjourn the meeting at 11:27 PM
Commissioner Seeley supported and the MOTION CARRIED with a voice vote: 8 yes votes

Director's Report

Project Name: Oakland Harvesters

Description: Final site plan approval

Date on Agenda this packet pertains to: May 5, 2022

- Public Hearing

 Special Land Use
 Initial Submittal

 Rezoning
 Revised Plans

 Other: _____
 Preliminary Approval
 Final Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on comments from staff and consultants
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 04/28/2022
Justin Quagliata	Staff Planner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 04/26/2022
Lisa Hamameh	Township Attorney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See email dated 04/27/2022



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

April 28, 2022

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

RE: Oakland Weed Harvesters -Final Site Plan Review- 1st Review

DLZ # 2045-7141-06

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned plan prepared by Kieft Engineering, Inc. and dated January 31, 2022. These plans were reviewed for general engineering feasibility and conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

Site Improvement Information-

- A single story 9,000 sq.ft. building for office and equipment maintenance.
- Associated parking and open area for service vehicle maneuvering. Parking and open areas proposed to be asphalt paved.
- Two entrances off White Lake Road.
- One open sedimentation/detention basin with outlet.
- Site to be serviced by well for water and septic for sanitary.

Please note that comments from our May 26, 2021 Preliminary Site Plan review are in *italics*. Responses to those comments are in **bold**. Additional comments including Final Site Plan comments are in standard typeface.

Comments-

General



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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1. *There is a Master Deed as part of the Prospectors Square overall plan. The requirements of this deed will need to be met. Our office will further review compliance with Master Deed requirements at the time of Final Site Plan/Final Engineering Plan submittal. **Comment remains as a notation.***

Grading/Paving

1. *Per Township Zoning Ordinance 5.11 Q. xvii. Concrete curbing or a raised sidewalk or parking bumpers shall be placed 3' off any building with adjacent parking. Please provide one of the above on plan. A 4' wide raised sidewalk has been added between the building and the parking stalls; however, Township Zoning Ordinance 5.11 Q. xv indicates a 7 foot wide sidewalk is required if the sidewalk is intended for pedestrian use to account for the subsequent vehicle overhang. **Comment addressed. The sidewalk width has been adjusted to a 7' width.***
2. *We note that Township Zoning Ordinance 5.19 B. V indicates that all required landscape areas which abut vehicular drives, parking, or other use areas shall be separated from the vehicular use area with a 6 inch minimum concrete curb. We defer to the Planning Department or Planning Commission on how this should be applied for this use. We note the plans propose sheet drainage to the sediment forebay which would not allow for continuous curb along the detention basin. **Comment outstanding. The design engineer states that a concrete curb is not proposed as business operations do not involve the public visiting the site. Per the July 15, 2021 Planning Commission approval of the Preliminary Site Plan, curbing of the parking lot, vehicular drives, and other paved areas shall be required. This was a condition of approval. A variance from the ZBA for not installing curbing in required areas per Zoning Ordinance 5.19B.V. would be required.***
3. *We note that the plans do not propose a sidewalk along the White Lake Road Frontage. We defer to the Planning Department regarding this as a requirement for this development. **Comment outstanding. A draft agreement for the property owner to install the frontage sidewalk when directed by the Township has now been submitted. The frontage sidewalk will be required to be shown on the Final Engineering Plan with proposed grading and materials. A note will also be required to be added to the plan indicating that the sidewalk is to be installed upon Township request. In addition, the Final Engineering Plan shall show the frontage sidewalk being constructed through the driveway as part of the current proposal. Construction of the sidewalk through this area will alleviate the need for future reconstruction in this area when the Township requires the entire frontage sidewalk to be installed.***

Sanitary Sewer

1. *Oakland County Health Department will need to approve and permit septic field for this property. We defer to the Health Department regarding the requirement for an oil and grease separator upstream*



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EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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of the septic tank for building floor drains due to the nature of the proposed use. **Comment remains as a notation.**

Watermain

1. *We defer to the Township Fire Department regarding fire suppression and access requirements.* **Comment remains as a notation.**
2. *A well is proposed as the source of water for this site. Per our files, there exists a Water Supply Agreement that states that wells are to be abandoned if water main becomes available for use. We defer to the Township as to whether this agreement was ever signed. Please note that our files indicate that this agreement was received by the Township on December 18, 2000.* **Comment remains as a notation.**

Stormwater Management

1. *The discharge for the proposed detention basin is not taking the intended easement path toward the ultimate outlet in the rear of the overall Prospectors Square development. This is per the Prospectors Square plans, Master Deed and Exhibit B documents. Furthermore, the proposed point of the basin discharge suggests that flows will enter on to off site property located in Springfield Township which would not be allowed unless a drainage easement is secured. This also applies to future flows from proposed basin spillway location. Comment addressed. Design engineer has adjusted the outlet location and shown drainage flow lines within the drainage easement. This meets the requirements of PSP review. At the time of Final Site Plan/Final Engineering Plan submittal, further detail will be required to demonstrate that the basin discharge will be confined within the drainage easement.* **Comment addressed for this level of review. Design engineer indicates that existing topography shows that flow from the on-site detention basin will follow the drainage easement into the retention pond easement and be contained within the easement. A detailed review of drainage will occur at the time of Final Engineering Plan review.**

Recommendation-

The comments that remain outstanding are related to the sidewalk along the site frontage and curbing around the paving limits. All these items have been deferred to the Planning Department or Planning Commission for interpretation or discussion. The plan set demonstrates engineering feasibility appropriate for this level of review. We recommend approval of the Final Site Plan subject to successful resolution of the above referenced items.

Please contact our office should you have any questions.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- Oakland Weed Harvesters- FSP Review.01

April 28, 2022

Page 4 of 4

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

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

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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: April 26, 2022

RE: Oakland Harvesters
Final site plan – Review #1

Staff reviewed the final site plan (FSP) for the Oakland Harvesters project. The applicant intends to construct a single-story 9,000 square foot building for office and equipment maintenance at Parcel Number 12-01-127-001, located on the north side of White Lake Road, west of Old White Lake Road. The Township Board approved the preliminary site plan on July 20, 2021 and the Planning Commission granted special land use approval for the outdoor storage of pallets, containers, materials or products and the outdoor storage of fleet vehicles on July 15, 2021. Following is list of items relevant to the final site plan:

Building Architecture and Design

Generally, exterior building materials should be comprised primarily of high quality, durable, low maintenance material. Buildings should be completed on all sides with acceptable materials. As shown on the submitted elevations, the proposed single-story building is approximately 23 feet in height as measured at the midpoint of the peak and eaves. Building materials are a mix of metal siding, and eight-inch split-face block with eight-inch burnished block cap eight feet up around the base of the building, and corrugated metal roofing. A four-foot canvas awning (canopy) with an aluminum frame is proposed over the main entrance and two windows on the front (south) elevation of the building.

A sample board of building materials to be displayed at the Planning Commission meeting and elevations in color are required by the zoning ordinance at final site plan and must be submitted.

The address (street number) location shall be shown on the building. Six-inch-tall numbers visible from the street shall be required. The address location is subject to approval of the Township Fire Marshal.

Other miscellaneous comments on the architectural plans and landscape plans to be addressed include:

- The Drawing Title on Sheet A-3 shall be revised. Sheet A-3 is not the Enlarged Office Plan, but an Elevations sheet.
- On Sheet A-3, the front elevation shall be identified as the south elevation and the rear elevation shall be identified as the north elevation.
- On Sheet A-4, the south elevation shall be identified as the east elevation.
- The following revisions to the Material Schedule on Sheet A-4 shall be made:
 - Replace the word “corrigated” with the word “corrugated” in Number 1.
 - Number 8 references downspouts directing water to a storm drain system. There is no proposed underground drain system to control stormwater. As the means of stormwater management, the applicant is proposing to use sheet drainage across the parking lot to surrounding vegetated areas/swales. A sediment forebay will receive stormwater prior to entering a detention basin. The reference to storm drain system shall be removed.
 - Replace the word “ballard” with the word “bollard” in Number 11.
 - Replace the word “high” with the word “grade” in Number 11.
 - Remove Number 13 and Revise Numbers 14 and 15 accordingly. Wall pack lighting shall not be shown on the elevations. The photometric plan is utilized for outdoor lighting. Currently, the elevations and photometric plan show a differing number of wall packs on the building.
- The website provided in the title block on the architectural plans and landscape plans leads to a defunct site. Revise accordingly.
- The incorrect ZIP Code for the subject site is listed in the title block on the architectural plans and landscape plans. Revise accordingly.
- The note in the title block on the architectural plans and landscape plans regarding scale drawings and dimensions indicated shall be removed. The zoning ordinance requires plans be to scale. Revise accordingly.

Landscaping and Screening

Landscaping must comply with the provisions of the zoning ordinance and should be designed to preserve existing significant natural features and to buffer service areas, parking lots, and dumpsters (no dumpster is proposed). A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. Following are comments on the landscape plan:

- Interior Landscaping Requirements: for every new development requiring site plan review, except site condominiums as regulated in Article 6, Section 1, interior landscaping areas shall be provided, equal to at least 15 percent of the total lot area. These landscaped areas shall be grouped near all building entrances, building foundations, pedestrian walkways, and service areas, and may also be placed adjacent to fences, walls, or rights-of-way. These planting areas shall be so located as to breakup an otherwise continuous abutment of building facade with sidewalks and/or parking areas. All interior landscaping shall provide one large deciduous, small ornamental deciduous, or evergreen tree and five shrubs for every 300 square feet of required interior landscaping area. **Forty-three trees and 217 shrubs are required for interior landscaping, and 0 trees and 25 shrubs are proposed. Therefore, variances are required from the Zoning Board of Appeals to waive the installation of 43 interior trees and 192 interior shrubs.**
- Parking Lot Landscaping: within every parking area containing 10 or more spaces, there shall be parking lot landscaping in accordance with this Subsection. These landscaping areas shall be located so as to better define parking spaces and drives. Landscaping on the perimeter of the parking lot does not satisfy the parking lot landscaping requirement. Island locations shall also be considered in a manner that will assist in controlling traffic movements. The requirements, for trees and islands, may be modified when it is found through careful coordination of parking lot landscaping with peripheral and building plantings an unnecessary duplication of plantings would be created. In addition, consideration shall be given to situations when an excess number of small islands would be created that would only serve to disrupt reasonable traffic patterns and maintenance activities. **One hundred square feet of parking lot landscaping containing one large deciduous tree or small deciduous ornamental tree and three shrubs is required. Zero square feet of parking lot landscaping (no trees and no shrubs) is proposed. Therefore, variances are required from the Zoning Board of Appeals to waive the installation of 100 square feet of parking lot landscaping including, one parking lot tree and three parking lot shrubs.**
- Greenbelts are required between nonresidential parking areas adjacent to road rights-of-way and shall be at least 20-feet-wide and improved with one large deciduous or evergreen tree and eight shrubs for every 30 lineal feet, except they may be substituted in part with a masonry screen wall, 30 inches in height, at the discretion of the Planning Commission, in which case, a five-foot greenbelt adjacent to the screen wall must be provided. **Twelve trees and 95 shrubs are required in the greenbelt, and 12 trees and 0 shrubs are proposed. Therefore, a variance is required from the Zoning Board of Appeals to waive the installation of 95 greenbelt shrubs.**

- Transformer and Mechanical Equipment Screening: all ground mounted transformers, climate control, and similar equipment shall be screened from view from any street or adjacent property by a wall constructed of the same decorative exterior materials as the building and not less than the height of the equipment to be screened. As an alternative, the equipment may be screened by landscaping approved by the Planning Commission. All rooftop climate control equipment, transformer units, and similar equipment shall be screened. The materials used to screen the equipment shall be compatible in color and type with exterior finish materials of the building. All rooftop equipment shall conform to the maximum height regulations of this Ordinance. **The plans do not show proposed locations for mechanical units or provide the method of screening. The plans shall be revised accordingly to provide the location(s) and method of screening.**
- **Trees identified for protection during construction and the means of protection shall be identified on the landscape plan. No construction shall occur until tree protection has been installed and approved by the Community Development Director.**
- Trees shall not be planted closer than four feet to a property line. **Add note to landscape plan.**
- All required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all plantings and lawn areas. **No irrigation is proposed. Therefore, a variance is required from the Zoning Board of Appeals.**
- **The landscape plan denotes seed, and sod is required (particularly in the front yard). Revise accordingly.**
- **The landscape plan denotes mulch. The zoning ordinance states the mulch product itself shall be at least doubled-shredded quality. Revise accordingly.**
- **Sheet L-2 (Landscape Details) references the Pontiac Landscape Ordinance. Revise accordingly.**

Outdoor Lighting

Outdoor lights must meet the performance standards of Article 5, Section 18.G of the zoning ordinance. Following are comments on the lighting (photometric) plan:

- All footcandles shall be measured at approximately six feet above grade. **Revise accordingly, and general note 2 shall be revised to confirm all footcandles are measured at six feet above grade.**
- As currently measured, footcandle averages for the driveway and parking exceed 1.0. **Therefore, a variance is required from the Zoning Board of Appeals.**

- **Complete catalog details (lighting fixture specification sheets) for all proposed fixtures shall be provided. Light fixture selections and colors are subject to review and approval by the Township.**
- **A light pole detail indicating the total height, including the base, pole, and light fixture shall be provided.**
- **Mounting height is measured from grade to the sky side of the fixture. Revise mounting height on the plan accordingly, as well as the last statement under the General Notes.**

Parking

Five parking spaces plus one space for every one- and one-half employees (working on the largest shift) are required. The applicant previously indicated eight employees would work onsite (General Note 15 on Sheet C-3 indicates seven employees). Therefore, 10 parking spaces are required. Sixteen parking spaces were proposed on the preliminary site plan (PSP); 10 parking spaces are proposed on the FSP.

The zoning ordinance requires each individual parking space be delineated by dual stripes, two feet apart centered on the dividing lines and painted white. **The plan shall be revised to indicate the required striping, or a variance be requested from the Zoning Board of Appeals. A parking stall striping detail shall be provided for the barrier-free space and access aisle as well as the standard space.**

The zoning ordinance requires concrete curbing be provided at the end of all parking areas and stalls. Concrete curbing is not proposed. The Planning Commission’s recommendation to approve the PSP included requiring curbing be added to the plans. **If curbing is not provided, a variance is required from the Zoning Board of Appeals.**

Sidewalks

The zoning ordinance requires a six-foot-wide sidewalk along White Lake Road, installed within the right-of-way. A condition of approval of the preliminary site plan required the applicant enter into an agreement to install the frontage sidewalk when directed by the Township. This agreement was submitted with the final site plan, **and must be revised to the satisfaction of Township staff and consultants. Additionally, the frontage sidewalk shall be designed and shown on the final site plan. Furthermore, the frontage sidewalk shall be constructed through the driveway (concrete sections through the driveway) at this time to avoid reconstruction of the approach when the frontage sidewalk is constructed in the future.**

The following items shall be addressed within the frontage sidewalk deferral agreement (the Township Attorney shall draft or review and the Township Board shall approve the final agreement):

- Areas of land where frontage sidewalk construction has been deferred shall be landscaped and maintained with grass or other acceptable plant materials.
- The frontage sidewalk deferral agreement between the Township and the applicant shall be recorded with the Oakland County Register of Deeds.
- The frontage sidewalk deferral agreement shall include a provision granting the Township a license to enter the subject property and construct the deferred frontage sidewalk at the property owner’s expense if the property owner refuses or neglects to construct the deferred frontage sidewalk as directed by the Township, and a provision the cost for such construction may be added to the tax roll if not timely paid by the property owner.
- The owner of the property shall submit any request to increase or change the use or occupancy of the property to the Community Development Director prior to such increase or change. If the Community Development Director determines the increased or changed use may affect the property’s frontage sidewalk needs, a request to review the frontage sidewalk deferral agreement shall be submitted to the Planning Commission. Any changes in the approved frontage sidewalk deferral agreement shall be incorporated in a recorded agreement.
- The owner of the property may, at his discretion, construct the deferred frontage sidewalk if the need arises.
- The Township shall require the full or partial construction of the deferred frontage sidewalk upon a determination of a demonstrated need for the frontage sidewalk or a violation of the terms and conditions of the frontage sidewalk deferral agreement.
- A violation of the frontage sidewalk deferral agreement or failure to construct the required frontage sidewalk as ordered shall be considered a violation of the Township zoning ordinance and shall entitle the Township to all the rights and remedies provided by the zoning ordinance or any other applicable law for such violation.

Other miscellaneous site plan comments:

The Construction/Soil Erosion Sequence on Sheet C-4 shall be revised to address the following:

- A gravel lot is not proposed – revise B and E accordingly.
- No storm sewer system is proposed – revise D and H accordingly.
- Sod is required in certain places – revise I accordingly.

Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny the final site plan. **Staff recommends approval of the final site plan, subject to the items identified in this memorandum being addressed prior to a pre-construction meeting and the applicant requesting/receiving the necessary variances from the Zoning Board of Appeals.**

The following notations summarize the final site plan review:

- Recommendation of approval is in accordance with the plans prepared by Kieft Engineering, Inc. (revision date January 31, 2022), subject to revisions as required. Grading and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.
- Recommendation of approval is in accordance with the elevations, floor plans, and landscape plans prepared by Design Resources dated January 15, 2022, subject to revisions as required.
- Recommendation of approval is in accordance with the photometric plan prepared by Gasser Bush dated February 14, 2022, subject to revisions as required.

From: [Lisa J. Hamameh](#)
To: [Hannah Micallef](#); [Nick Spencer](#); [Jason Hanifen](#); [Aaron Potter](#); [Michael Leuffgen](#); [Jeanine Smith](#); [Justin Quagliata](#)
Cc: [Sean O'Neil](#)
Subject: RE: Oakland Harvesters FSP
Date: Wednesday, April 27, 2022 1:39:39 PM

Hi Hannah,

This "Agreement" is not acceptable. Rather than review this paragraph, I suggest the Township authorize me to prepare the Agreement. I presume you will want an escrow for the preparation. I suggest the escrow to be \$500.

Let me know if you need anything else from me.

Thanks.

From: Hannah Micallef <HMicallef@whitelaketwp.com>
Sent: Wednesday, April 13, 2022 10:38 AM
To: Nick Spencer <NSpencer@whitelaketwp.com>; Jason Hanifen <JHanifen@whitelaketwp.com>; Aaron Potter <APotter@whitelaketwp.com>; Michael Leuffgen <mleuffgen@dlz.com>; Jeanine Smith <JSmith@whitelaketwp.com>; Justin Quagliata <JustinQ@whitelaketwp.com>; Lisa J. Hamameh <lhamameh@rsjalaw.com>
Cc: Sean O'Neil <SONeil@whitelaketwp.com>
Subject: Oakland Harvesters FSP

Hi all,

The FSP for Oakland Harvesters can be found below. Lisa, there is a legal agreement that we would like you to take a look at as well.

<https://www.dropbox.com/sh/2lnbkjf7chddok6/AADssLotJoeh50hRIHATU09Oa?dl=0>

Please send your reviews back by Wednesday, April 27.

Thank you,

Hannah Micallef

Executive Secretary

Community Development Department

White Lake Charter Township

7525 Highland Road

White Lake, MI 48383

Ph : 248-698-3300 x163

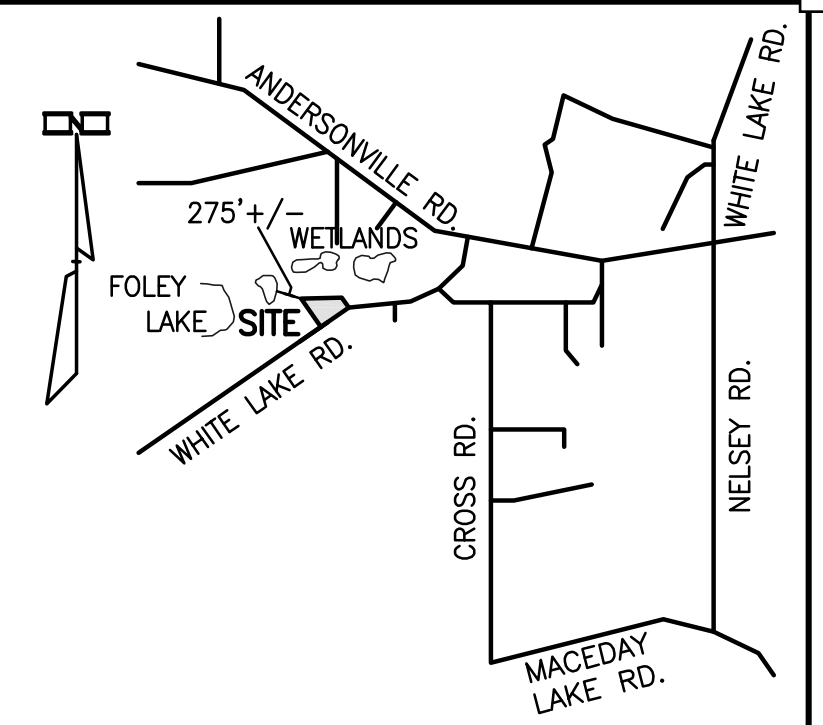
Fx: 248-698-3995

www.whitelaketwp.com

FINAL SITE PLAN/FINAL ENGINEERING PLANS

OAKLAND HARVESTERS

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



LOCATION MAP
SCALE 1" = 2000'



SHEET INDEX

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

PROPRIETOR

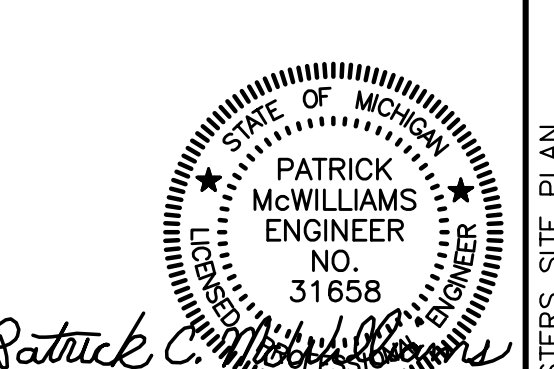
OAKLAND HARVESTERS, LLC
9589 MANDON ROAD
WHITE LAKE, MI 48386
PH: (248) 595-3247
CONTACT: TY NUOTTILLA
EMAIL: OAKLANDHARVESTERS@GMAIL.COM

ARCHITECT

DESIGN RESOURCES, INC.
1886 LAKE POINT DR.
ORTONVILLE, MI 48462
PH: (248) 627-8180
CONTACT: JAY NOONAN, A.I.B.D.
EMAIL: JAY@DESIGNRESO.COM

ENGINEER & SURVEYOR

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



APPROVALS

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

DATE	ISSUE
01-31-2022	FINAL SITE PLAN & ENG. APPROVAL

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

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

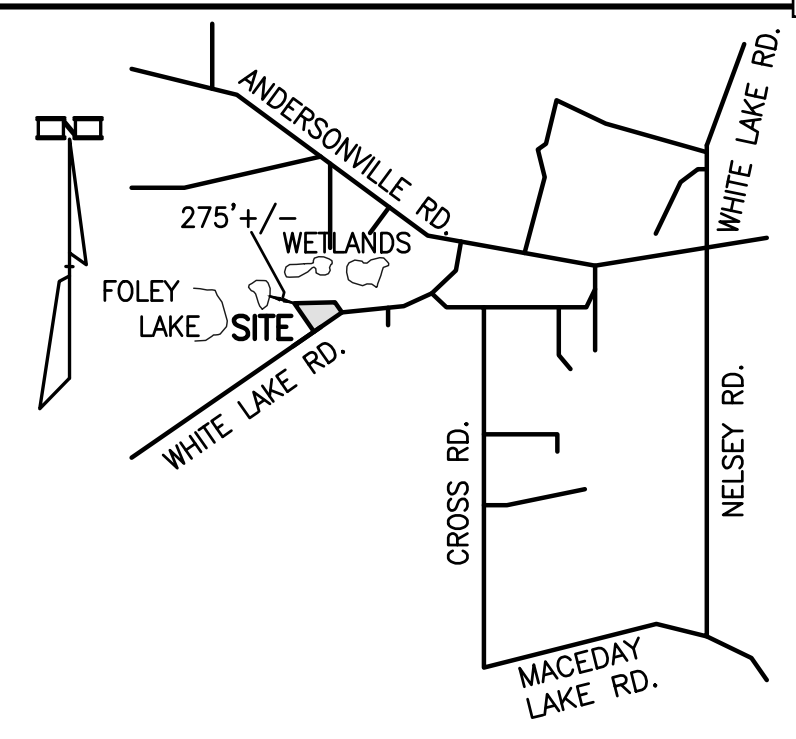
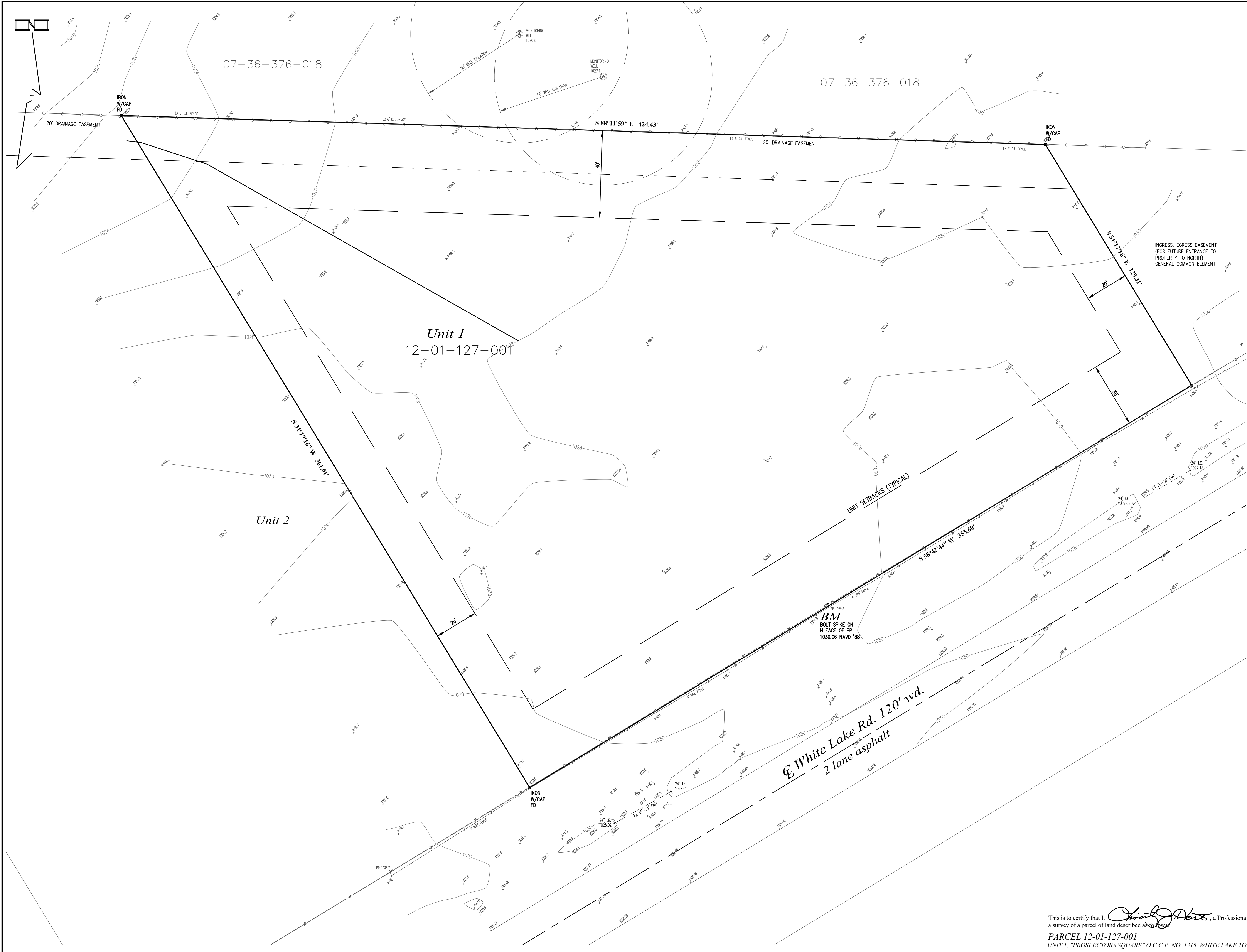
DATE	CKD. BY	DATE
1-25-2022		
DRAWN CL		
DESIGN CL		
SECTION 1	T- 3 -N- R- 8 -E.	



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

COVER SHEET
PARCEL NO. 12-01-127-001
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	AS SHOWN
SHEET	G-1
KE 2019.352	



LOCATION MAP
SCALE 1" = 2000'

LEGEND

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

Notes:

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

CONDO SETBACKS:

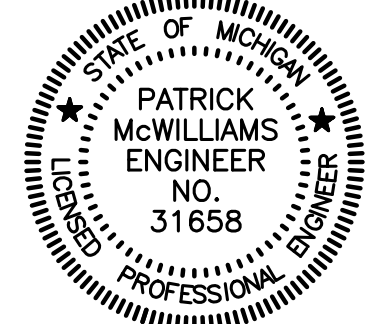
SETBACKS:
FRONT - 30 FEET
SIDE - 20 FEET
REAR - 40 FEET

BENCHMARK:

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

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

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



DATE	ISSUE
10-12-2020	INCREASED BUILDING SIZE PER CLIENT (10-8-2020)
11-19-2020	REVISIONS PER TWP-DLZ (10-29-2020)

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

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

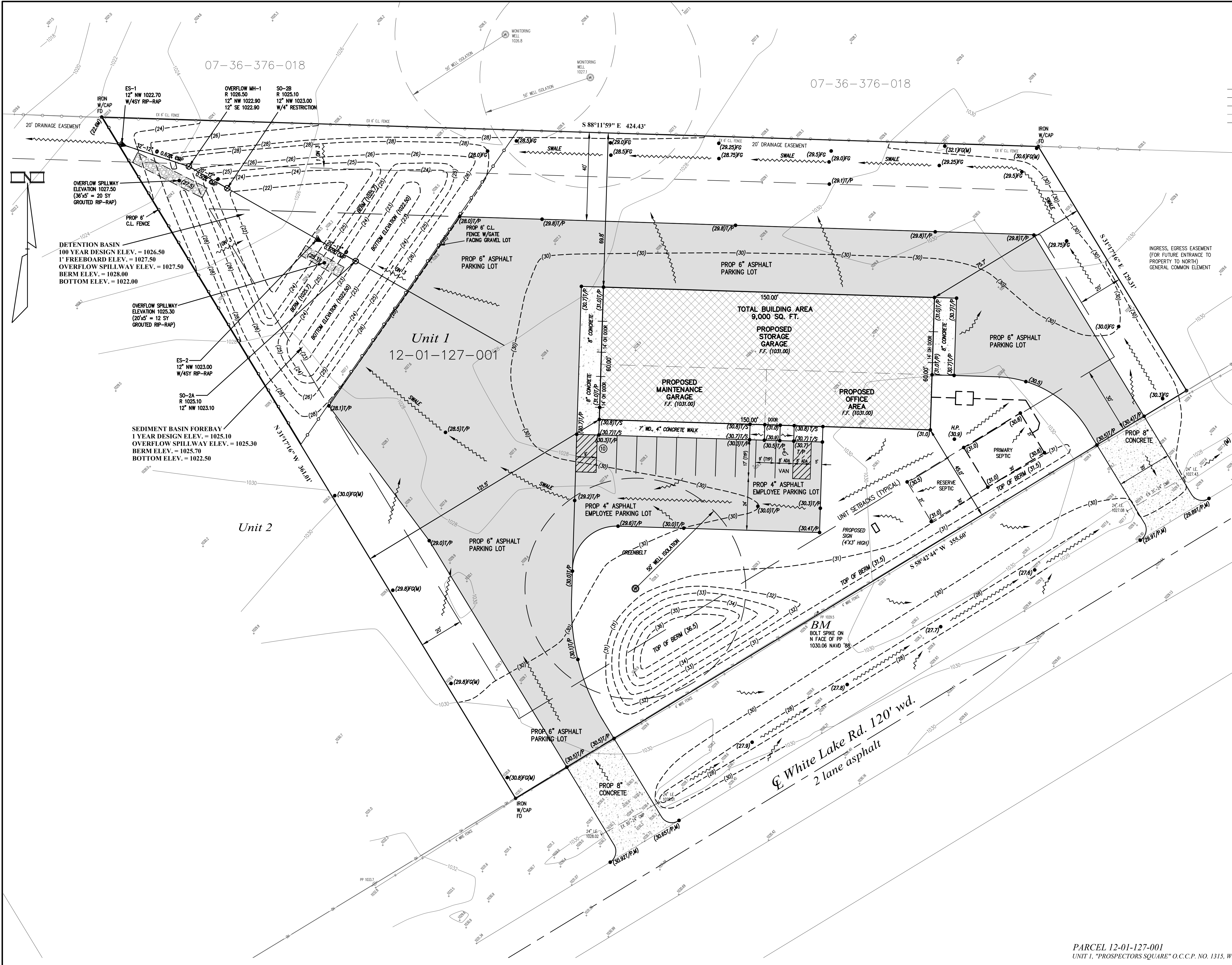
DATE	CKD. BY	DATE
2-20-2020	JM	
DESIGN PCM		



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

EXISTING CONDITIONS PLAN
PARCEL NO. 12-01-127-001
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

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



LEGEND

EXISTING	STORM SEWER	PROPOSED
---	SANITARY SEWER	---
---	WATERMAIN	---
---	GAS MAIN	---
---	ELEC. TELE. CABLE	---
---	GRADES	(99.0)
---	STORM MANHOLE	●
---	CATCH BASIN	■
---	INLET	▲
---	REARYARD CATCH BASIN	▼
---	END SECTION	◆
---	SANITARY MANHOLE	○
---	GATE VALVE AND WELL	⊕
---	HYDRANT	⊙
---	CONTOURS	---
---	POWER POLE	⊗
---	LIGHT POLE	⊘
---	SAVE TREE	⊖
---	TOP OF PAVEMENT	T/P
---	TOP OF CURB ELEVATION	(S)
---	TOP OF SIDEWALK ELEVATION	T/C
---	FINISHED GRADE ELEVATION	T/S
---	MATCH EXISTING ELEVATION	FG
---	WETLANDS BOUNDARY	(M)
---	25' WETLANDS BUFFER	---
---	STANDARD CURB	---
---	REVERSE CURB	---

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

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

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

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

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

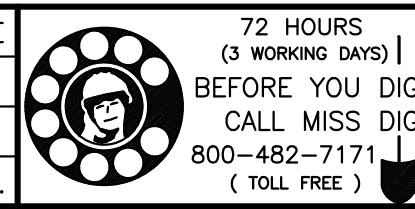
PROPRIETOR:
 OAKLAND HARVESTERS LLC.
 9589 MANDON ROAD
 WHITE LAKE, MI 48386
 (248) 595-3247

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

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



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

SITE PLAN
 PARCEL NO. 12-01-127-001
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 20'
SHEET C-2
KE 2019.352

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

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

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

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

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

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

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

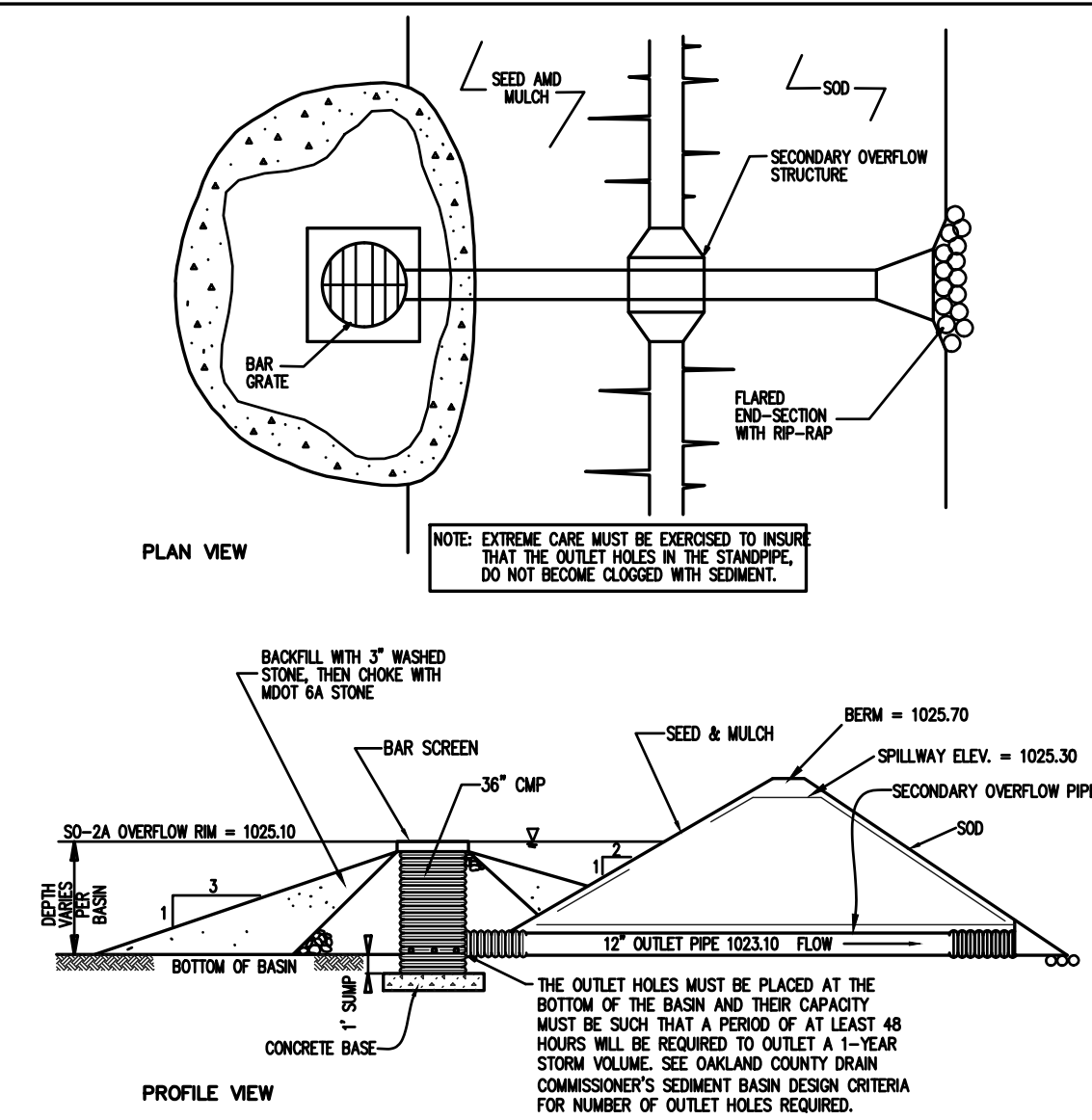
VOLUME PROVIDED:

- 1023.10: 400 SF
 - 1024.00: 1,800 SF
 - 1025.10: 2,700 SF
 - 1026.50: 3,600 SF
- 1,100 SF_{AV} x 0.90' DEPTH = 990 CF
 2,250 SF_{AV} x 1.1' DEPTH = 2,475 CF
 3,150 SF_{AV} x 1.4' DEPTH = 4,410 CF (EXTRA STORAGE)
- SUB-TOTAL VOLUME = 3,465 CF PROVIDED (●1025.0), OK!
 TOTAL VOLUME = 7,875 CF PROVIDED (●1026.5), OK!

1 YEAR SEDIMENT BASIN

1 YEAR REQUIRED VOLUME = 3,403 CF
 1 YEAR STORM LEVEL = 1025.10
 AREA = VOLUME/2.00' HEIGHT = 1,702 SF
 ORIFICE AREA REQUIRED $A = \frac{(0.3988)(\text{AREA})(\sqrt{\text{HEIGHT}})}{172,800} = 0.0056 \text{ FT}^2$
 THUS, IF AREA = 1,702 SF, HEIGHT = 2.00'; THEN $A = 0.0056 \text{ FT}^2$
 $0.0056 \text{ FT}^2 / 0.00545 \text{ FT}^2 \text{ PER } 1" \text{ DIA. HOLE} = 1 \text{ HOLES}$
 USE (4) 1" DIAMETER HOLES TO OFFSET FOR CLOGGING

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



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

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

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

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

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

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

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

VOLUME PROVIDED:

- 1023.00: 1,900 SF
 - 1025.00: 3,300 SF
 - 1026.50: 4,400 SF
- 2,600 SF_{AV} x 2' DEPTH = 5,200 CF
 3,850 SF_{AV} x 1.5' DEPTH = 5,775 CF
- TOTAL VOLUME = 10,975 CF PROVIDED!
 OVERALL TOTAL = 7,875 CF (FOREBAY) + 10,975 CF (BASIN) = 18,850 CF PROVIDED, OK!

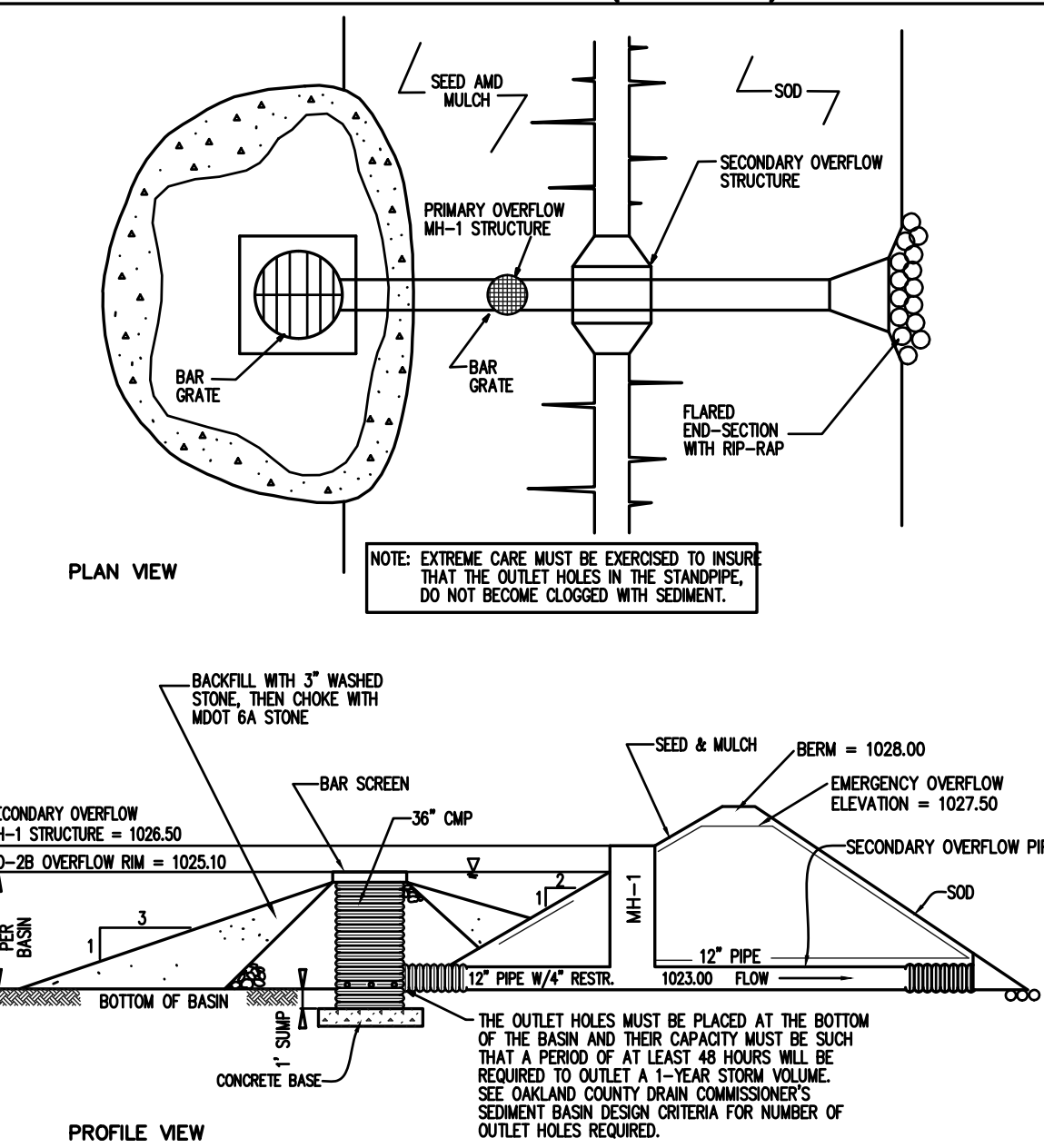
ORIFICE FORMULA

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

DETENTION BASIN

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

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



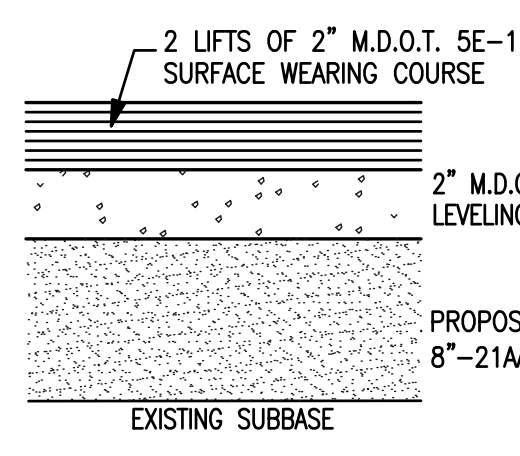
QUANTITIES

- DISRUPTION AREA - 2.0 ACRES +/-
- CLEARING: - ISOLATED TREES AND MINIMAL BRUSH
- GRADING: CUTS/FILLS - 1,200 CY
 IMPORT - 1,500 CY
- SOIL EROSION CONTROLS:
 SEED & MULCH - 0.80 ACRES
 SILT FENCING - 880 LF
 SILT FENCE GRAVEL FILTER - 1 EA
 CONSTRUCTION STONE ACCESS - 120 SY
- SEPTIC FIELD - 1 EA
- WATER SERVICE - WELL - 1 EA
- STORM SEWER:
 12" CMP - 72 LF
 12" END SECTION, CMP - 2 EA
 OVERFLOW MANHOLE, 4' DIA., BAR GRATE COVER - 1 EA
 SO-2 STAND PIPE, 3' DIA., BAR GRATE COVER - 2 EA
 GROUTED RIP-RAP - 40 SY
- PAVEMENT & WALKS (ON-SITE):
 4" CONCRETE SIDEWALK ON 4" C.S.B. (VARIABLE WIDTH) - 79 SY
 8" CONCRETE APRON ON 4" CSB - 114 SY
 4" ASPHALT ON 6" 21AA (PARKING LOT) - 517 SY
 6" ASPHALT ON 8" 21AA - 2,885 SY
- WHITE LAKE ROAD R.O.W.:
 8" CONCRETE APPROACH (PER RCOC) - 270 SY

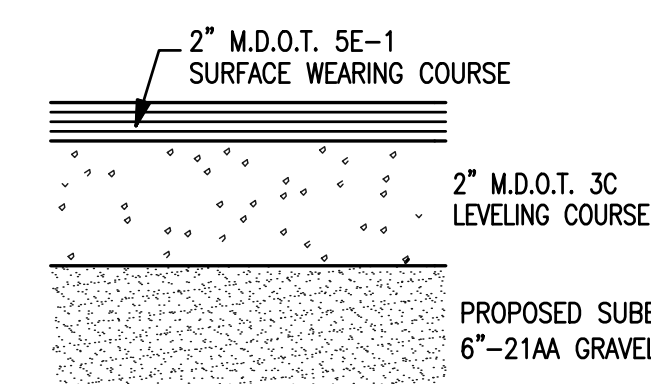
"C" Calculation

TOTAL SITE AREA = 2.00 ACRES
 PAVEMENT: = 0.74 ACRES @ C = 0.80
 GREENBELTS: 0.87 ACRES @ C = 0.20
 ROOF AREA: 9,000 SF = 0.21 ACRES @ C = 0.90
 BASIN AREA: 8,000 SF = 0.18 ACRES @ C = 1.00

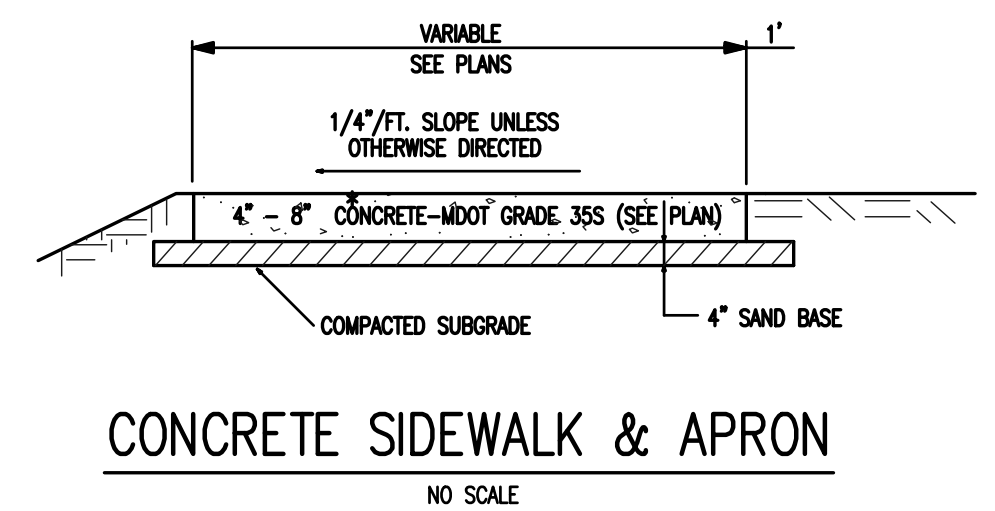
$"C" = \left(\frac{0.74 \text{ ACRES}}{2.00 \text{ AC}}\right) \times 0.80 + \left(\frac{0.21 \text{ ACRES}}{2.00 \text{ AC}}\right) \times 0.90 + \left(\frac{0.87 \text{ ACRES}}{2.00 \text{ AC}}\right) \times 0.20 + \left(\frac{0.18 \text{ ACRES}}{2.00 \text{ AC}}\right) \times 1.00 = 0.683 \approx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



6" ASPHALT (PARKING LOT)
NO SCALE

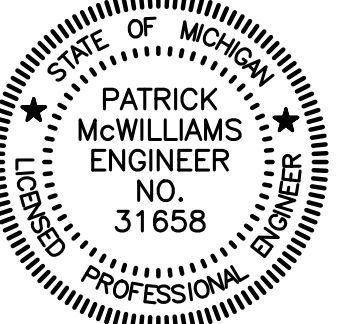
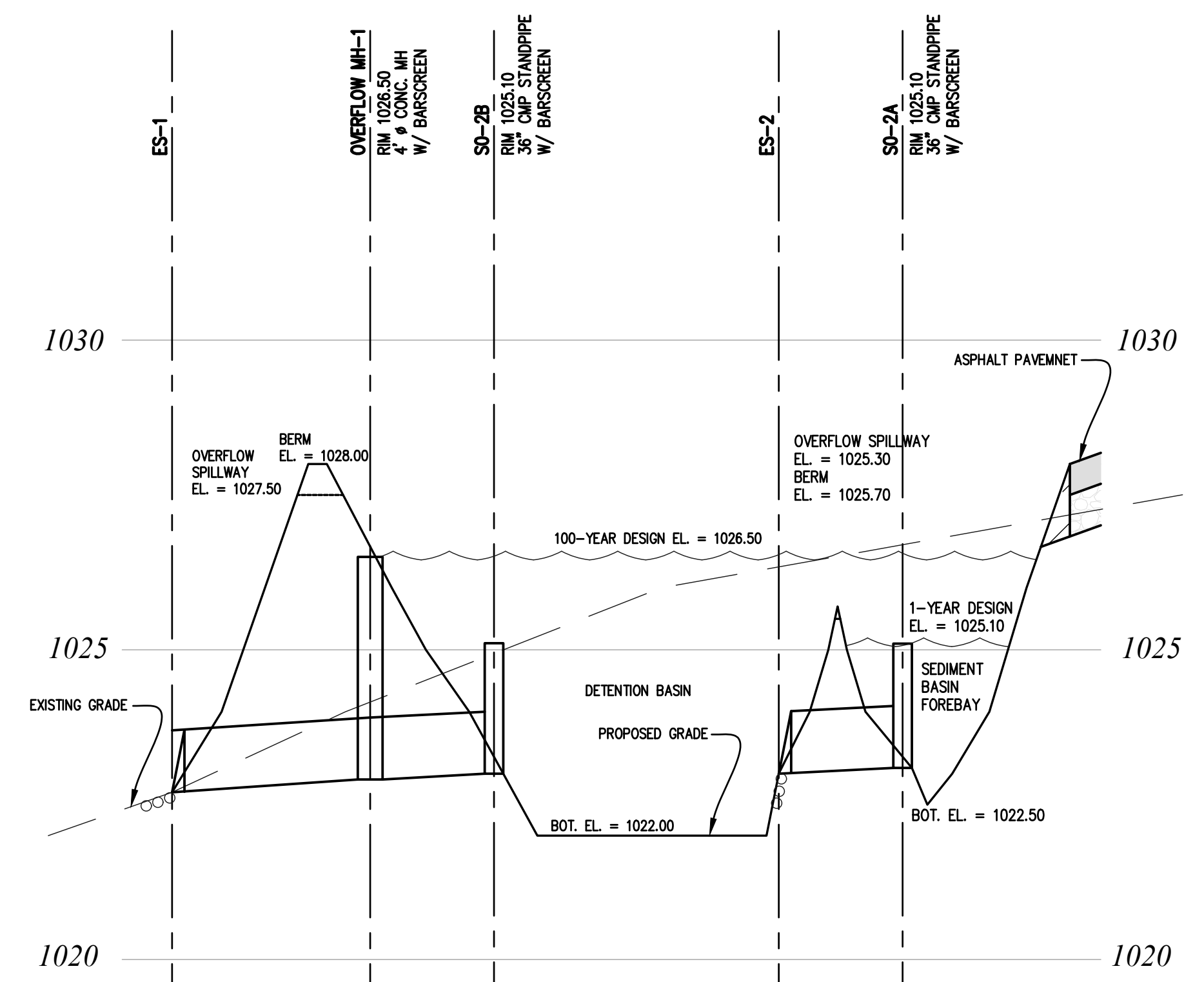


4" ASPHALT (EMPLOYEE PARKING LOT)
NO SCALE

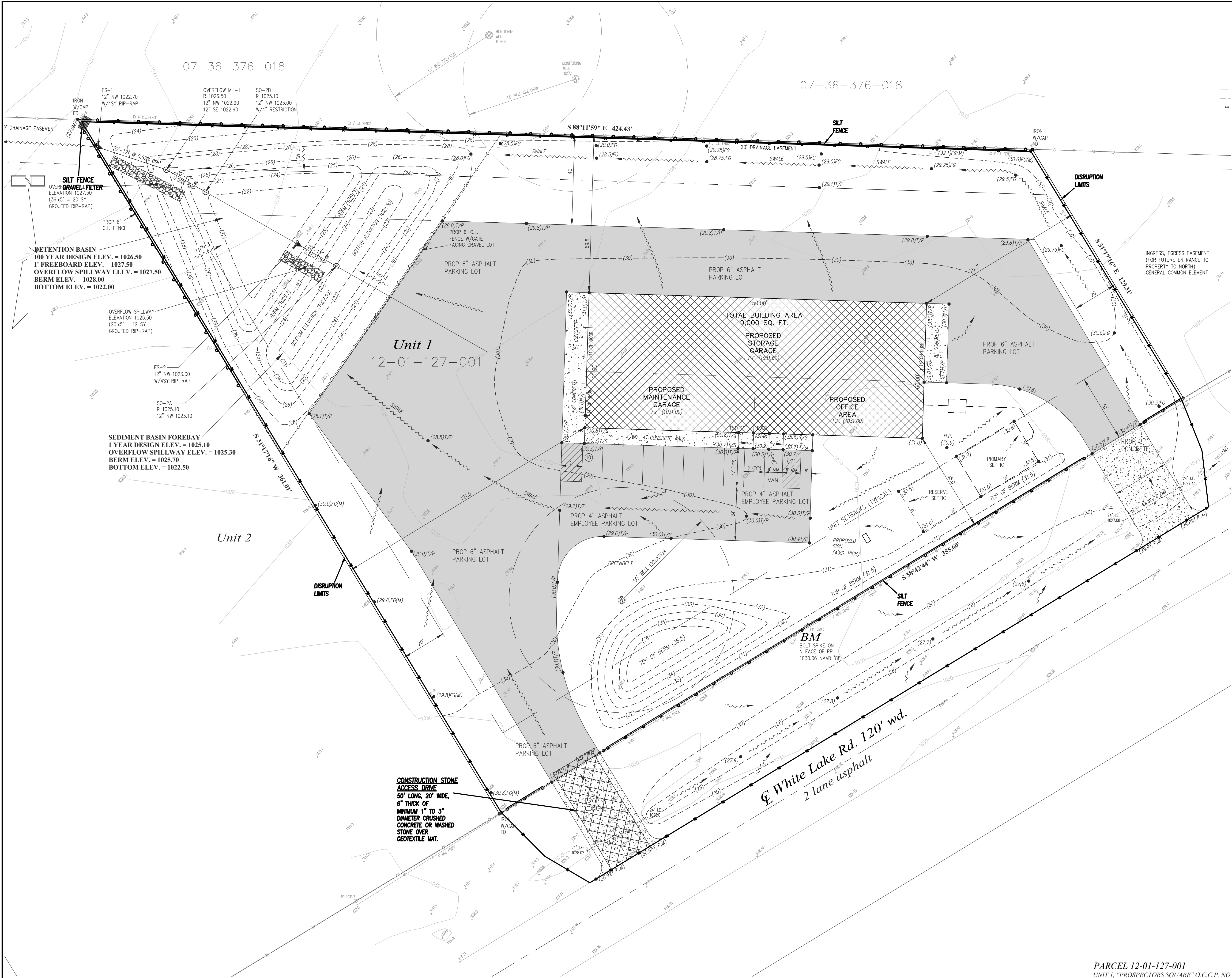


CONCRETE SIDEWALK & APRON
NO SCALE

- General Notes:**
- DEVELOPER: OAKLAND HARVESTERS, LLC
 9589 MANDON ROAD
 WHITE LAKE, MICHIGAN 48386
 (248) 595-3247 - ADAM KIRK
 - PROPERTY DESCRIPTION: PARCEL 12-01-127-001
 UNIT 1, "PROSPECTORS SQUARE" O.C.C.P. NO. 1315, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN.
 - EXISTING ZONING: LM (LIGHT MANUFACTURING)
 - PROPOSED ZONING: LM (LIGHT MANUFACTURING)
 - PROPOSED USE: MAINTENANCE GARAGE & OUTDOOR STORAGE - TRUCKS/TRAILORS
 - SITE AREA: 2.00 ACRES
 - SETBACKS: EXISTING (PER CONDOMINIUM): PROVIDED SETBACKS:
 FRONT 30 FEET 45.0 FEET
 SIDES 20 FEET 121.5 FEET (WEST SIDE), 75.7 FEET (EAST SIDE)
 REAR 40 FEET 69.8 FEET
 - WATER SUPPLY: INDIVIDUAL WELL (PER OAKLAND COUNTY HEALTH DEPARTMENT).
 - SEWAGE DISPOSAL: SEPTIC FIELD (PER OCHD)
 - SIGNAGE: PROPOSED PROJECT SIGNAGE ALONG WHITE LAKE ROAD PER TOWNSHIP REQUIREMENTS.
 - LANDSCAPE PLAN, BY OTHERS.
 - NO DUMPSTER IS PROPOSED
 - THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
 - BUILDING SIZE = 9,000 SF; LOT COVERAGE = 10.33%
 - NUMBER OF EMPLOYEES = 7 EMPLOYEES OF WHICH ALMOST ALL DRIVE DIRECTLY TO WORK SITE.
 - REQUIRED OFF-STREET PARKING FOR MANUFACTURING = 5 SPACES + 1 SPACE/1.5 EMPLOYEES
 5 SPACES + 1 SPACE/1.5 EMPLOYEES (7 EMPLOYEES) = 9.67 - 10 SPACES REQ'D
 10 SPACES PROVIDED, OF WHICH 1 SPACE IS VAN ACCESSIBLE
 PARKING SPACE SIZE REQUIREMENT 9 FT X 18 FT, WITH 1 FT REDUCTION AT WALK OVERHANG
 - BUILDING COVERAGE = 10.33%
 - BUILDING & PAVEMENT COVERAGE = 47.5%



DATE: 10-12-2020 ISSUE: INCREASED BUILDING SIZE PER CLIENT (10-8-2020)	DATE: 11-19-2020 ISSUE: REVISIONS PER TWP-DLZ (10-29-2020)	DATE: 01-31-2022 ISSUE: FINAL SITE PLAN & ENG. APPROVAL	DATE: 2-20-2020 CKD. BY: [Signature] DATE: [Signature]	DATE: [Signature] DRAWN: JM DESIGN: PCM	DATE: [Signature] SECTION: 1	72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)	BASIN PROFILE, CALCULATIONS, DETAILS, & NOTES	SCALE: N/A
PROPRIETOR: OAKLAND HARVESTERS LLC, 9589 MANDON ROAD WHITE LAKE, MI 48386 (248) 595-3247			KIEFT ENGINEERING, INC. PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS 5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110			PARCEL NO. 12-01-127-001 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN SHEET C-3 KE 2019.352		



LEGEND

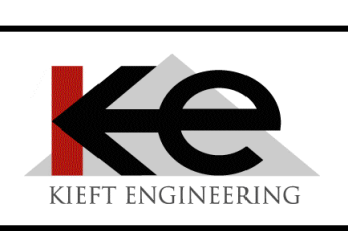
EXISTING	PROPOSED
STORM SEWER	STORM SEWER
WATERMAIN	WATERMAIN
GAS MAIN	GAS MAIN
ELEC. TELE. CABLE	ELEC. TELE. CABLE
STORM MANHOLE	STORM MANHOLE
CATCH BASIN	CATCH BASIN
INLET	INLET
REARYARD CATCH BASIN	REARYARD CATCH BASIN
END SECTION	END SECTION
CONTOURS	CONTOURS
PROPOSED FINISH FLOOR	1019 F.F.
MATCH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

- ### CONSTRUCTION/SOIL EROSION SEQUENCE
- INSTALL SILT FENCING AS PER PLAN. INSTALL STONE ACCESS DRIVE.
 - CLEAR SITE FOR DRIVES, GRAVEL LOT, BUILDING AND UTILITY CONSTRUCTION.
 - STRIP AND STOCKPILE TOPSOIL; MASS GRADE SITE AS PER PLANS.
 - CONSTRUCT STORM SEWER, SEPTIC FIELD & WELL. IMMEDIATELY RESTORE DISRUPTION AREAS AROUND BASIN AND SEED & MULCH BASIN SLOPES.
 - CONSTRUCT BUILDING AND GRAVEL LOT.
 - INSTALL PUBLIC UTILITIES - GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION.
 - FINE GRADE GREENBELT AREAS.
 - CLEAN STORM SEWER SYSTEM, INCLUDING DITCHES, OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY EROSION CONTROLS.
 - REESTABLISH VEGETATION AS NECESSARY BY SEEDING AND MULCHING.
- NOTES:
- A SOIL EROSION PERMIT IS REQUIRED FROM THE WRC.
 - "THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT"
 - GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SOIL EROSION CONTROLS.
- BENCHMARK:**
BOLT SPIKE ON N FACE OF PP
ELEVATION = 1030.06 NAVD '88

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

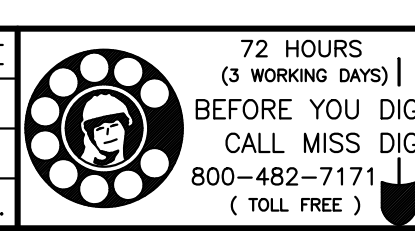
PROPRIETOR:
OAKLAND HARVESTERS LLC.
9589 MANDON ROAD
WHITE LAKE, MI 48386
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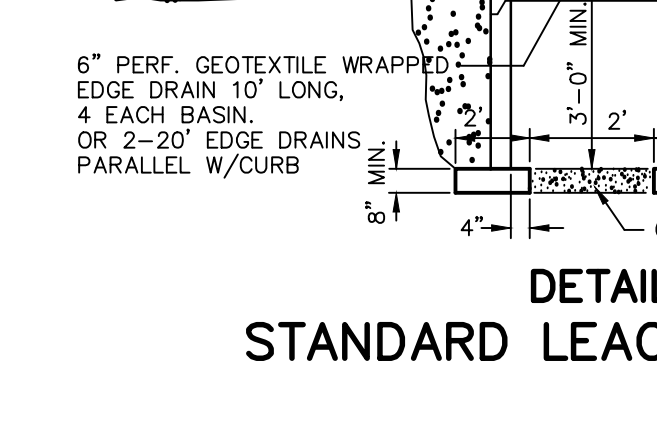
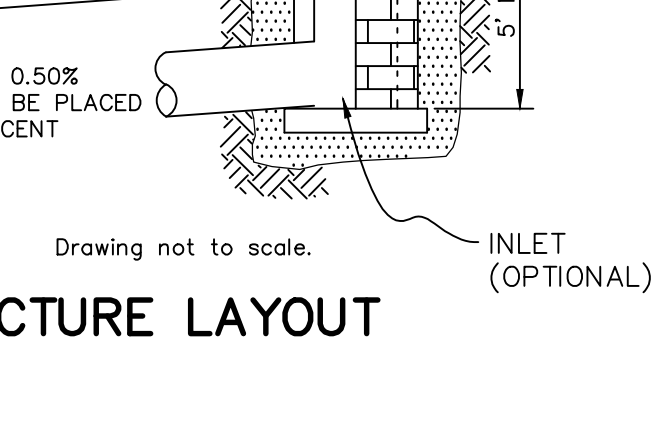
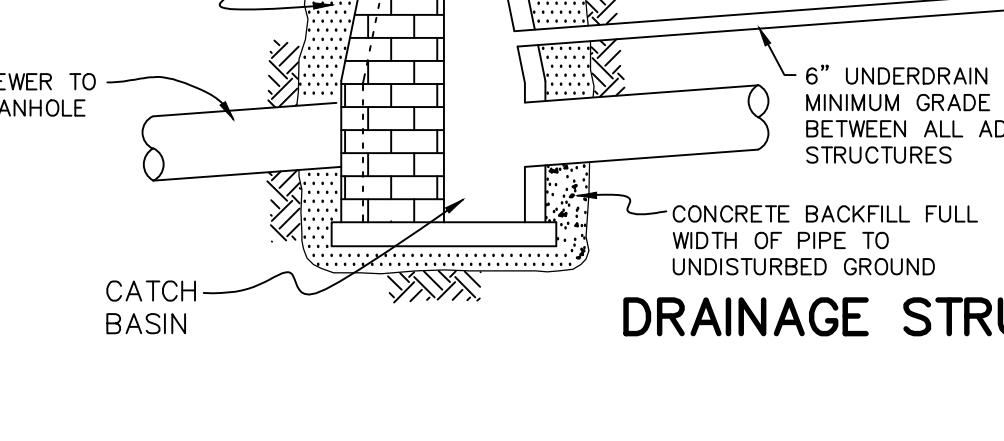
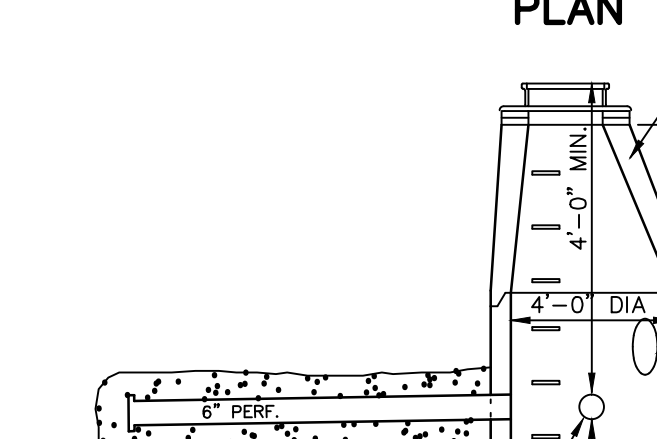
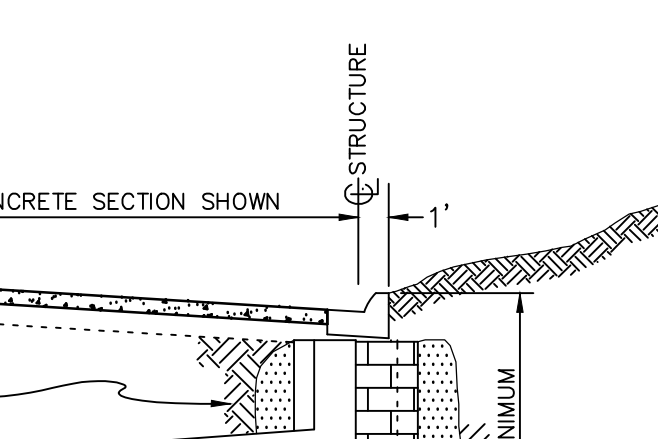
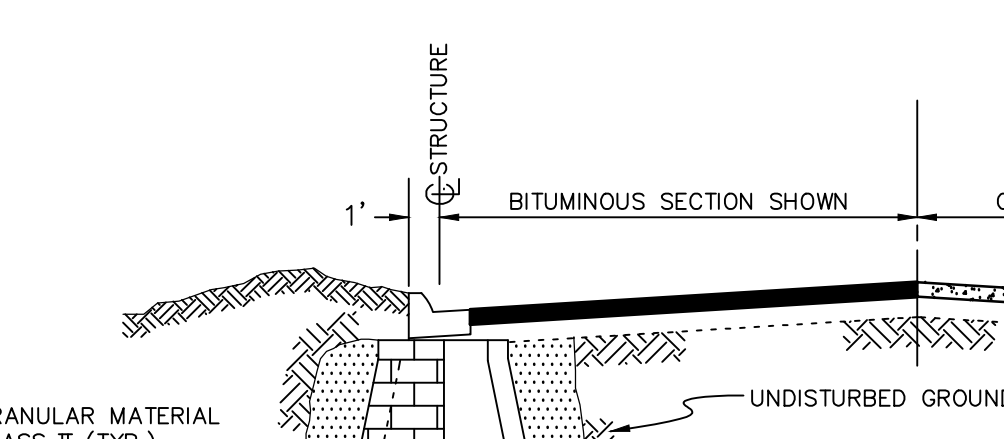
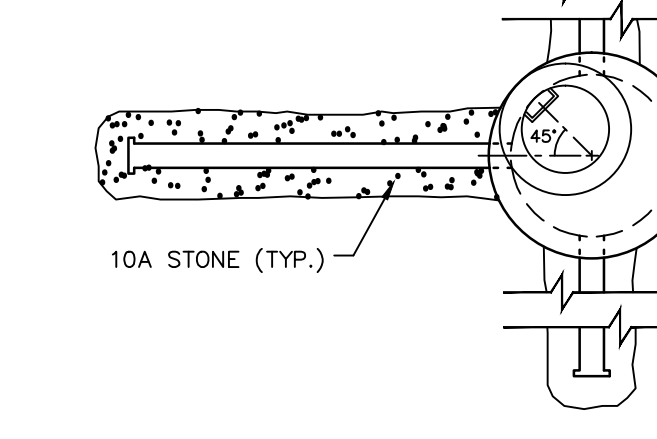
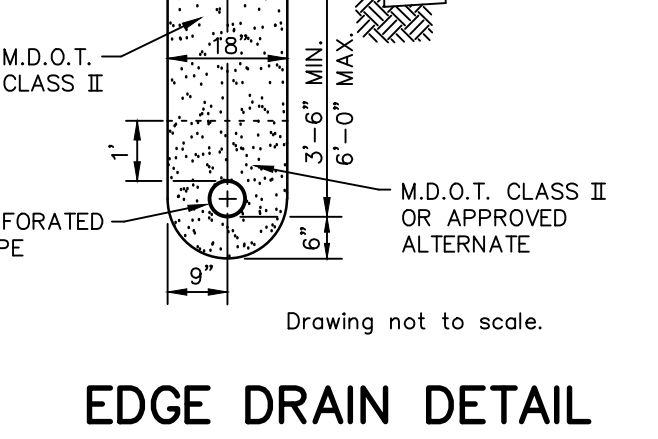
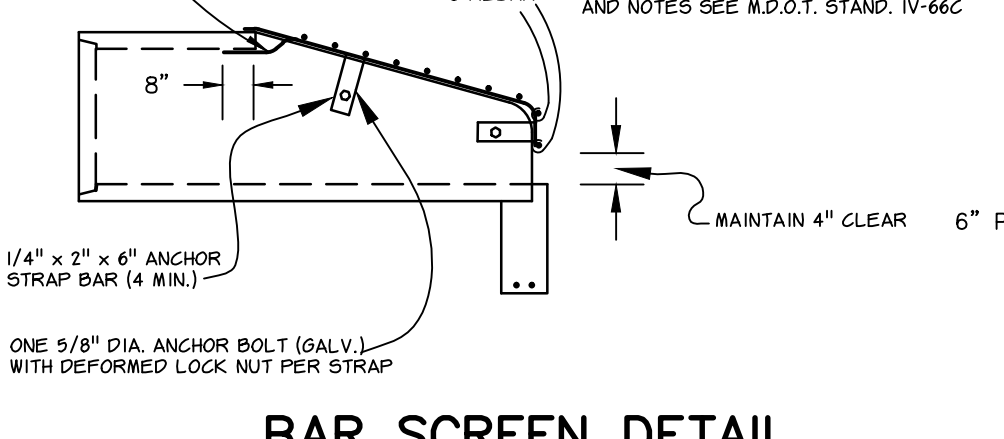
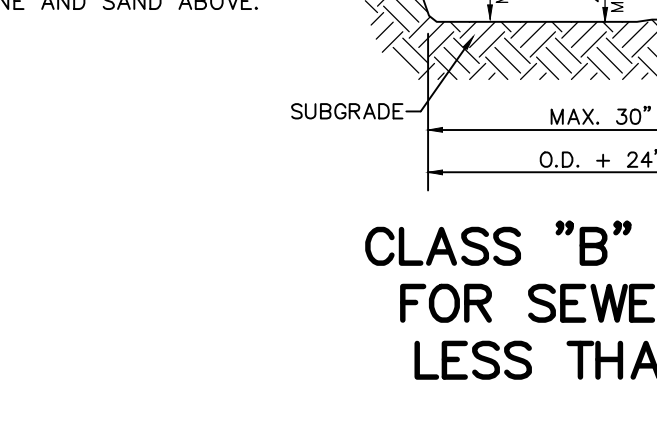
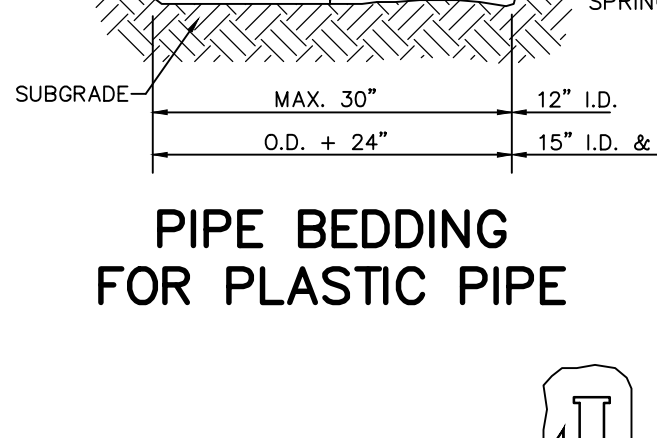
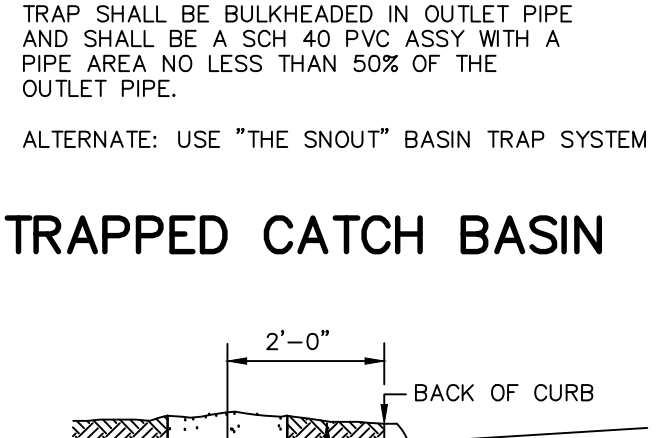
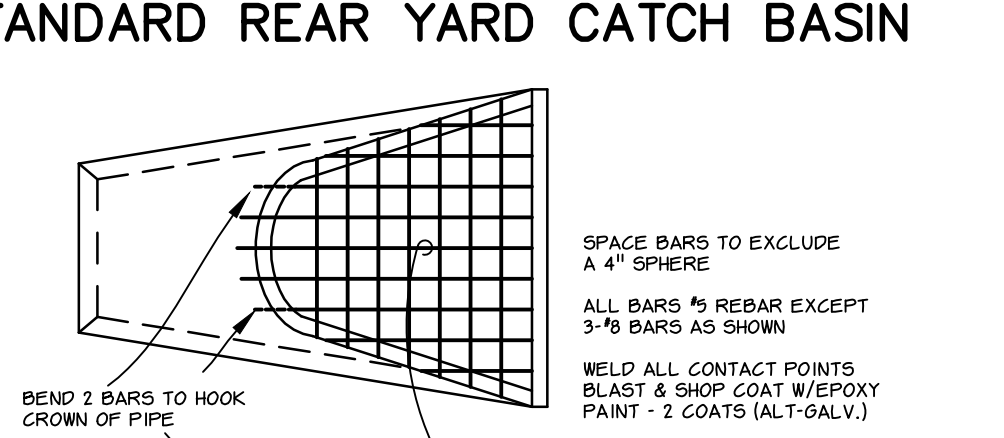
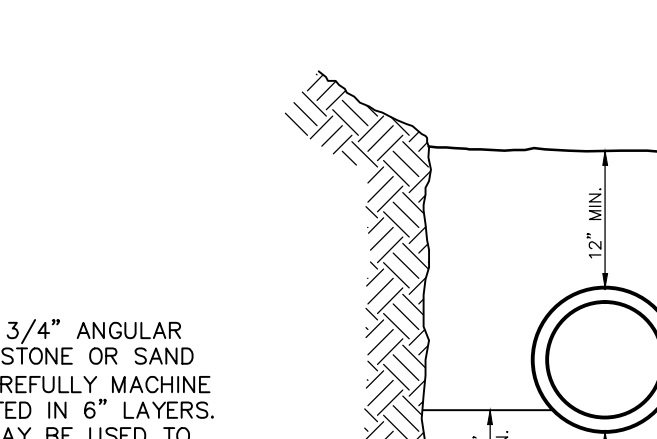
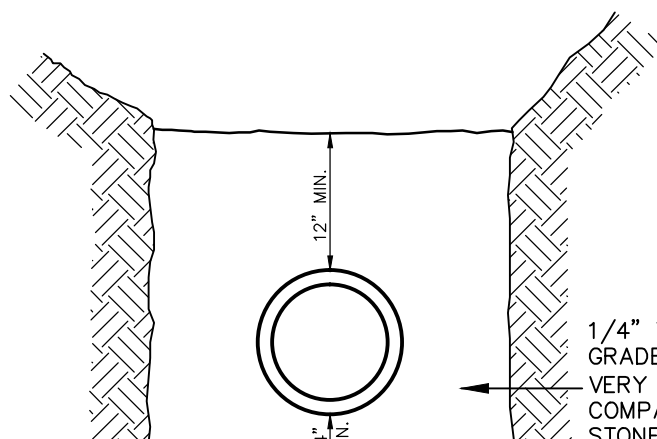
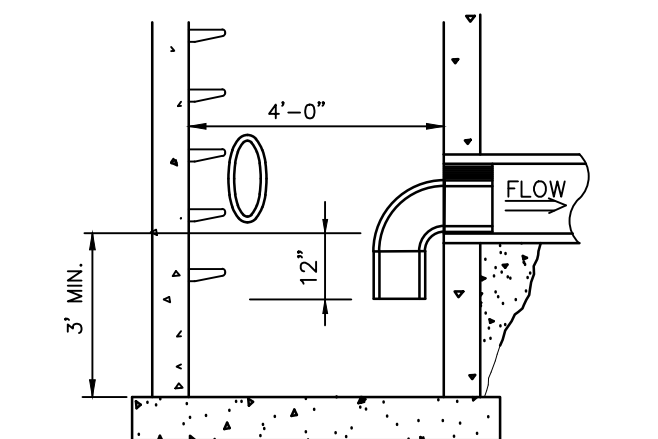
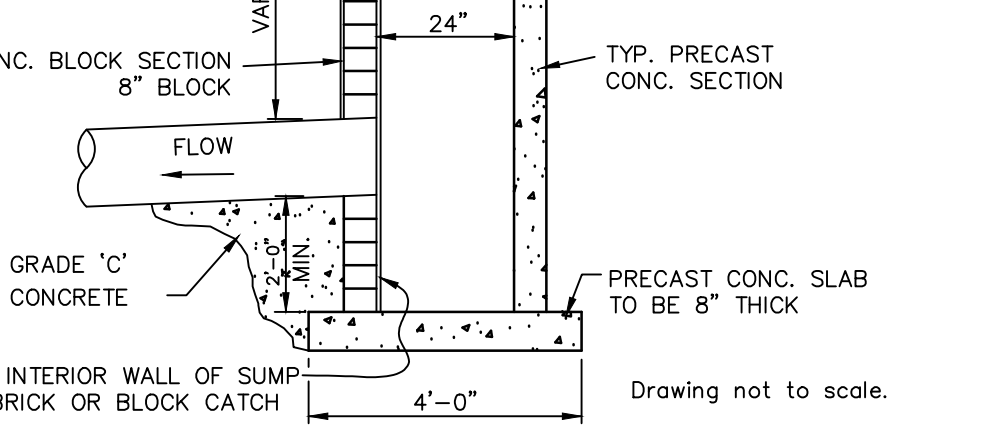
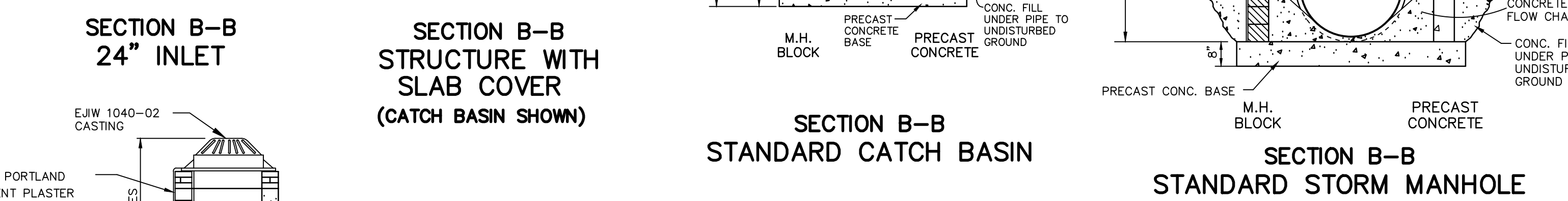
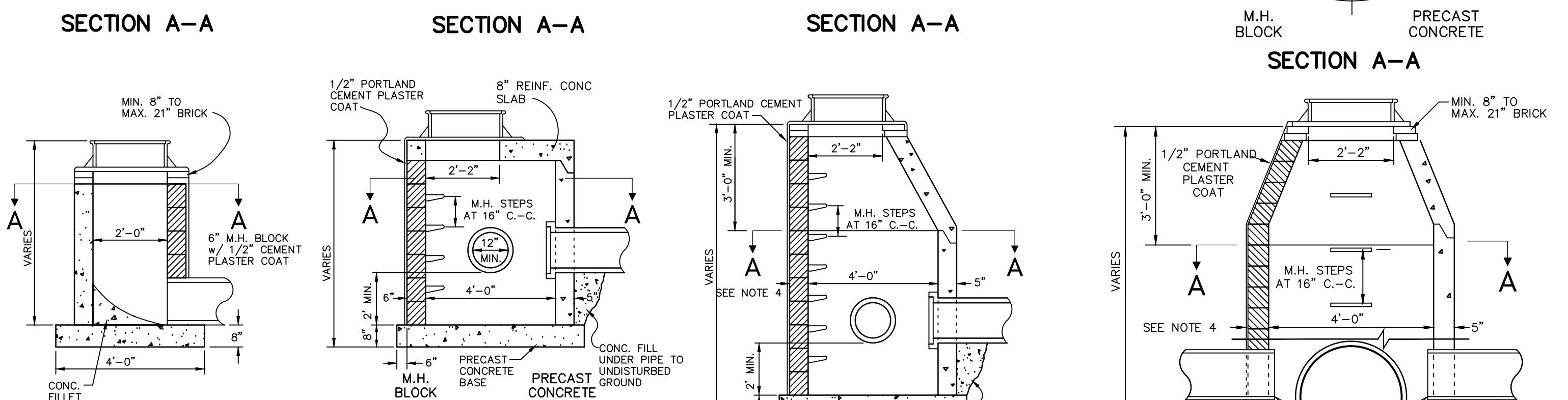
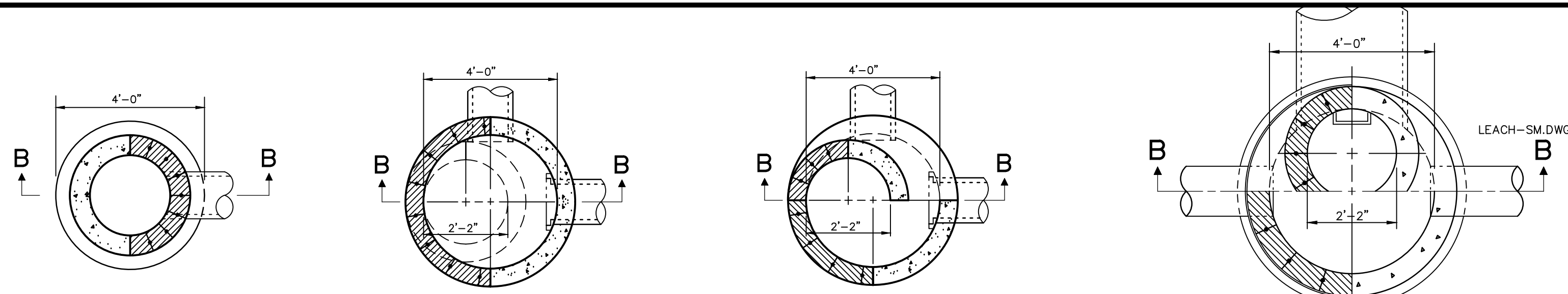
KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

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



SOIL EROSION CONTROL & DISRUPTION PLAN
PARCEL NO. 12-01-127-001
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

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



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

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

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

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	NEW BAR GRATE	11-03-97		SEC REFERENCE	05-17-05			

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

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

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

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



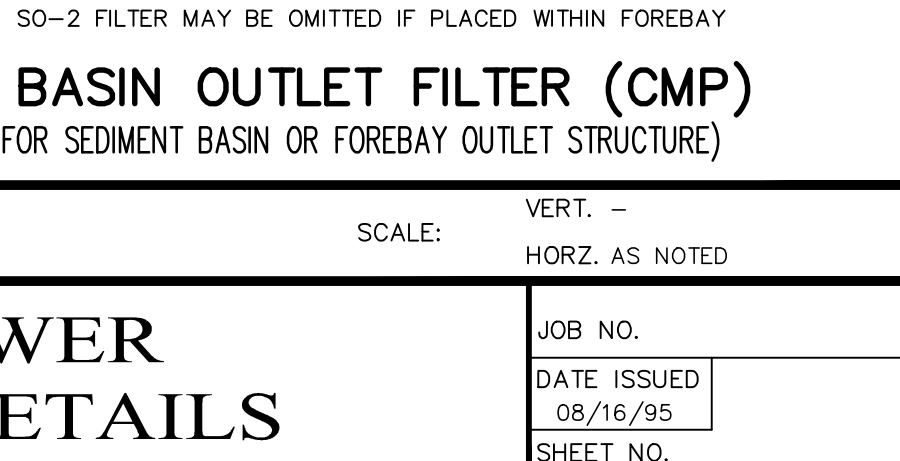
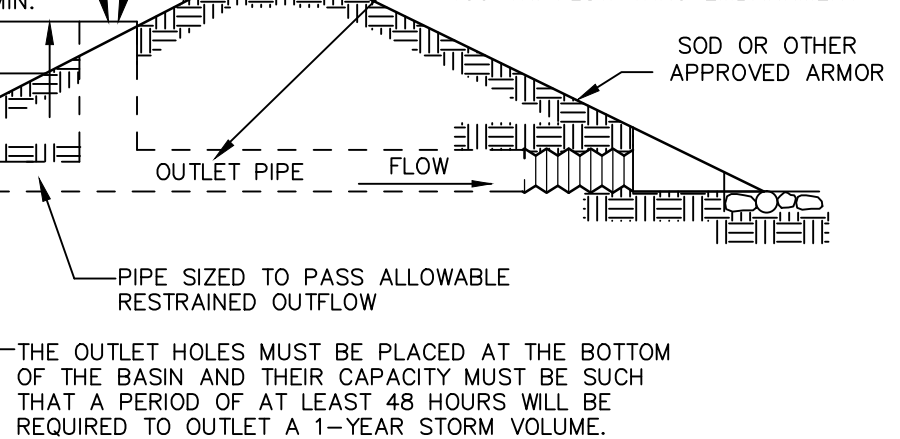
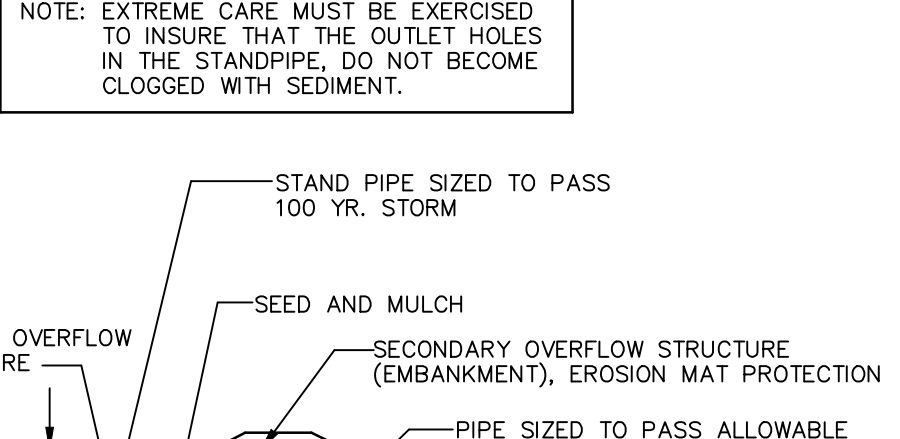
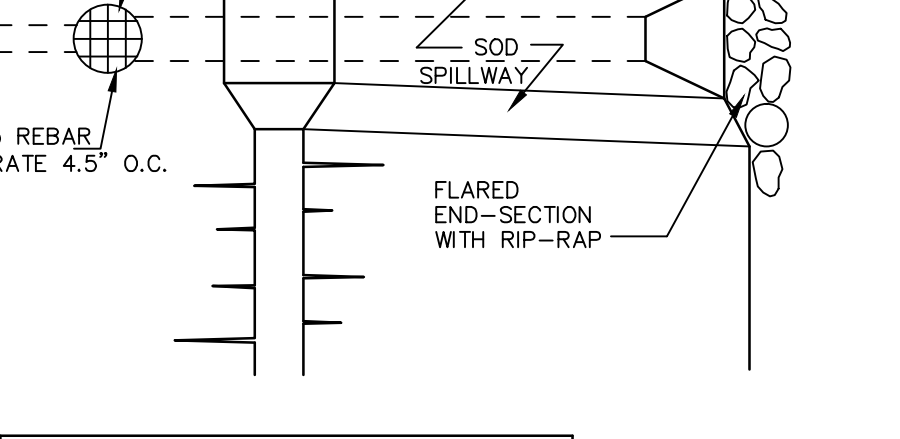
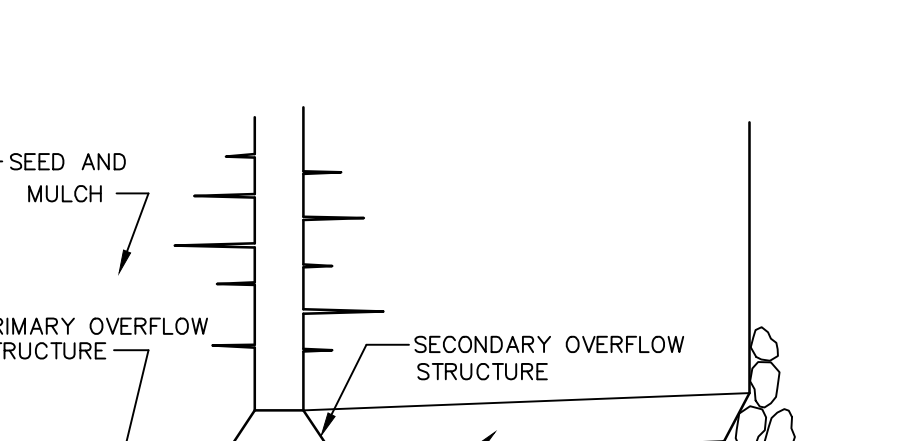
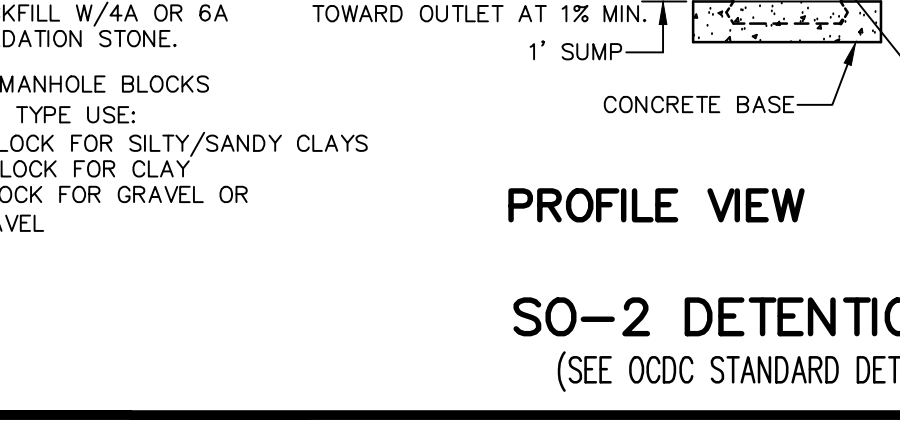
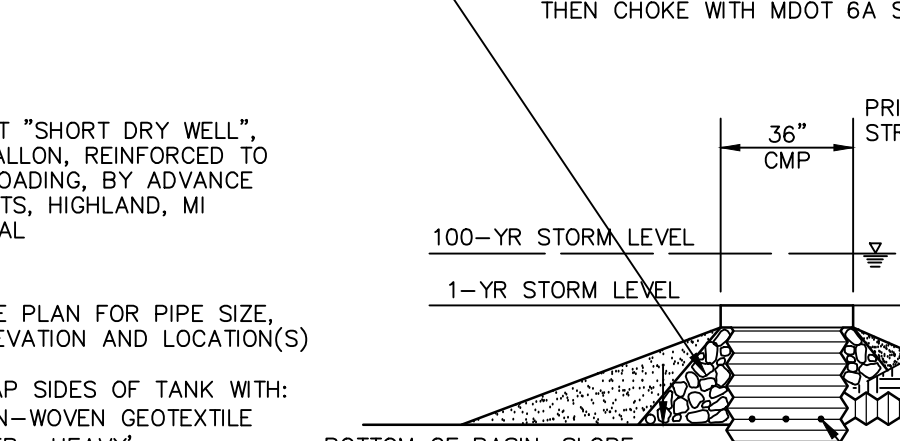
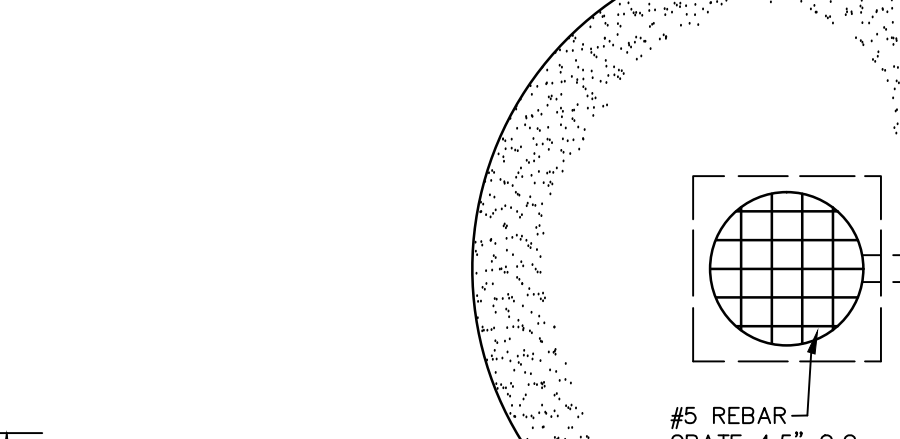
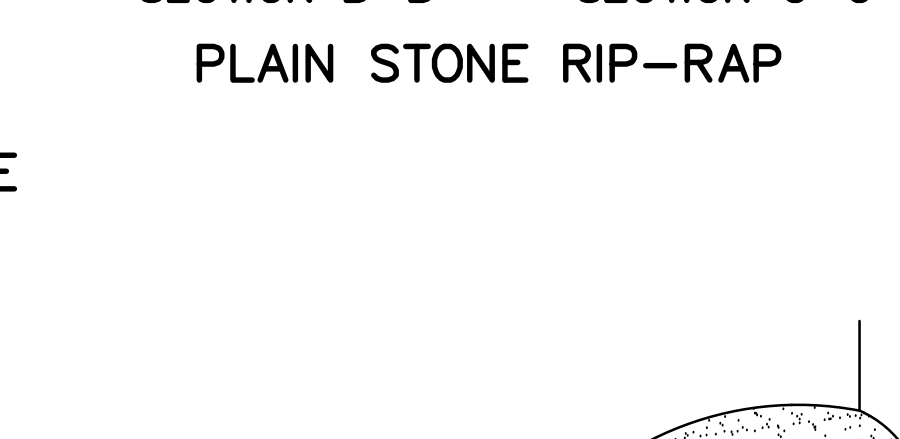
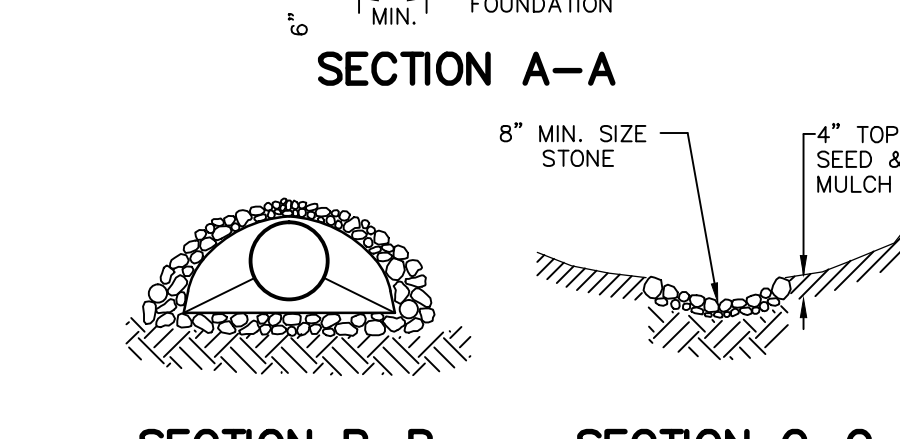
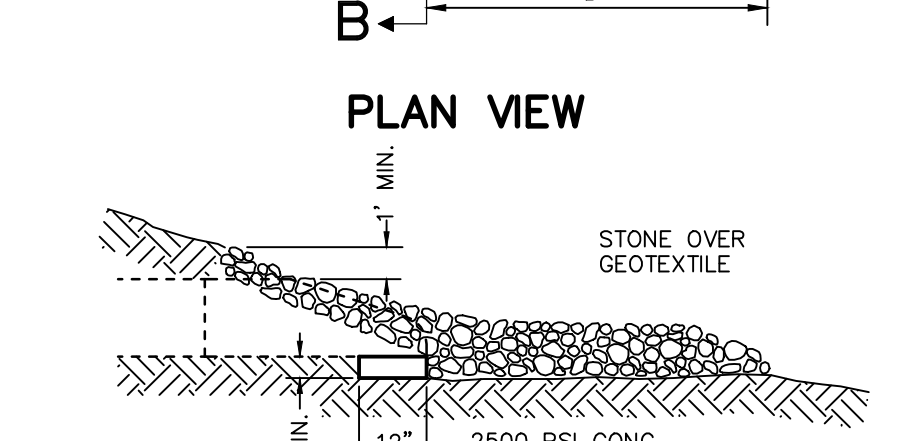
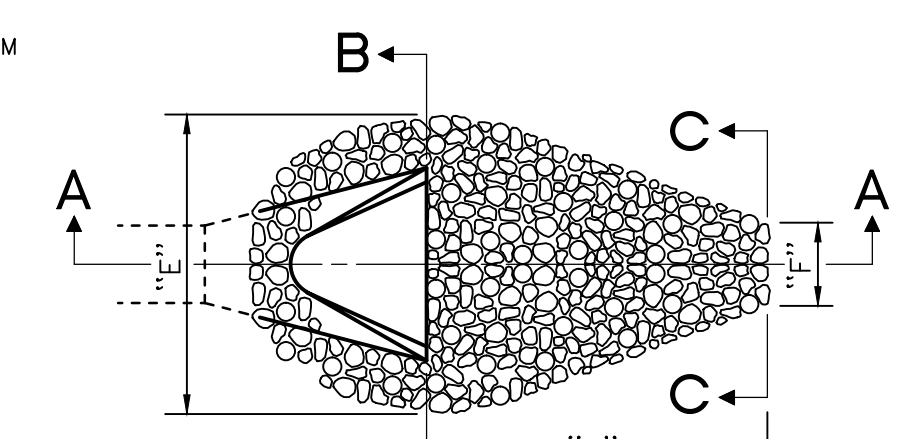
**STORM SEWER
STANDARD DETAILS**

JOB NO. _____
 DATE ISSUED 08/16/95
 SHEET NO. _____

STORM SEWER NOTES

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

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



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

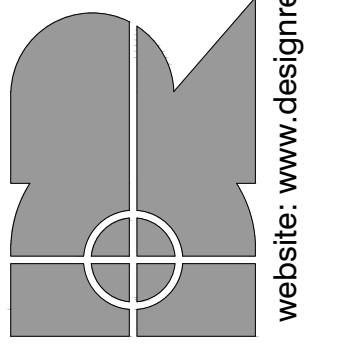
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 HORZ. AS NOTED

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USE DIMENSIONS INDICATED

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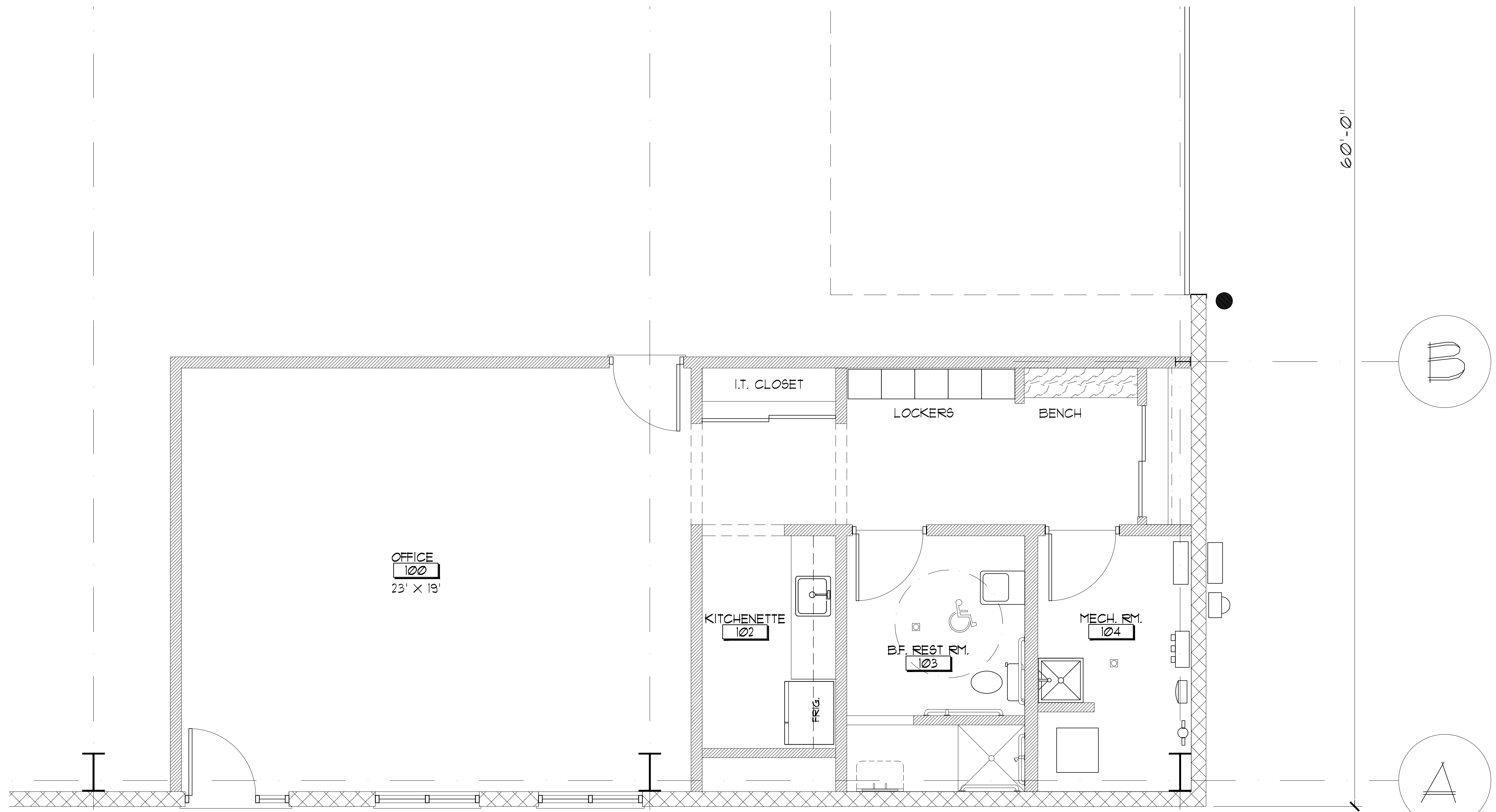


PROPOSED COMMERCIAL & SERVICE BUILDING FOR:
OAKLAND HARVESTERS
PARCEL 12-01-127-001
WHITE LAKE TWP, MICHIGAN 48375

DRAWING TITLE:
ENLARGED OFFICE PLAN

PROJECT NUMBER:
22-002

SHEET NUMBER:
A-2

ENLARGED FLOOR PLAN
SCALE: 3/8" = 1' - 0"

REVISIONS:	DATE:
CONSTRUCTION:	
PERMIT:	
BIDDING:	01/15/22
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DRAWN BY:	J.F.N.

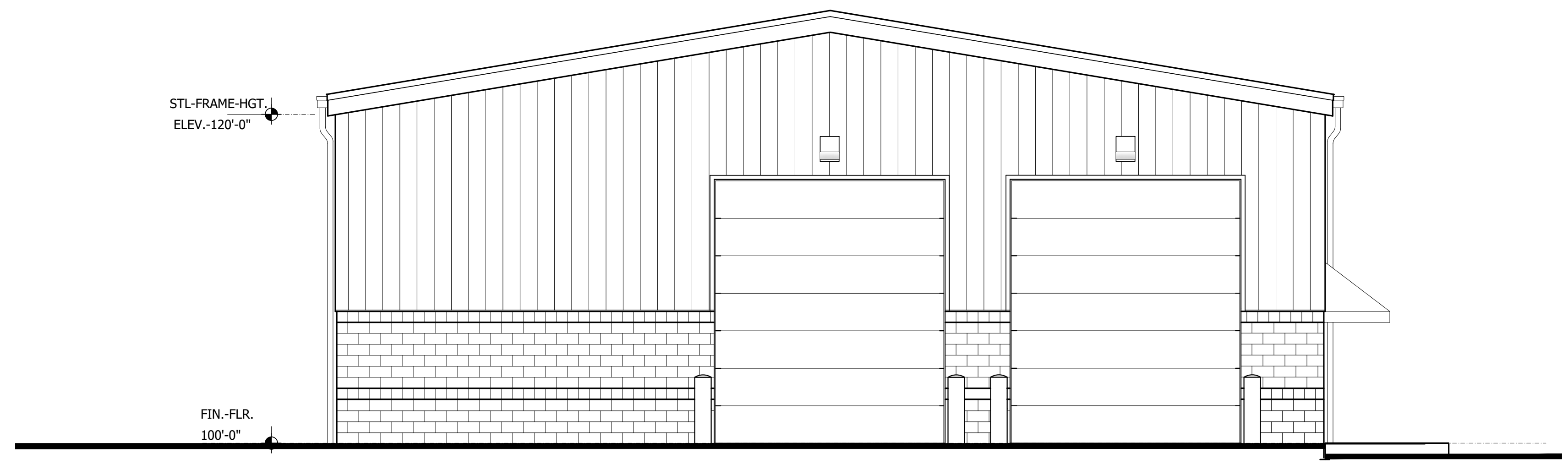
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website: www.designreso.com



MATERIAL SCHEDULE

1. PRE PR-EFINISHED CORRUGATED METAL ROOF
2. PRE ENGINEER METAL FASCIA & GUTTER
3. PRE ENGINEERED METAL WALL PANEL
4. ALUMINUM INSULATED SLIDING WINDOWS
5. SMOOTH GROUND FACE 8" CMU.
6. SPLIT FACE 8" CMU.
7. 14 FT. X 16 FT. OVERHEAD DOOR
8. 6" ROUND DOWNSPOUTS TO CPVC CONDUCTOR TO STORM DRAIN SYSTEM
9. ALUM FRAME ENTRY DOOR
10. REMOTE EMERGENCY EXIT LIGHT
11. 12" ROUND CONCRETE BALLARD FILLED W/ CONC. 48" ABOVE HIGH & 42" BELOW GRADE
12. RIGID STEEL FRAME
13. WALL FAC L.E.D. LIGHT
14. INSUL. STEEL MAN DOOR
15. CANVAS AWNING OVER ALUM. FRAME



SOUTH ELEVATION
SCALE: 3/16" = 1' - 0"



WEST ELEVATION
SCALE: 3/16" = 1' - 0"

PROJECT LOCATION: PROPOSED COMMERCIAL & SERVICE BUILDING FOR:

OAKLAND HARVESTERS

PARCEL 12-01-127-001
WHITE LAKE TWP., MICHIGAN 48375

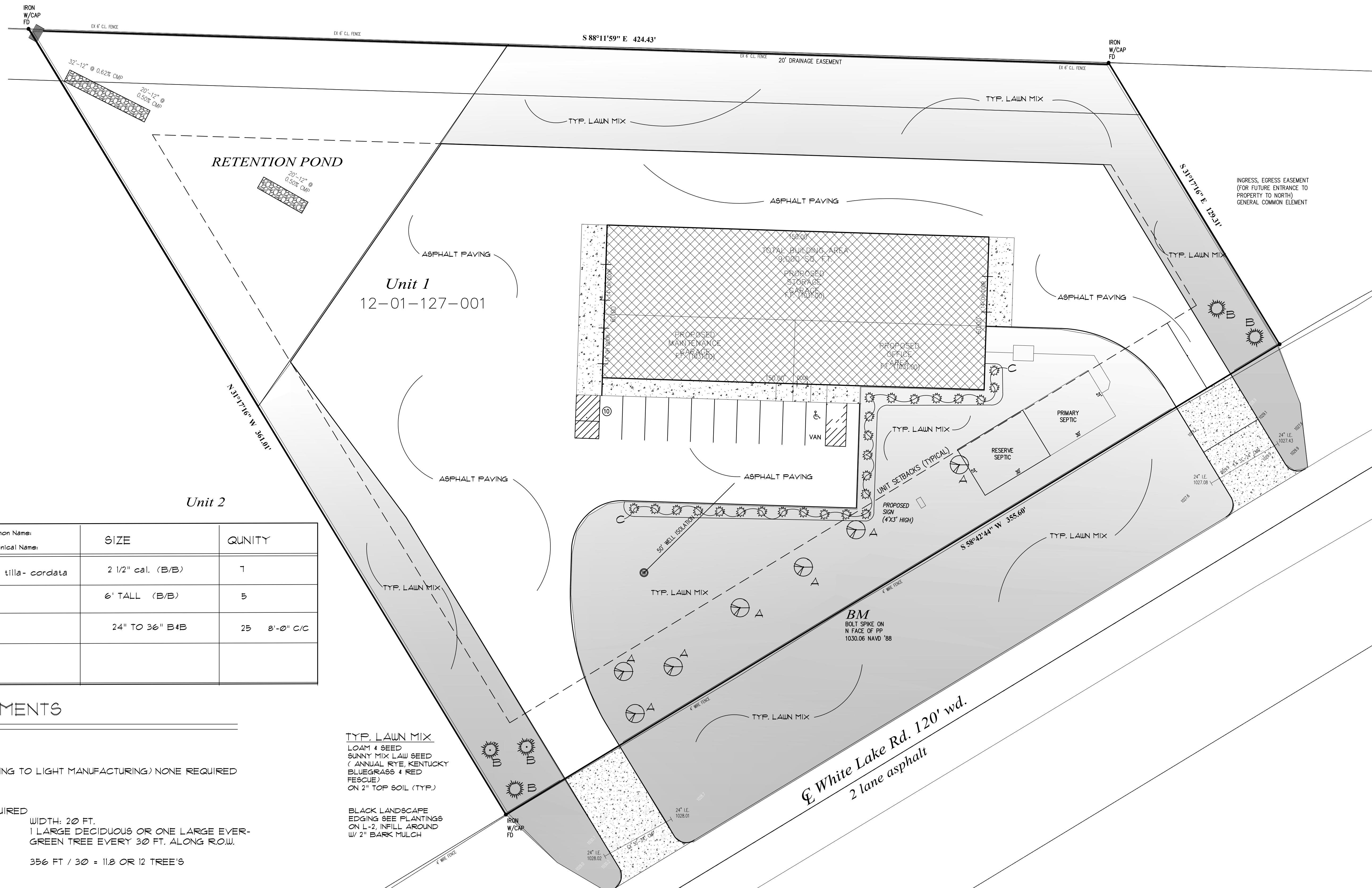
DRAWING TITLE:
Elevations



PROJECT NUMBER:
22-002
SHEET NUMBER:
A-4

07-36-376-018

07-36-376-018



SYMBOL	DESCRIPTION	Common Name: Botanical Name:	SIZE	QUANTITY
A	LITTLELEAF LINDEN <i>deciduous</i>	tilla - cordata	2 1/2" cal. (B/B)	1
B	BLUE SPRUCE conifer <i>plcea-pungens</i>		6' TALL (B/B)	5
C	WARD'S HEW evergreen shrub. <i>taxus-media-wadli</i>		24" TO 36" B4B	25 8'-0" C/C

LANDSCAPE REQUIREMENTS

- 5.13 SCREENING (LIGHT MANUFACTURING TO LIGHT MANUFACTURING) NONE REQUIRED
- 5.13 GREEN BELT LANDSCAPING REQUIRED
 WIDTH: 20 FT.
 1 LARGE DECIDUOUS OR ONE LARGE EVER-GREEN TREE EVERY 30 FT. ALONG ROW.
 356 FT / 30 = 11.8 OR 12 TREE'S
- 5.13 SITE LANDSCAPING REQUIRED
 15% OF GROSS SITE AREA IS REQ'D TO BE LANDSCAPED
 SITE AREA (86,962 SQ. FT.)
 OPEN LANDSCAPED (13,042 SQ. FT.)
 86,962 SQ. FT. / 13,042 SQ. FT. = 15%
 15% OR 13,042 SQ. FT. REQUIRED
 15% OR 13,042 SQ. FT. PROVIDED

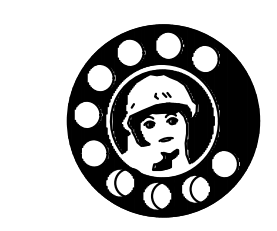
TYP. LAWN MIX
 LOAM & SEED
 SUNNY MIX LAWN SEED
 (ANNUAL RYE, KENTUCKY
 BLUEGRASS & RED
 FESCUE)
 ON 2" TOP SOIL (TYP.)

BLACK LANDSCAPE
 EDGING SEE PLANTINGS
 ON L-2, INFILL AROUND
 W/ 2" BARK MULCH

LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

SP-1



THREE FULL
 WORKING DAYS ||
 BEFORE YOU DIG
 CALL MISS DIG
 800-482-7171

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PROPOSED COMMERCIAL & SERVICE BUILDING FOR:
OAKLAND HARVESTERS
 PARCEL 12-01-127-001
 WHITE LAKE TWP, MICHIGAN 48375

DRAWING TITLE:
 Landscape
 Plan

PROJECT NUMBER:
 22-002
 L-1
 SHEET NUMBER:

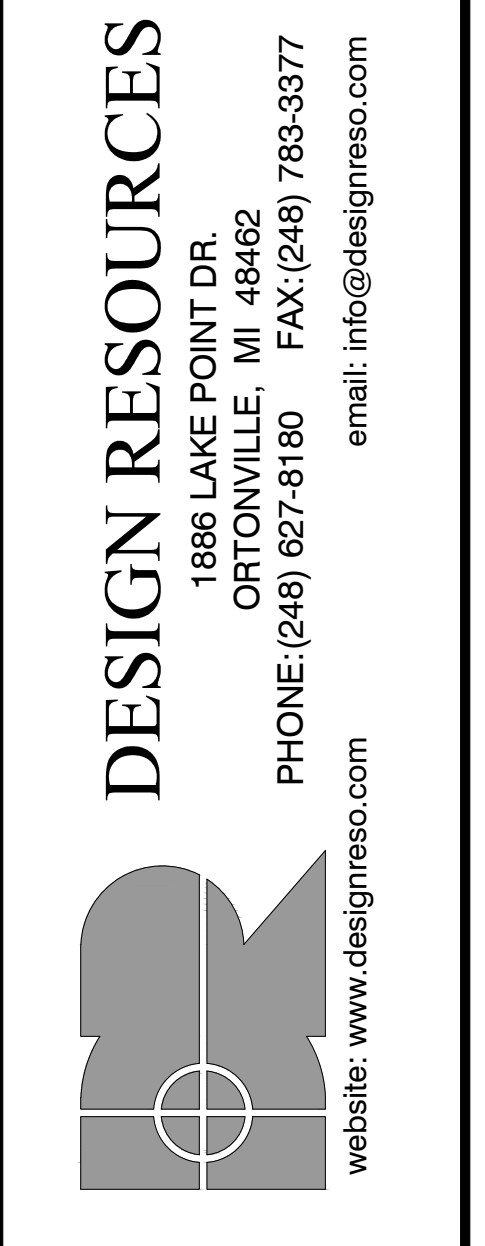
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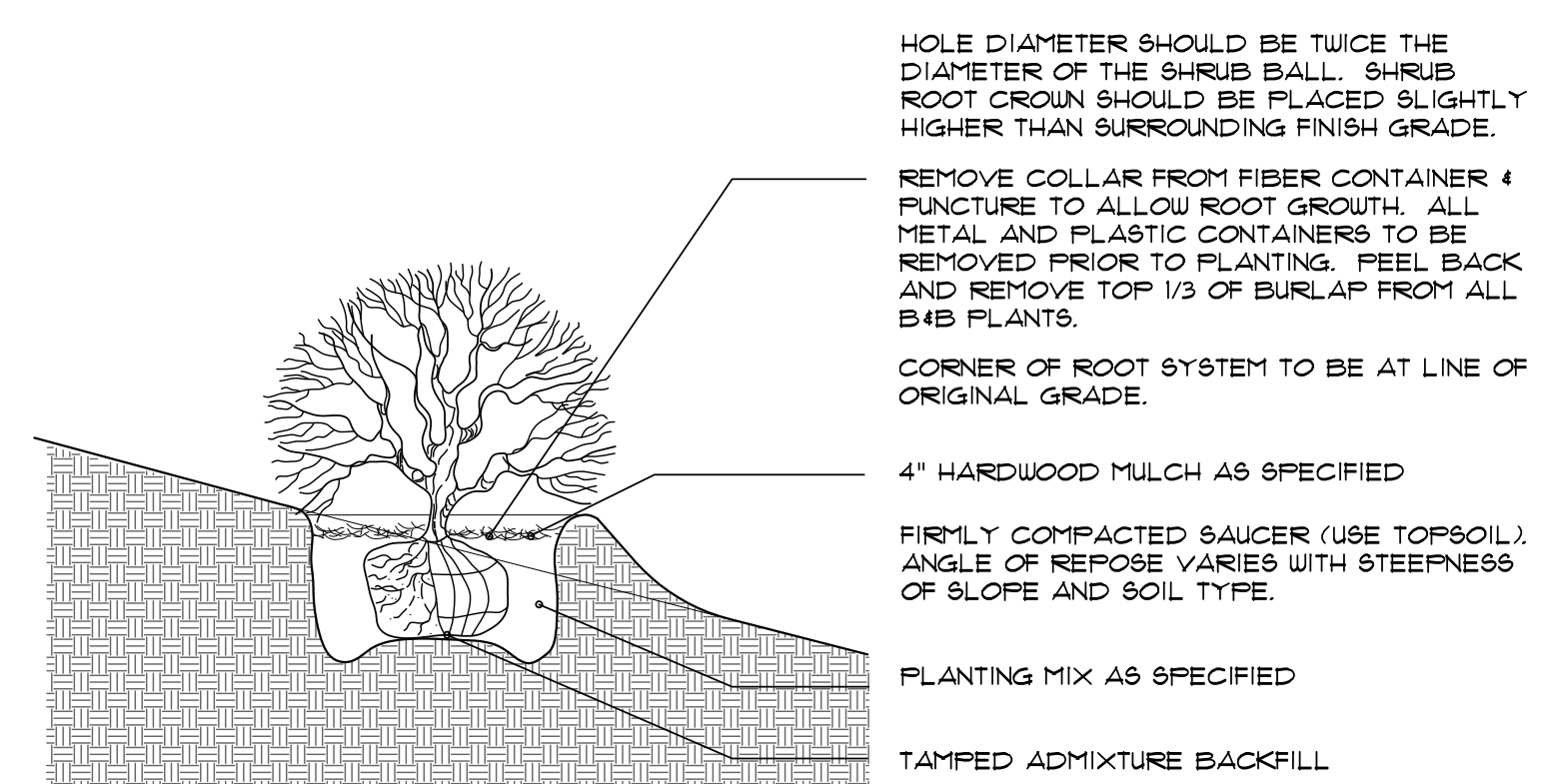
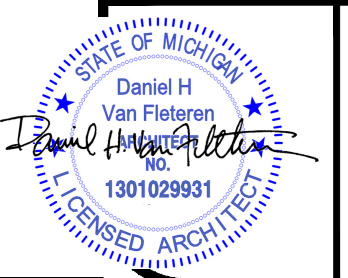
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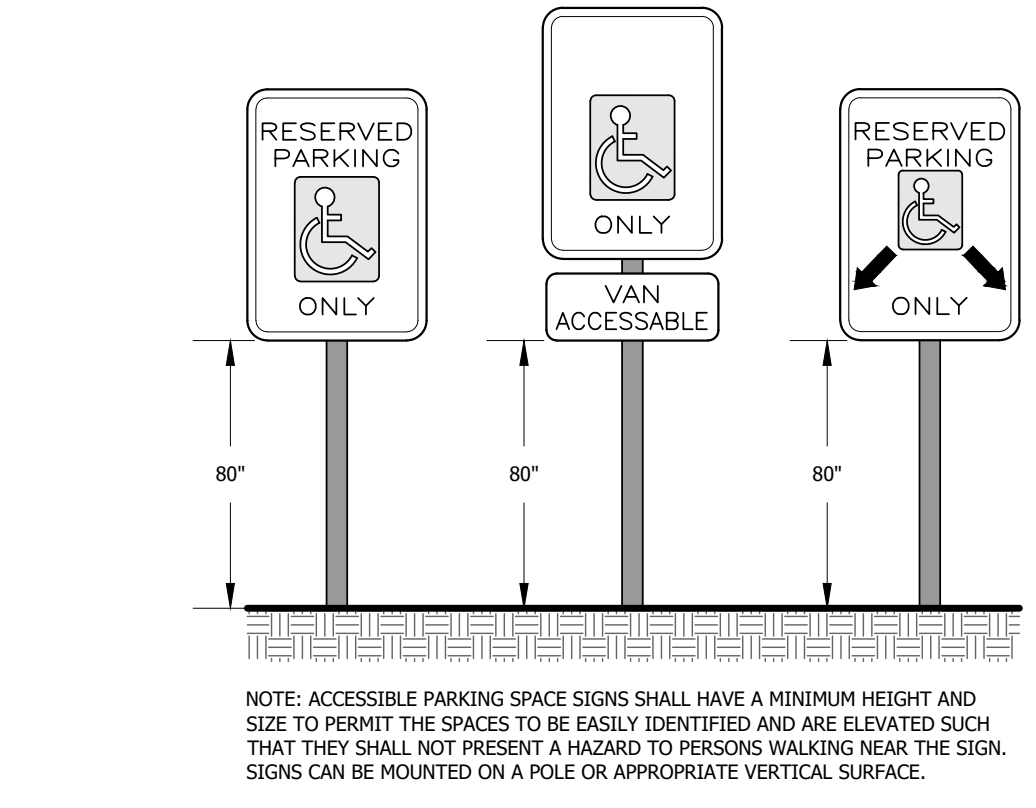
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OAKLAND HARVESTERS
PARCEL 12-01-127-001
WHITE LAKE TWP, MICHIGAN 48375

DRAWING TITLE:
**Landscape
Details**

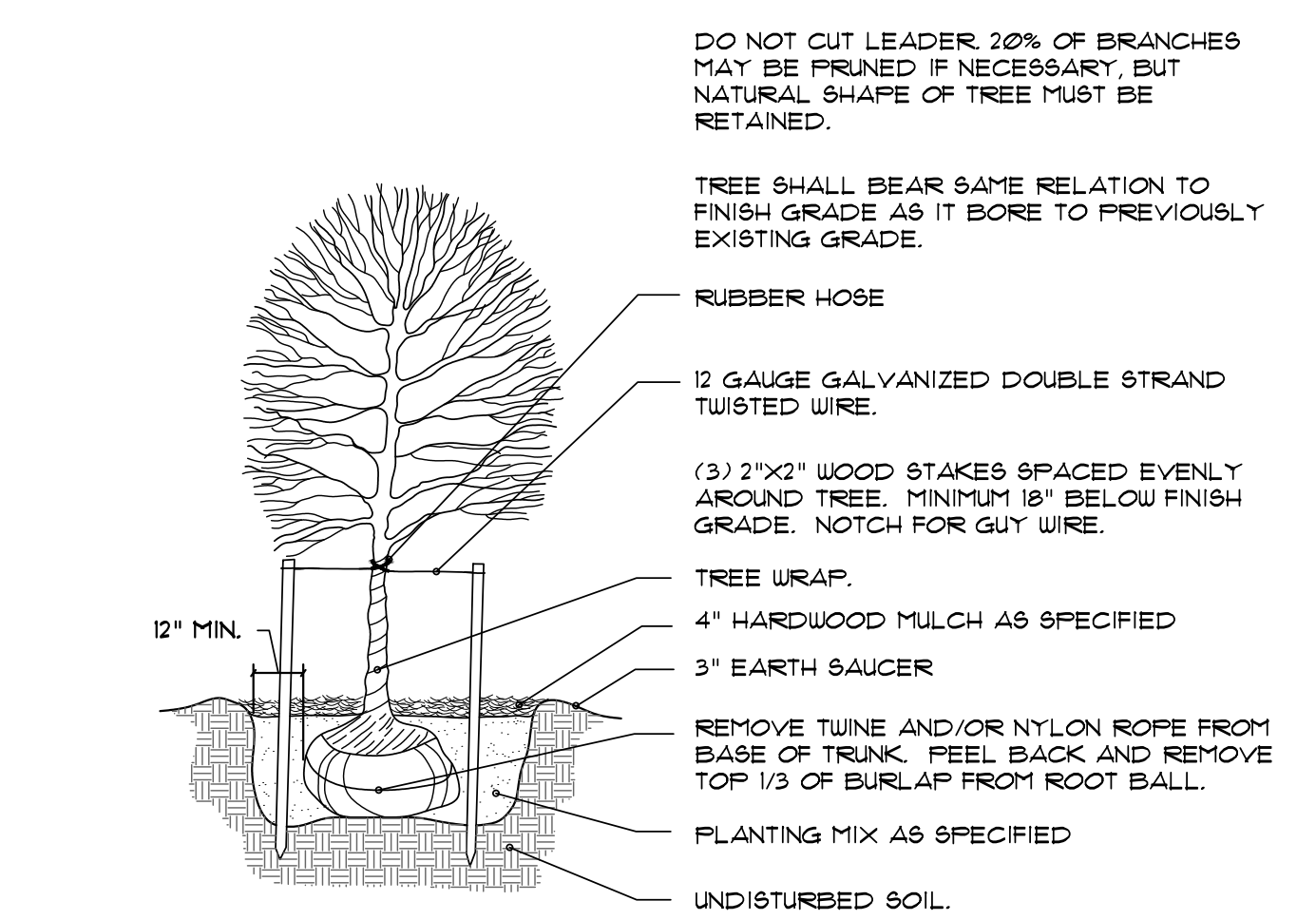
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L-2
SHEET NUMBER:



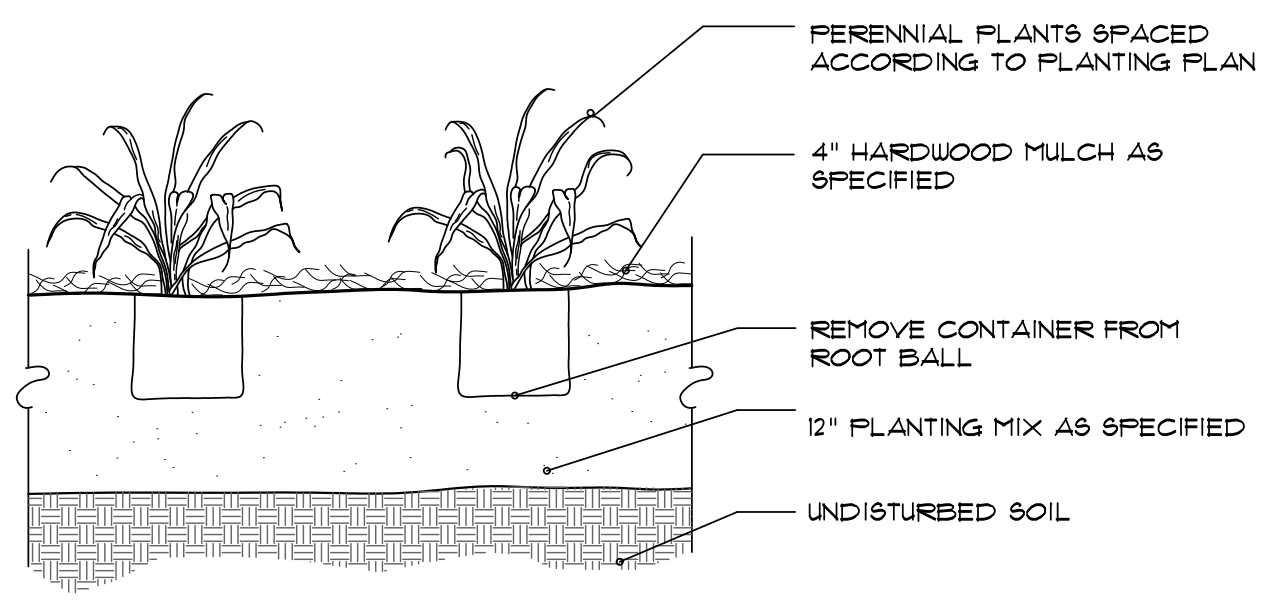
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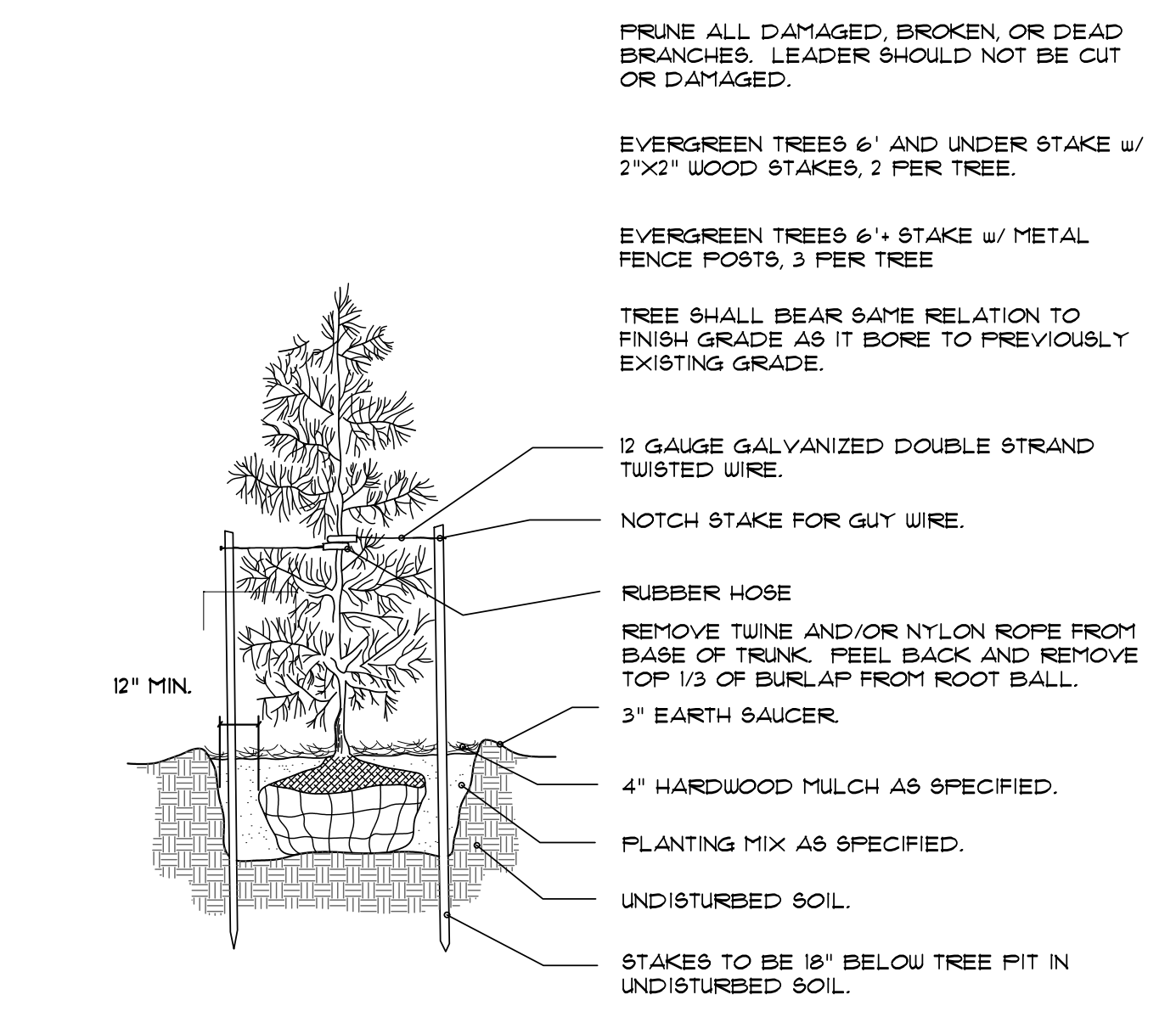
ADA RESERVED PARKING SIGNS
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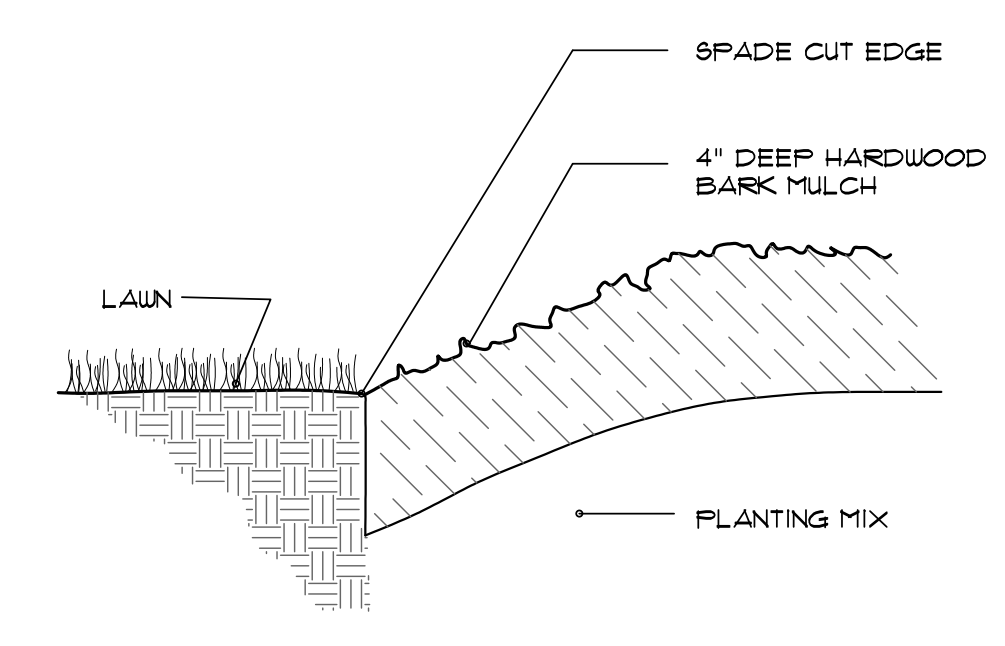
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PERENNIAL PLANTING DETAIL
SCALE: N.T.S.



EVERGREEN TREE DETAIL
SCALE: N.T.S.



SPADE CUT EDGE DETAIL
SCALE: N.T.S.

ALL TREE'S & PLANTS TO BE INSTALLED ACCORDING TO THE COMPLETE AMERICAN NURSERY STANDARDS

INTERIOR LANDSCAPING REQUIRED WHEN PARKING LOT CONTAINS MIN. OF 40 CARS PER PONTIAC LANDSCAPE ORDINANCE

