



**PLANNING COMMISSION MEETING**  
**LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND, WHITE LAKE, MICHIGAN 48383**  
**(FORMER WHITE LAKE LIBRARY)**  
**THURSDAY, OCTOBER 21, 2021 – 7:00 PM**

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

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## **AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES**
  - A.** Regular Meeting Minutes of October 7, 2021
- 6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)**
- 7. PUBLIC HEARING**
- 8. CONTINUING BUSINESS**
- 9. NEW BUSINESS**
  - A.** **Pontiac Lake Overlook**  
Location: Located on the south side of Pontiac Lake Road, north of M-59. Consisting of approximately 3.19 acres. Currently zoned Multiple Family Residential (RM-2). Identified as parcel 12-13-328-003.  
Request: **Final Site Plan Approval**  
Applicant: NCM Ventures  
John Rozanski  
2704 Wabum Rd  
White Lake, MI 48386
- 10. LIAISON'S REPORT**
- 11. PLANNING CONSULTANT'S REPORT**
- 12. DIRECTOR'S REPORT**
- 13. OTHER BUSINESS**
  - A.** Minor ordinance amendment discussion
- 14. COMMUNICATIONS**
- 15. NEXT MEETING DATE:**
  - A.** November 4th, 2021 & November 18th, 2021
- 16. ADJOURNMENT**

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**  
7525 Highland Road  
White Lake, MI 48383  
**OCTOBER 7, 2021 @ 7:00 p.m.**  
**Electronic Meeting**

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

ROLL CALL: Steve Anderson  
Peter Meagher  
Rhonda Grubb  
Merrie Carlock  
Joe Seward  
Mark Fine  
Matt Slicker

Absent: Scott Ruggles  
Debbie Dehart

Also Present: Sean O'Neil, Planning Director  
Sherri Barber, Recording Secretary

Visitors: Kathleen Jackson, McKenna  
Michael Leuffgen, DLZ

**Approval of Agenda**

**Commissioner Fine moved to approve the agenda as presented. Commissioner Seward supported and the MOTION CARRIED with a voice vote: 7 yes votes.**

**Approval of Minutes**

- a. September 2, 2021

**Commissioner Carlock moved to approve the minutes of September 2, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a voice vote: 7 yes votes.**

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

No one was in attendance from the public.

**Public Hearing:**

None.

**Continuing Business**

None

**Old Business:**

None

**New Business**

**A. Redevelopment at 9328 Highland Road**

Location: Located on the north side of Highland Road (M-59) and west of Fisk Road. Consisting of approximately 1.17 acres. Currently zoned (GB) General Business. Identified as parcel number 12-203-201-010

Request: Final Site Plan Approval

Applicant: White Lake Retail Management, LLC 30200 Telegraph Road Bingham Farms, MI 48205

Mr. Leuffgen discussed the DLZ letter for final site plan review. Generally they are recommending approval subject to some administrative approvals on the plan. Commissioner Meagher asked if they have received the final plans addressing these last comments. He has not, but he is confident that the applicant has those. He's comfortable dimensionally with the site.

Commissioner Anderson noted that in the past there were possibilities of flooding to the mobile home site, was there ever any problem with flooding from the Sonic? Could this potentially impact them? Mr. Leuffgen is not aware of any flooding problems from this site.

Commissioner Slicker noted that the widened spots are 7', should the signs be on the backside for the most used spots – can they go on the back side of the walk? The spaces are still 19 with a two foot overhang, they will push them back. On the back side of the building is the cut through for the dumpster, can it be where there isn't a parking space right there where a car would be waiting? That would be a good idea.

Planning Director O'Neil discussed McKenna's letter. They are recommending approval.

The applicant noted that the retail store is a mattress store. The drive through tenant has not been addressed yet. The building and canopies will be demolished. They will be building a new building, roughly 6,000 sq. ft. They have added some of the items discussed at the last planning meeting. Outdoor seating will be capped at 20. The hours of operation will be based on the previous site plan. The applicant thanked everyone for their time. Planning Director O'Neil noted that in the future if they decided to split the building into more spaces, that would not be a problem.

Commissioner Slicker doesn't feel all the parking in the back is great. He feels we need to think about how many drive throughs we have.

Commissioner Anderson asked if the mattress store is taking up 3,000 square feet, and it's not being subdivided. That's correct. Customers will buy the mattress at the retail store and it gets shipped from a distribution center. Commissioner Anderson noted that we appreciate the applicant's information and asked if they brought product samples. They weren't able to bring samples in, everyone is having problems with supplies right now.

**Commissioner Seward moved to recommend to the Township Board the approval of the Final Site Plan for the redevelopment at 9328 Highland Road located on the north side of Highland Road (M-59) and west of Fisk Road. Consisting of approximately 1.17 acres. Currently zoned (GB) General Business. Identified as parcel number 12-203-201-010. The approval is subject to all Planning Commission and consultant review comments. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Meagher – yes; Anderson – yes; Grubb – yes; Seward – yes; Carlock – yes; Slicker – yes; Fine -- yes).**

**Other Business:**

None

**Liaison's Report**

Commissioner Grubb reported that in June there was a CISMA survey of Stanley Park for invasive species. At the next Parks meeting we'll discuss park rental increases, there are quite a few agenda items for the October meeting. The Parks and Recreation Halloween movie night was cancelled.

The Planning Commission discussed the length of ZBA meetings and what may be able to be done to make them shorter.

**Planning Consultant's Report**

No report.

**Director's Report:**

Planning Director O'Neil reported that CIP was approved by the Township Board last month. They are currently working on the Civic Center Development. Commissioner O'Neil reported that we got a preliminary score on the grant application for Stanley Park and we did pretty well. We can resubmit and may be able to improve the score by 20-30 points. Planning Director O'Neil discussed the status of some of the projects in Planning right now.

Mr. Leuffgen reported that he has final geometry from the RCOC for the roundabout at Elizabeth Lake Road and Teggerdine so they can start finalizing that. Commissioner Carlock would like to see some up to date cost estimates on that project. He reported on Bogie Lake watermain and well house for Aspen Meadows.

**Other Business:**



None.

**Communications:**

**Next Meeting Dates:** October 21, 2021  
November 4, 2021

**Adjournment:**

Commissioner Seward moved to adjourn the meeting at 7:59 p.m. Commissioner Meagher supported and the MOTION CARRIED with a voice vote: 7 yes votes.

DRAFT

**Director's Report**

Project Name: Pontiac Lake Overlook Apartments

Description: Final Site Plan Approval

Date on Agenda this packet pertains to: October 21, 2021

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

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Per comments below.
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 10/14/2021
McKenna & Associates	Planning Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 10/12/2021
Justin Quagliata	Staff Planner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 10/12/2021
John Holland	WLT Fire Chief	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See email dated 10/14/2021
Jeanine Smith	WLT Assessor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See memo dated 10/7/2021



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

October 14, 2021

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

**RE: Pontiac Lake Overlook (FKA Pontiac Lakeview Apartments)- Final Site Plan/Final Engineering Plan-2<sup>nd</sup> Review**

DLZ # 1945-7030-00

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned revised plans prepared by Kieft Engineering, Inc. and dated September 27, 2021. These plans were reviewed for conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

**Preliminary Site Plan Comments**-The following comments from our Preliminary Site Plan review letter dated June 3, 2021 are listed below. We have provided responses to those comments in **bold** typeface.

#### General

1. Indicate if there are any wetlands on site and delineate wetland boundaries. A permit from the MDEQ may be required. Comment partially addressed. Wetlands and their delineation have now been shown on the plan. Comment remains as a notation with regard to a permit from the MDEQ that may be required. Comment remains as a notation. Design engineer has indicated a permit from EGLE will be obtained for storm discharge. **Design engineer has indicated that the permit application is in process.**

#### Grading/Paving

1. A permit from RCOC will be required for all work within the Pontiac Lake Road right-of-way. Comment remains as a notation with regard to a permit from RCOC. **Design engineer has indicated that the permit application is in process.**



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WLT-Pontiac Lake Overlook- FSP/FEP Review.02

October 14, 2021

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2. Comments were made at the January 18, 2021 Planning Commission Meeting regarding the lack of curbing on the proposed site. We offer the following in regard to curbing required by the Township Ordinance:
  - a. Township Zoning Ordinance Article 5.11 Q.xviii indicates that concrete curbing shall be provided at the end of all parking areas and stalls. Comment partially addressed. See comment 6. Under FSP/FEP, Grading /Paving comments below. **Comment addressed.**

### Watermain

1. We defer comment regarding required fire hydrant coverage or required fire suppression measures as well as fire lane to the Township Fire Department. Note there is no water distribution system along Pontiac Lake Road in this vicinity. The proposed grading is relatively flat and posed no challenges for fire truck access. The plans do not indicate how a fire truck will navigate the site with a turning radius however it is anticipated the vehicle will need to back up due to the site configuration. We defer further comment to the Fire Department regarding site access relative to the building and reserve tank access. **Comment remains as a notation. A fire truck turning radius schematic has now been provided on the plan and appears to indicate the ability for a fire truck to pull into the site in front of the building and would need to back up into the parking area on the west side of the parking lot to be able to pull out of the lot. We defer further comment to the Fire Department.**
2. The plans propose a Type III domestic well with reserve tank. We question if this will need to be a Class II No transient well. Ultimately Oakland County will need to review and approve the well system for this development. **Comment remains as a notation. Design engineer indicates application is in process with OCHD.**

### Stormwater Management

1. A permit may be required from the State or Oakland County for discharge into the Huron River. Comment remains as a notation. Engineer has noted a permit from EGLE will be obtained for storm discharge. **EGLE permit is in process per design engineer.**

### Final Site Plan/Final Engineering Plan Comments-

Note that comments from our September 14, 2021 review letter are in *italics*. Responses to those comments are in **bold**. New comments are in standard typeface.



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WLT-Pontiac Lake Overlook- FSP/FEP Review.02

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### General

1. *Indicate whether existing fence along the eastern property line is to remain.* **Comment addressed. A note has been added to Sheet 2 indicating that the existing fence shall be maintained.**

### Grading/Paving

1. *Indicate whether the existing grade is being met where the screen wall is proposed along the western property line.* **Comment addressed. A note has been added indicating that the existing grade will be matched where screen wall is proposed.**
2. *Provide building FG at northeastern corner of proposed building.* **Comment addressed.**
3. *The proposed retaining wall at the south east corner of the parking area varies in height up to 7.1 feet high. Calculations shall be provided to support the proposed retaining wall design.* **A separate submittal regarding this has been made to this office on 10/13/2021 and will be reviewed under separate cover.**
4. *There are several references on Sheet 3 relative to proposed retaining wall detail/cross section.* **Comment addressed.**
5. *Please either change reference to Sheet 5 (where wall detail is shown) or place wall detail on Sheet 3.* **Comment addressed.**
6. *Provide protective railing detail that will be required at top of retaining wall. Minimum height required is 42" for non-residential uses.* **Comment addressed.**
7. *Sidewalk in front of building shall be 7' wide or 5' with bumper blocks at the head of parking spaces. (Ord. 5.11 Q xv.-xviii.). If 7' sidewalk is to be installed, please change detail on Sheet 5 to 7' instead of 5'.* **Comment addressed.**

### Sanitary Sewer

1. *Provide sanitary lead slopes; a minimum of 1% slope is required.* **Comment addressed.**
2. *Quantities listing on Sheet 3 proposes 200' of 1.5" force main. Clarify why this is proposed if utilizing existing force main.* **Comment addressed.**

### Watermain

1. *Applicant is responsible for sizing of the proposed water service piping for the proposed use. DLZ recommends adequate backfill and support of lead due to its proposed location under the dumpster pad.* **Comment addressed.**



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WLT-Pontiac Lake Overlook- FSP/FEP Review.02

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### Stormwater Management

1. *Provide details for ES-1 regarding what is proposed at the end section for breaking up the stormwater discharge velocity. **Comment addressed; plans show the intent is for 4 yards of Rip-Rap to be placed at the End section, OCWRC Soil Erosion standard details shall apply for this construction including the use of a non-woven geotextile filter fabric being installed under the Rip-Rap.***
2. *Provide 3" restrictor location on storm sewer profile on Sheet 4. **Comment addressed.***
3. *Plan sheet 4 indicates "See Contech Plans for Details" of the underground detention system. Please provide the detention system details in the plan set. **Comment outstanding. Design engineer has noted that Contech plans are in process.***
4. *Sheet 4- Clarify pipe footage for the underground detention piping. Plan shows 52' and 40' for 96" piping (0' for 24" piping); profile shows 50' of 96" pipe only; Quantities listing on Sheet 3 shows 130' of 96" piping and 40' of 24" piping. Assure all quantities and sizes match between plan, profile, and Quantities listing. **Comment addressed.***
5. *Quantities listing on Sheet 3 shows 181' of 12" storm pipe. We calculate 187' based on plan view. **Comment addressed.***
6. *Provide a maintenance plan for all facilities designed to collect, treat, store, or transport stormwater (Zoning Ordinance, 6.8.B)*

### Landscaping Planting Plan

1. *The landscape plan shall clearly show the location of proposed and existing sanitary sewer, proposed storm sewer, and the proposed water service lead. Note that trees are not allowed to be planted over or within 10' of such above noted utilities. Please revise plan as necessary. **Comment partially addressed. The multi-stem Birch tree proposed between storm MH-2 and the sanitary sewer cleanout and adjacent to the grinder pump (in greenspace area just south of underground detention system) will need to be relocated away from this area due to the number of proposed structures in this area.***

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### Required Permits and Approvals

The following items, permits, and approvals will be required:



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WLT-Pontiac Lake Overlook- FSP/FEP Review.02

October 14, 2021

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1. Permit from RCOC for work within the Pontiac Lake Road right-of-way.
2. A well permit from Oakland County.
3. Soil Erosion Permit through OCWRC.
4. Stormwater Discharge Permit from EGLE.
5. Stormwater maintenance agreement, easement, and lien will be required.

### **Recommendation**

The remaining outstanding comments are related to the retaining wall design, the detention system configuration, and storm system maintenance notes. These items will not impact the site layout or dimensions; therefore, we recommend approval conditioned on the above items being resubmitted for review and approval prior to a Pre-Construction Meeting. The applicant has also indicated that other agency permits are in process, these permits will be required prior to final recommendation for approval of the construction plans. **Please provide a response letter to the above comments; this will ensure a more streamlined review of the revised plan by our office.**

Please contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.  
Department Manager

Victoria Loemker, P. E.  
Senior Engineer

Cc: Justin Quagliata, Community Development, *via email*  
Hannah Micallef, Community Development, *via email*  
Aaron Potter, DPS Director, White Lake Township, *via email*  
Nick Spencer, Building Official, White Lake Township *via email*  
John Holland, Fire Chief, White Lake Township, *via email*  
Jason Hanifen, Fire Marshall, White Lake Township, *via email*

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# MCKENNA

October 12, 2021

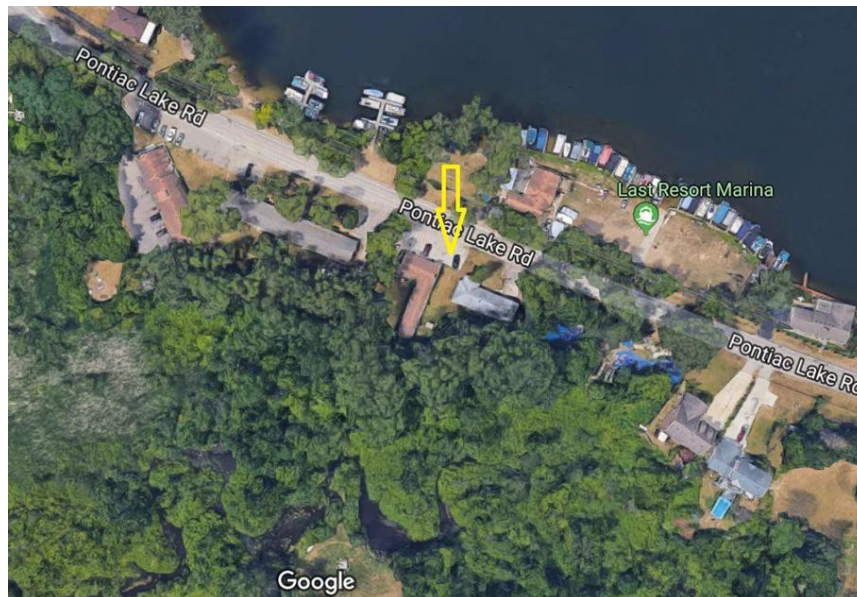
Planning Commission  
Charter Township of White Lake  
7525 Highland Road  
White Lake, MI 48383

**Subject:** 8565 Pontiac Lake Road  
Pontiac Lake Overlook Apartments Final Site Plan Review #2  
Tax Parcel No. 12-13-328-003

**Location:** Southwest side of Pontiac Lake Road, north of Highland Road

Dear Planning Commissioners:

We have received, for review, a final site plan submitted by the builder/proprietor, John Rozanski. This proposed project is for the development of one, 12-unit apartment building located on Pontiac Lake Road, north of Highland Road. The proposed building will be 11,871 square feet. The site is 3.19-acres and is zoned Multiple-Family Residential (RM-2). The site currently contains two residential structures, which the petitioner is proposing to remove.



Source: Google Maps

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
F 248.596.0930  
[MCKA.COM](http://MCKA.COM)

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## Background

The Planning Commission reviewed and approved the preliminary site plan, subject to several variances and the items addressed in the Consultant's reports, on June 17, 2021. The ZBA approved seven variances on June 24, 2021. The motion from the ZBA is, as follows:

Member Schillack MOVED to approve the variances requested by John Rozanski from Articles 3.1.9.E, 5.11.A.iii, 5.11.A.iv, and 5.19.N.i.C of the Zoning Ordinance for Parcel Number 12-13-328-003, identified as 8565 Pontiac Lake Road, in order to construct an apartment building that **would encroach 30 feet into the required west side yard setback. Parking setback variances are granted to encroach 30 feet into the required front yard setback, 65 feet into the required west side yard setback, and 16.5 feet into the required east side yard setback. A 2.5-foot variance and 38-foot variance are granted to allow the dumpster enclosure to encroach into the required front yard setback and project in front of the principal building. A 30-foot variance from the required lot width is also granted.**

This approval will have the following conditions:

1. The Petitioner shall obtain all necessary permits from the White Lake Township Building Department.
2. The Petitioner shall receive preliminary site plan approval from the Township Board and final site plan approval from the Planning Commission.
3. A permit from the Road Commission for Oakland County (RCOC) shall be required for all work within the Pontiac Lake Road right-of-way.
4. A permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) shall be required for stormwater discharge into the Huron River/wetland.
5. The Planning Commission shall not approve the landscape plan without the following elements:
  - a 3-foot masonry screen wall along the north and west property lines.
  - 10 Arborvitae, a minimum of 6' in height at the time of planting, along the west side of the parking lot.
  - Dumpster enclosure shall match the same brick as the facade of the building with a metal backed wooden gate painted white.
  - A continuous juniper or like evergreen border around the dumpster enclosure, a minimum of 8' in height at the time of planting.
  - A minimum of 4 to 5 street trees along Pontiac Lake Road.

The Township Board approved the preliminary site plan on July 20, 2021.

## Review Comments

1. **Zoning, Land Use, and Future Land Use:** The current Zoning District, current land use, and future land use of the site, as well as the surrounding areas, are as follows: Please note that the parcel is irregular in shape and actually crosses **over** Pontiac Lake Road. The portion of the parcel that the proposed development is located on is entirely located south of Pontiac Lake Road. For the purposes of this chart, only the portion south of Pontiac Lake Road is being used.

Site	Zoning Districts	Current Land Uses	Future Land Use
	RM-2	Residential (2 apartment bldgs.)	Residential Resort
North	R-1D	Pontiac Lake	N/A (water)
East	R1-C	Single Family/Vacant	Residential Resort
South	R1-C	Vacant/Residential	Planned Business
West	RM-2	Residential	Residential Resort

Multiple-family dwellings are a permitted use in the RM-2 District.

## 2. Dimensional Standards:

Applicable Requirement	Required by the Zoning Ordinance in the RM-2 District	Proposed
Front Yard Setback	40'	40' + for Building, 30' for Parking <sup>1</sup>
Side Yard Setback	70' for one side, 100" for total of 2 sides	30' and 40" <sup>2</sup>
Rear Yard Setback	45'	45' +
Wetland Setback	25'	>25 feet
Building Height	35 feet or two stories	35'
Minimum Lot Width	200 feet	170 feet <sup>3</sup>
Minimum Lot Area	10,000 SF + 3,500 SF each for 6 one-bedroom units and 4,000 SF each for 6 two-bedroom units, totaling 51,000 SF (1.38 A).	3.19 acres gross 3.01 acres net
Lot Coverage	20%	2.9% (3,820/131,116)
Recreation Space	6,100 SF	8,235 square feet
Natural Features Setback	25'	25' +
Minimum Floor Area	400 SF per 1-bedroom unit; 700 per 2-bedroom	680 SF per 1-bedroom; 1,005 per 2-bedroom.

<sup>1</sup> 30' variance granted to allow the parking lot to encroach into the required front yard setback

<sup>2</sup> 30' variance granted for side yard setback

<sup>3</sup> 30' variance granted from the required 200' lot width

- 3. Landscaping and Screening:** The landscape plan review is under separate cover.
- 4. Layout and Open Space:** Section 3.11(C) of the Zoning Ordinance requires multi-family residential developments to include 5,000 sq. ft. of recreation space for the first unit plus 100 sq. ft. for each additional unit. Based on the proposed 12 units, 6,100 sq. ft. of recreation space is required. The plan's site data table proposes 8,235 square feet of recreation space, split between two areas. The first is labeled as an active recreation area in the rear of the principal building. It will feature a six-foot wide walking trail which will lead from the building and loop around near the river. The site plan notes that the path will feature wood chips where the path is closest to the building, but those wood chips will not be present on the path within the wetland area. The second area is a proposed passive recreation area to the north of Pontiac Lake Road, which the site plan notes is intended for "lake viewing." The Zoning Ordinance states that "*The recreation space is to be separate and distinct from all other uses permitted upon said multiple site and a specific site shall be designated for such recreation space and reserved for same.* **In order to facilitate the use of this recreation space for "lake viewing", the Planning Commission may wish to require some amenities for the residents to use; such as benches or other seating and a wood chip pathway.**
- 5. Minimum Floor Area:** The petitioner is proposing six, one-bedroom units and six, two-bedroom units. The one-bedroom units are 680 square feet; the two-bedroom units are 1,005 square feet. The Zoning Ordinance requires 400 square feet for a one bedroom and 700 square feet for a two bedroom.
- 6. Sidewalks and Non-Motorized Pathway:** The plan depicts a six-foot-wide sidewalk in the Pontiac Lake Rd right-of-way. There is also a limited, five-foot-wide interior sidewalk network which connects the proposed building to both the east and west sections of the proposed parking lot. The connection is not labeled in the site construction plans but is labeled on the architectural site plan. **It is also noted that striping must be provided across the parking area from the 5' concrete walk to the access aisle for the barrier free parking.**

7. **Building Architecture and Design:** Elevation drawings have been included in the application materials. The building meets the Zoning Ordinance dimensional requirements for height (35').
- The front of the building consists of dark grey, 4" x 12" (oversized) brick veneer with light grey mortar and 7" vertical composite siding in aged ash color along the top of this elevation. There are two balconies on the front elevations and ten windows. The entrance feature consists of a four-panel glass front, approximately 11' in height and 13' wide. The sprinkler room is located on the first floor in the front of the building and extends out from the front façade 6' and is 20' 3" wide by 12' 4" high (again, approximately) and utilizes the same 7" vertical composite siding in aged ash as is used on the top of the front elevation.
  - The rear elevation consists of five vertical "elements". The dark grey brick veneer is used on the end elements, the 7" vertical composite siding that is being used on the top of the front elevation is being utilized adjacent to the brick elements and a glass enclosed stairwell is in the middle. That portion of the rear elevation that is the vertical composite siding is "bumped out" approximately 3'. The variation of each of the five vertical elements gives some relief to this rear elevation. Eight balconies are located on the rear elevation and twelve windows, along with four door walls. **As was stated in the preliminary site plan review, the materials for the balconies needs to be shown on the plans. The petitioner said the balconies will consist of the same aluminum balusters that are being used on the (Pontiac Lake Road) screening wall.**
  - Each of the side elevations are brick on the garden level and the 7" wide vertical composite siding on the first and second floors. Both the west and east (side) elevations have nine, black aluminum framed windows

The Zoning Ordinance requires a colored rendering at final site plan review, which has not been submitted. **The petitioner should submit the rendering and have it available for the Planning Commission's review at the meeting. The architect has been informed of this and stated that he will bring a colored rendering to the meeting.**

8. **Trash Enclosure:** The Petitioner has proposed a dumpster enclosure that will consist of brick to match the building façade and a metal backed wooden gate painted white per the ZBA condition of variance approval. The dumpster will site on an 8" thick concrete pad. The ZBA granted two variances for the dumpster enclosure; one, to allow the dumpster enclosure to encroach into the required front yard setback and two, to permit the dumpster enclosure to project beyond the front façade of the building. As proposed, the dumpster enclosure meets the Zoning Ordinance requirements.
9. **Roads and Access:** The proposed development has one, thirty-foot wide access point onto Pontiac Lake Road. Road Commission approval is needed for the driveway location.
10. **Site Circulation and Parking:** The site is accessed off of Pontiac Lake Road. The curb cut (as measured asphalt edge to asphalt edge between the gutter pan on each side of the driveway throat) is 27'. Ten parking spaces are located on the west side of the site and 18 spaces are located directly in front of the building, as mentioned earlier, the ZBA granted a variance for the parking lot to encroach into the front yard setback and in the side yard setbacks. Two parking spaces per unit are required for residents, plus an additional four guest parking spaces (twenty-eight total spaces). **The petitioner needs to change the parking formula on the site plan to reflect the Zoning Ordinance requirements. As described on the plan, the calculation criteria are incorrect.** A three-foot-high screen wall is proposed on the west side of the site to block the screen the parking lot. The ZBA required a three-foot-high masonry wall on the west side of the parking area and the north side (Pontiac Lake Road) of the property to screen the parking lot areas from view. **The petitioner is proposing a solid 3' high masonry wall on the west property line and a 3' screening wall consisting of brick piers with aluminum balusters along the Pontiac Lake Road frontage. The petitioner needs to provide details for the Pontiac Lake Road frontage wall.**

**11. Lighting:** The lighting review is under separate cover

**Recommendation**

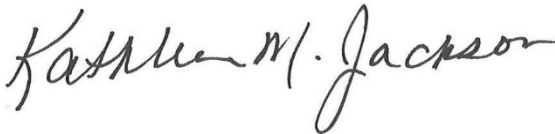
With the exception of the following items (as also identified in bold, above) we are comfortable with the site plan. If the Planning Commission agrees, and wishes to grant final site plan review approval, we suggest that it do so subject to the following conditions being resolved prior to the issuance of any building permits.

1. In order to facilitate the use of the area identified as "lake viewing", the Planning Commission may wish to require amenities for the residents to use; such as benches or other seating and/or a wood chip pathway.
2. Submission of a colored rendering at or before the Planning Commission meeting.
3. The petitioner providing information on the plans as to the materials for the balconies.
4. Change parking calculation formula to reflect the Zoning Ordinance formula.
5. Details added regarding the Pontiac Lake Road screen wall.

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

Respectfully submitted,

**MCKENNA**



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

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



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

## WHITE LAKE TOWNSHIP

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

October 12, 2021

Planning Commission  
Charter Township of White Lake  
7525 Highland Road  
White Lake, MI 48383

**RE: 8565 Pontiac Lake Road  
Pontiac Lake Overlook Apartments Final Site Plan Review – 2<sup>nd</sup> Review  
Parcel Number 12-13-328-003**

Dear Commissioners:

The Planning Department reviewed the revised landscape plan for the final site plan review of this project. Our Office reviewed the revised landscape plan prepared by J Eppink Partners, Inc. dated August 9, 2021 (revision date October 3, 2021). The following comments from the first review letter dated September 21, 2021 are listed below. Responses to those comments are provided in **red**.

### Landscape plan

- Article 5, Section 19.B.iii.a: all required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all landscape plantings and lawn areas. – **provide irrigation plan. Comment addressed. Notes have been added to the landscape plan stating irrigation requirements.**
- Article 5, Section 19.B.iii.b: all required site irrigation systems shall include a rain sensor or similar measure to ensure that irrigation does not occur during or shortly after precipitation events. All site plans shall note installation of required irrigation. – **add note to all plans. Comment addressed. Notes have been added to the landscape plan and Sheet 3 of the site construction plans stating irrigation requirements.**
- Article 5, Section 19.B.vii: trees shall not be planted closer than four (4) feet to any property line. – **add note to landscape plan. Comment addressed. A note has been added to the landscape plan.**
- Article 5, Section 19.E: for every new development that requires site plan review, except site condominiums as regulated in Section 6.1, interior landscaping areas shall be provided, equal to at least fifteen (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 (1) large deciduous, small ornamental deciduous, or evergreen tree and five (5) shrubs for every three hundred (300) square feet of required interior landscaping area. – **provide calculation on landscape plan to verify this requirement is met. Comment addressed. The landscape plan lists interior landscaping calculations for trees and shrubs showing the required amount of material is provided.**



## WHITE LAKE TOWNSHIP

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- Article 5, Section 19.G: in addition to interior landscaping required, within every parking area containing ten (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 that 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. All required parking lot landscaping shall conform with the following:
  - Any off-street parking areas containing ten (10) or more parking spaces shall have parking lot landscaping according to the following schedule: Residential (Multiple) – 15 square feet per parking space. **28 parking spaces x 15 sq. ft. = 420 square feet required. No interior landscaping is proposed. Past practice in the Township for zero square feet of interior landscaping is requiring a variance from the Zoning Board of Appeals (ZBA). Comment outstanding. Parking lot landscape calculations have been provided on the landscape plan. 108 square feet of parking lot landscape is provided in one island containing one tree. A variance should be required from the ZBA for the 312 square feet of landscaping not provided.**
  - All required parking lot landscaping shall be designed to conform with the following requirements, subject to Planning Commission Approval:
    - a. One (1) large deciduous tree or small deciduous ornamental tree and three (3) shrubs shall be required for every one hundred (100) square feet of required parking lot landscaping area. **For the 108 square feet of parking lot landscaping proposed, one (1) deciduous tree (Autumn Blaze Maple) was provided. Three (3) shrubs shall be required in the parking lot landscape bed.**
    - b. Parking lot landscaping areas shall be curbed with 6-inch concrete curbing. Planting islands containing trees shall not be less than fifty (50) square feet in area and not have any dimension across the island of less than five (5) feet. **The one parking lot landscape island meets this requirement.**
- The Zoning Board of Appeals, as a condition of variance approval for the project, required the following:
  - The Planning Commission shall not approve the landscape plan without the following elements:
    - 3-foot masonry screen wall along the north and west property lines. – **the landscape plan shows the required screen wall. However, a detail drawing of the wall was not provided. A typical cross-section of the wall shall be provided for review and approval. Additionally, the site plan notes a “concrete screen wall” on the west side of the parking area. Masonry is required, and the site plan does not show the required wall north of the parking area along Pontiac Lake Road. The site plan shall be revised to show a masonry screen wall in the location required by the ZBA. The site construction plan was revised to show a masonry screen wall in the location required by the ZBA, and a screen wall detail was provided on the Notes & Details sheet. However, this is inconsistent with the architectural site plan, which indicates “brick pier w/ limestone cap, alum fence between piers. (Typical along Pontiac Lake Road).” A detail of the proposed pier and fence shall be provided for review to confirm satisfaction of the ZBA condition. The site construction plans and architectural site plan shall be consistent; revise accordingly.**
    - 10 Arborvitae, a minimum of 6’ in height at the time of planting, along the west side of the parking lot. – **condition satisfied (15, six-foot Emerald Green Arborvitae proposed).**





## WHITE LAKE TOWNSHIP

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- Dumpster enclosure shall match the same brick as the facade of the building with a metal backed wooden gate painted white. – **the dumpster detail shall be revised on the Notes & Details sheet of the site plan to meet the standards required by the ZBA. Comment addressed.**
- A continuous juniper or like evergreen border around the dumpster enclosure, a minimum of 8' in height at the time of planting. – **condition satisfied (12, eight-foot Blue Point Juniper proposed; White Spruce will also provide screening to the southeast).**
- A minimum of 4 to 5 street trees along Pontiac Lake Road. – **condition satisfied (4 Crimson Sentry Maple and 1 Saucer Magnolia proposed).**
  - **Staff recommends the Planning Commission consider requiring 4-inch caliper trees in order to compensate for no interior landscaping. The Applicant has increased the size of the five (5) street trees to be 3.5" – 4" caliper trees at time of installation. The plan modified the previously proposed variety of trees; five (5) London Planetree are now proposed.**
- Other: Note 12 of the Planting Notes indicates hydroseed installed at all lawn areas depicted on the drawing. – **sod shall be required. Revise landscape plan and Planting Note 12 accordingly. Comment partially addressed. Note 12 was updated accordingly. The indication on the left side of the landscape plan stating "Irrigated Hydroseed..." shall be revised to sod.**
- Other: Transformer and Mechanical Equipment Screening (Article 5, Section 19.N.ii)
  - a. 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.
  - b. 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 a proposed location for mechanical units or provide the method of screening. The plans shall be revised accordingly to provide the location and method of screening. Comment partially addressed. All plans show six condenser units on each side of the building. The landscape plan shows Four Burning Bushes and six Emerald Green Arborvitae proposed on each side of the building to screen the units. The transformer is not labeled on the landscape plan, but is indicated by a box located behind the condenser units on the west side of the building (the transformer is labeled on the architectural site plan and site construction plans). The aforementioned landscaping shall also screen the transformer. The Planning Commission should determine if the proposed landscape screening is adequate. Staff suggests the Planning Commission accept the proposed mechanical equipment screening, with the aforementioned revision for the transformer screening.**
- Other: The grinder pump location shall be indicated on the landscape plan.

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



Item A.

Scott Ruggles  
Liz Fessler Smith  
Andrea C. Voorheis  
Michael Powell

## WHITE LAKE TOWNSHIP

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

### Recommendation

With the exception of the items identified in this review letter, and, if the Planning Commission finds it appropriate, the Planning Department recommends approval of the landscape plan, with conditions. The Department suggests the Commissioners condition the approval on the Applicant addressing all consultant/staff review comments and recommendations. For purposes of the landscaping plan, we recommend this be revised and resubmitted for staff review prior to issuance of a building permit.

If you have any questions regarding this matter, please contact us.

Sincerely,

*Justin Quagliata*

Justin Quagliata  
Staff Planner

cc: Sean O'Neil, AICP, WLT Community Development  
Hannah Micallef, WLT Community Development  
Kathleen Jackson, McKenna

### **Attachment:**

1. First review letter dated September 21, 2021.



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



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

## WHITE LAKE TOWNSHIP

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

September 21, 2021

Planning Commission  
Charter Township of White Lake  
7525 Highland Road  
White Lake, MI 48383

**RE: 8565 Pontiac Lake Road  
Pontiac Lake Overlook Apartments Final Site Plan Review  
Parcel Number 12-13-328-003**

Dear Commissioners:

The Planning Department reviewed the landscape plan and outdoor lighting plan for the final site plan review of this project. Our Office reviewed the landscape plan prepared by J Eppink Partners, Inc. dated August 9, 2021 and the photometric plan prepared by Gasser Bush Associates dated August 31, 2021.

### Landscape plan

- Article 5, Section 19.B.iii.a: all required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all landscape plantings and lawn areas. – **provide irrigation plan.**
- Article 5, Section 19.B.iii.b: all required site irrigation systems shall include a rain sensor or similar measure to ensure that irrigation does not occur during or shortly after precipitation events. All site plans shall note installation of required irrigation. – **add note to all plans.**
- Article 5, Section 19.B.vii: trees shall not be planted closer than four (4) feet to any property line. – **add note to landscape plan.**
- Article 5, Section 19.E: for every new development that requires site plan review, except site condominiums as regulated in Section 6.1, interior landscaping areas shall be provided, equal to at least fifteen (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 (1) large deciduous, small ornamental deciduous, or evergreen tree and five (5) shrubs for every three hundred (300) square feet of required interior landscaping area. – **provide calculation on landscape plan to verify this requirement is met.**



## WHITE LAKE TOWNSHIP

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- Article 5, Section 19.G: in addition to interior landscaping required, within every parking area containing ten (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 that 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. All required parking lot landscaping shall conform with the following:
  - Any off-street parking areas containing ten (10) or more parking spaces shall have parking lot landscaping according to the following schedule: Residential (Multiple) – 15 square feet per parking space (**28 parking spaces x 15 sq. ft. = 420 square feet required**). **No interior landscaping is proposed. Past practice in the Township for zero square feet of interior landscaping is requiring a variance from the Zoning Board of Appeals (ZBA).**
  - All required parking lot landscaping shall be designed to conform with the following requirements, subject to Planning Commission Approval:
    - a. One (1) large deciduous tree or small deciduous ornamental tree and three (3) shrubs shall be required for every one hundred (100) square feet of required parking lot landscaping area.
    - b. Parking lot landscaping areas shall be curbed with 6-inch concrete curbing. Planting islands containing trees shall not be less than fifty (50) square feet in area and not have any dimension across the island of less than five (5) feet.
- The Zoning Board of Appeals, as a condition of variance approval for the project, required the following:
  - The Planning Commission shall not approve the landscape plan without the following elements:
    - 3-foot masonry screen wall along the north and west property lines. – **the landscape plan shows the required screen wall. However, a detail drawing of the wall was not provided. A typical cross-section of the wall shall be provided for review and approval. Additionally, the site plan notes a “concrete screen wall” on the west side of the parking area. Masonry is required, and the site plan does not show the required wall north of the parking area along Pontiac Lake Road. The site plan shall be revised to show a masonry screen wall in the location required by the ZBA.**
    - 10 Arborvitae, a minimum of 6’ in height at the time of planting, along the west side of the parking lot. – **condition satisfied (15, six-foot Emerald Green Arborvitae proposed).**
    - Dumpster enclosure shall match the same brick as the facade of the building with a metal backed wooden gate painted white. – **the dumpster detail shall be revised on the Notes & Details sheet of the site plan to meet the standards required by the ZBA.**
    - A continuous juniper or like evergreen border around the dumpster enclosure, a minimum of 8’ in height at the time of planting. – **condition satisfied (12, eight-foot Blue Point Juniper proposed; White Spruce will also provide screening to the southeast).**
    - A minimum of 4 to 5 street trees along Pontiac Lake Road. – **condition satisfied (4 Crimson Sentry Maple and 1 Saucer Magnolia proposed).**
      - **Staff recommends the Planning Commission consider requiring 4-inch caliper trees in order to compensate for no interior landscaping.**



## WHITE LAKE TOWNSHIP

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

- Other: Note 12 of the Planting Notes indicates hydroseed installed at all lawn areas depicted on the drawing. – **sod shall be required. Revise landscape plan and Planting Note 12 accordingly.**
  - Other: Transformer and Mechanical Equipment Screening (Article 5, Section 19.N.ii)
    - a. 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.
    - b. 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 a proposed location for mechanical units or provide the method of screening. The plans shall be revised accordingly to provide the location and method of screening.**

### Outdoor Lighting

- For purposes of this article, footcandles shall be measured at approximately six feet above grade – **revise accordingly.**
  - Only the area of illumination shall be used to calculate footcandles – **revise accordingly.**
  - The photometric plan shall be drawn to scale – **revise accordingly.**
  - Article 5, Section 18.G.vii.a: Parking lot luminaries shall not exceed the mounted height limit of: maximum height 16 feet within 25 feet of lot line – **2 proposed luminaries within 25 feet of the lot line are proposed at 20 feet in height. Revise accordingly, or request a variance from the Zoning Board of Appeals.**
  - Article 5, Section 18.G.viii: The intensity of outdoor lighting in all use districts shall be limited to the following maximum amounts: RM-2 Footcandle Limits
    - General: 0.5. **The average is listed as 0.1 at grade (zero feet). Revise accordingly based on previous comments.**
    - Driveway: 1.0. **This was not provided in the Statistics Table on the photometric plan. Revise accordingly.**
    - Parking: 1.0. **The submitted photometric plan indicated 2.2 for the parking lot. Revise accordingly, or request a variance from the Zoning Board of Appeals.**
    - Walks: 0.5. **This was not provided in the Statistics Table on the photometric plan. Revise accordingly.**
    - Building: 0.5. **No building lighting proposed.**
- The Planning Commission may modify these requirements where they determine it is necessary to protect nearby residences or driver visibility on adjacent roads.
- The Planning Commission may require special conditions for properties adjacent to residential uses and districts.

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



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

## WHITE LAKE TOWNSHIP

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

### Recommendation

With the exception of the items identified in this review letter, and, if the Planning Commission finds it appropriate, we recommend approval of the landscape plan and outdoor lighting plan, with conditions. The Department suggests the Commissioners condition the approval on the Applicant addressing all consultant/staff review comments and recommendations. For purposes of the landscaping and outdoor lighting plans, we recommend these be revised and resubmitted for staff review prior to issuance of a building permit.

If you have any questions regarding this matter, please contact us.

Sincerely,

Justin Quagliata  
Staff Planner

cc: Sean O'Neil, AICP, WLT Community Development  
Hannah Micallef, WLT Community Development  
Kathleen Jackson, McKenna



Fire Department  
Charter Township  
of White Lake

---

## Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 10/14/21

Project: Pontiac Lakeview Apartments

File #: Not Shown

Date on Plans: 09/27/21

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The Fire Department has the following comments with regards to the Revised Site Plans for the project known as Pontiac Lakeview Apartments 10/14/21:

1. Turning Radius. The required turning radius shall accommodate the largest Fire Department Apparatus (40 feet). Provide an apparatus movement profile on future submittals. **Comment has been satisfied**
2. Angle of approach/departure. The angles of approach and departure for fire apparatus access shall not exceed 8 degrees. **Comment has been satisfied.**
3. Knox Box. Will be required for building and Riser Room access. The location shall be on the street side of the building in an area to be determined by the Fire Marshal. **General Comment – To be shown on the construction plan.**
4. Fire Protection. The proposed building will require an automatic sprinkler and alarm system in accordance with the IFC and NFPA.
  - A. Three sets of plans shall be submitted to the Building Department for review.
  - B. The Fire Department Connection (FDC) shall be 5 inch Storz on a 30-45 degree downturn. The location shall be on the street side of the building in an area that provides unobstructed access, and shall be shown on both the elevation, and fire protection plans.
  - C. A red rotating "flow indication" beacon shall be mounted on the exterior wall surface, at a minimum height of 15 feet from finished grade. The location shall be directly above the FDC, and shall be shown on both the elevation, and fire protection plans.
  - D. Note. Suppression and alarm plans are sent out for third party review.
  - E. A competent water source shall be shown.

**General comment**

John Holland  
Fire Chief  
Charter Township of White Lake  
(248)698-3993  
[jholland@whitelaketwp.com](mailto:jholland@whitelaketwp.com)

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





# Site Construction Plans

## "Pontiac Lake Overlook"

### Multi-Family Residential Condominium

PART OF THE SOUTHWEST 1/4 SECTION 13, T-3-N, R-8-E,  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

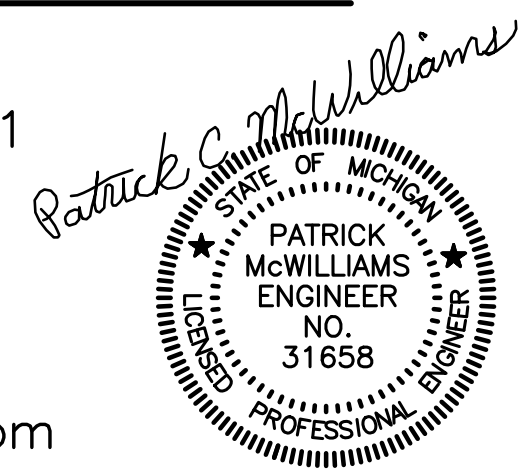
NOTE:  
THE CONDOMINIUM ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE STORM SEWER SYSTEM

NOTES:  
"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.

#### ENGINEER & SURVEYOR

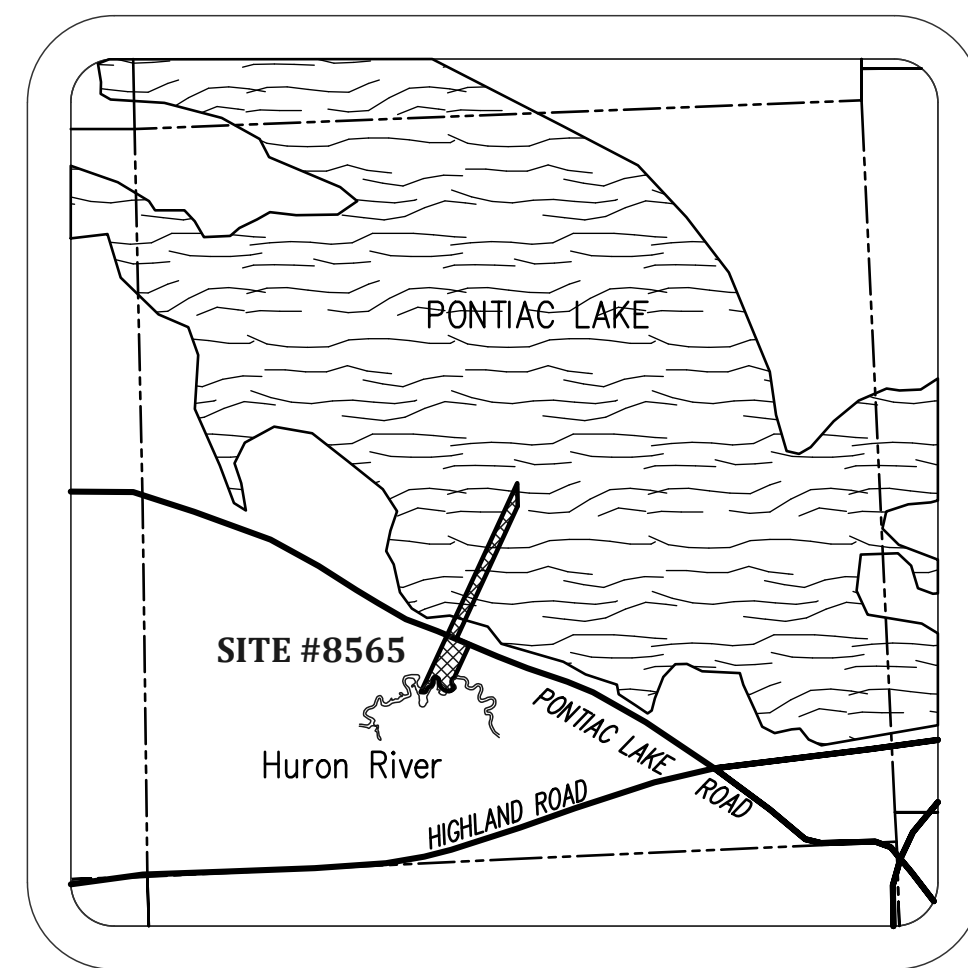
Kieft Engineering, Inc.  
5852 South Main Street, Ste 1  
Clarkston, Michigan 48346  
Phone (248) 625-5251  
Fax # (248) 625-7110  
Attn: Patrick McWilliams  
Email: pmcwilliams@kiefteng.com



#### PROPERTY DESCRIPTION

PARCEL ID# 12-13-328-003  
COMMONLY KNOWN AS: 8565 PONTIAC LAKE ROAD

PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF PONTIAC TRAIL ROAD, SAID POINT BEING DISTANT SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST 279.30 FEET FROM THE SOUTHEAST CORNER OF "ENGLISH VILLAS SUBDIVISION" BEING PART OF SECTIONS 11, 13 & 14, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 51 OF PLATS ON PAGES 22 & 23 OF OAKLAND COUNTY RECORDS, SAID SOUTHEAST CORNER BEING DISTANT THE FOLLOWING SIX (6) COURSES FROM THE WEST 1/4 CORNER OF SAID SECTION 13: (1) NORTH 00 DEGREES 14 MINUTES 10 SECONDS EAST 35.16 FEET TO A POINT ON THE CENTERLINE OF PONTIAC LAKE ROAD, (2) SOUTH 72 DEGREES 07 MINUTES 40 SECONDS EAST 459.17 FEET ALONG SAID CENTERLINE, (3) SOUTH 69 DEGREES 38 MINUTES 40 SECONDS EAST 470.76 FEET ALONG SAID CENTERLINE, (4) SOUTH 58 DEGREES 55 MINUTES 30 SECONDS EAST 596.63 FEET ALONG SAID CENTERLINE, (5) SOUTH 51 DEGREES 51 MINUTES 30 SECONDS EAST 353.54 FEET ALONG SAID CENTERLINE AND (6) SOUTH 62 DEGREES 41 MINUTES 00 SECONDS EAST 221.54 FEET ALONG SAID CENTERLINE; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 1167.82 FEET TO THE CENTER OF SAID SECTION 13 AS CALCULATED, SAID CENTER OF SECTION AS CALCULATED FALLS IN PONTIAC LAKE; THENCE SOUTH 00 DEGREES 08 MINUTES 36 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 159.70 FEET TO A POINT IN PONTIAC LAKE, SAID POINT BEING DISTANT NORTH 00 DEGREES 08 MINUTES 36 SECONDS EAST 2521.44 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 1022.01 FEET TO A POINT IN THE CENTERLINE OF PONTIAC LAKE ROAD; THENCE SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE OF PONTIAC LAKE ROAD 100.00 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 235.77 FEET TO A POINT CALLED POINT "A"; THENCE CONTINUING SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 20 FEET, MORE OR LESS, TO THE CENTERLINE OF HURON RIVER; THENCE SOUTHWESTERLY ALONG CENTERLINE OF HURON RIVER 444 FEET, MORE OR LESS; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 44 FEET, MORE OR LESS TO POINT "B", SAID POINT "B" BEING DISTANT SOUTH 71 DEGREES 46 MINUTES 07 SECONDS WEST 237.64 FEET FROM SAID POINT "A"; THENCE CONTINUING NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 396.40 FEET TO THE POINT OF BEGINNING. CONTAINING 3.19 ACRES OF LAND MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC FOR PONTIAC LAKE ROAD OVER THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LOCATED 33 FEET ON BOTH SIDES AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID PONTIAC LAKE ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF USE OR RECORD.



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

#### PROPRIETOR/BUILDER

John Rozanski/NCM Ventures, LLC  
2704 Wabum  
White Lake, Michigan 48386  
Phone (248) 231-8529  
Contact: John Rozanski  
Email: ncmventures1@gmail.com

#### SHEET INDEX

- 1) COVER SHEET
- 2) EXISTING CONDITIONS PLAN & BENCHMARKS
- 3) SITE GRADING PLAN & QUANTITIES
- 4) UTILITY PLAN & STORM PROFILE
- 5) DETENTION BASIN CALCULATIONS, NOTES & DETAILS
- 6) SOIL EROSION CONTROL & DISRUPTION PLAN
- 7) WRC SOIL EROSION & SEDIMENTATION CONTROL DETAILS (1 OF 1)
- 8) STORM SEWER STANDARD DETAILS – WHITE LAKE TOWNSHIP
- 9) SANITARY SEWER STANDARD DETAILS – WHITE LAKE TOWNSHIP

#### APPROVALS

AGENCY	DESCRIPTION	Date	EXPIRATION DATE
WHITE LAKE TOWNSHIP	ENGINEERING APPROVAL (DLZ)	_____	_____
OAKLAND COUNTY WATER RESOURCE COMMISSION	SOIL EROSION PERMIT NO.	_____	_____ ①
OAKLAND COUNTY HEALTH DIVISION	WELL APPROVAL	_____	_____
MICHIGAN DEPT. OF ENVIRONMENTAL QUALITY (EGLE)	N.P.D.E.S. NOTICE TO COVER	NOT REQUIRED	(LESS THAN 5 ACRES OF DISRUPTION)
MICHIGAN DEPT. OF ENVIRONMENTAL QUALITY (EGLE)	STORM WATER DISCHARGE PERMIT	_____	_____
ROAD COMMISSION FOR OAKLAND COUNTY	APPROACH & SAFETY PATH PERMIT NO.	_____	_____ ②

#### WHITE LAKE TOWNSHIP STANDARD SITE CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE CHARTER TOWNSHIP.
2. THE DEVELOPER SHALL CONTACT THE TOWNSHIP PLANNING DEPARTMENT AT (248) 698-3300 TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE DEVELOPER'S PRIME SITE CONTRACTOR SHALL ATTEND. A COPY OF ALL PERMITS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO SCHEDULING THE MEETING.
3. THE CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AT (248) 681-7800 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL KEEP THE INSPECTOR APPRAISED OF THE NEED FOR INSPECTION ON A DAY BY DAY BASIS. LACKING SPECIFIC SCHEDULING WITH THE INSPECTOR, THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE TOWNSHIP ENGINEER PRIOR TO RE-COMMENCING WORK REQUIRING INSPECTION. FAILURE TO INFORM THE INSPECTOR OR THE TOWNSHIP ENGINEER OF A WORK CANCELLATION MAY RESULT IN A ONE-HALF DAY INSPECTION CHARGE TO THE DEVELOPER. THE CONTRACTOR SHALL CALL (248) 844-5400 TO SCHEDULE SANITARY SEWER MAIN LINE INSPECTION.
4. ALL WATERMAIN OR SANITARY SEWER WORK WILL REQUIRE FULL TIME INSPECTION. FULL TIME INSPECTION WILL GENERALLY BE REQUIRED FOR UNDERGROUND STORM SEWER CONSTRUCTION, CONCRETE CURBING AND PAVING OPERATIONS. SITE GRADING AND DETENTION BASIN CONSTRUCTION WILL GENERALLY BE INSPECTED ON AN INTERMITTENT BASIS.
5. THE CONTRACTOR SHALL CONTACT MISS DIG AT (800) 482-7171 72 HOURS IN ADVANCE OF CONSTRUCTION TO HAVE EXISTING UNDERGROUND FACILITIES LOCATED. CONTRACTOR SHALL CONTACT THE WHITE LAKE TOWNSHIP WATER DEPARTMENT AT (248) 698-3300 EXT 165 SEPARATELY 72 HOURS IN ADVANCE OF CONSTRUCTION TO HAVE WATER UTILITIES LOCATED.

NOTE: ALL OFF-SITE IMPROVEMENTS WILL BECOME PUBLIC PROPERTY.

#### NOTES

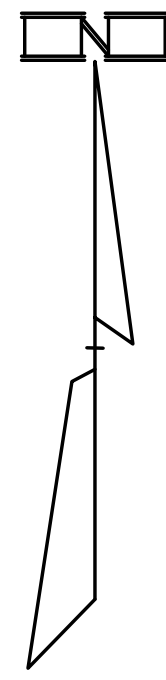
- ① THE O.C.W.R.C. SOIL EROSION PERMIT CAN BE EXTENDED BY PAYING ADDITIONAL FEES FOR 3 MONTH INTERVALS OR UP TO 1 YEAR.
- ② CAN BE EXTENDED UPON WRITTEN REQUEST BEFORE PERMIT/APPROVAL EXPIRES
- ③ THE APPLICATION APPROVAL CAN BE EXTENDED A FEW MONTHS IF YOU CALL AHEAD OF TIME. IF THE PERMIT IS ISSUED WITHIN A YEAR IT IS GOOD AS LONG AS THE (SAME) CONTRACTOR CONTINUES TO PROVIDE THE R.C.O.C. WITH UPDATED INSURANCE CERTIFICATES.

#### REVISION INDEX

REV. #	DESCRIPTION	DATE	SHEET NUMBERS													
			1	2	3	4	5	6	7	8	9	10	11	12		
1	PER TWP. PLANNING DEPT. (9-21-2021)	9-23-2021	X	X	X	X	X									
2	PER TOWNSHIP ENGINEER & PLANNER (9-14, 16-2021)	9-27-2021	X	X	X	X	X									

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W 1/4 COR SECTION 13, T.3N., R.8E., WHITE LAKE TOWNSHIP OAKLAND CO., MICH. L. 18319, P. 454

POINT OF COMMENCEMENT S.E. COR. OF "ENGLISH VILLAS SUBDIVISION" L. 51, P. 22

CALC. CENTER POST SEC. 13, T.3N., R.8E., WHITE LAKE TOWNSHIP OAKLAND CO., MICH. S. 150°00'00" W. (0) 150.00' C&M

Benchmark Notes

- #1) NGS REFERENCE MARK DESIGNATION 63649, PID D16195 ELEVATION: 957.24 NAVD88
- #2) (SITE BM) SET NAIL IN NORTH FACE OF UTILITY POLE LOCATED NEAR THE SOUTHWESTERLY RIGHT OF WAY LINE OF PONTIAC LAKE ROAD @ ADDRESS # 8565. ELEVATION: 968.36 NAVD88

Zoning Requirements

**RM-2 MULTIPLE FAMILY RESIDENTIAL**  
 LOT - MIN. AREA: FT.<sup>2</sup>  
 - MIN. WIDTH: 200 FT.  
 COVERAGE - MAX. BUILDING: 20%  
 SETBACKS - FRONT YARD: 40 FT.  
 - REAR YARD: 45 FT.  
 - SIDE YARD: 70 FT.  
 - SIDE TOTAL: 100 FT.  
 HEIGHT - MAX. BUILDING: 35 FT./ 2 STY.

R1-D SINGLE FAMILY RESIDENTIAL

LOT - MIN. AREA: 12,000 FT.<sup>2</sup>  
 - MIN. WIDTH: 80 FT.  
 COVERAGE - MAX. BUILDING: 20%  
 SETBACKS - FRONT YARD: 30 FT.  
 - REAR YARD: 30 FT.  
 - SIDE YARD: 10 FT.  
 - SIDE TOTAL: 20 FT.  
 HEIGHT - MAX. BUILDING: 25 FT./ 2 STY.

EXISTING CONDITIONS

LOT - AREA: 139,031 FT.<sup>2</sup>  
 - WIDTH: = 170 FT.  
 COVERAGE - 3,820 FT.<sup>2</sup> - 2.7%

PROPOSED CONDITIONS - SEE NOTES SHEET 2

COVERAGE - ADDITION: XXX.X FT.<sup>2</sup>  
 - TOTAL BLD.: X,XXX.X FT.<sup>2</sup> XX.X%  
 - TOTAL IMP.: X,XXX.X FT.<sup>2</sup> XX.X%

Parcel 12-13-328-003:

LEGAL DESCRIPTION AS RECORDED L. 50535, P. 481

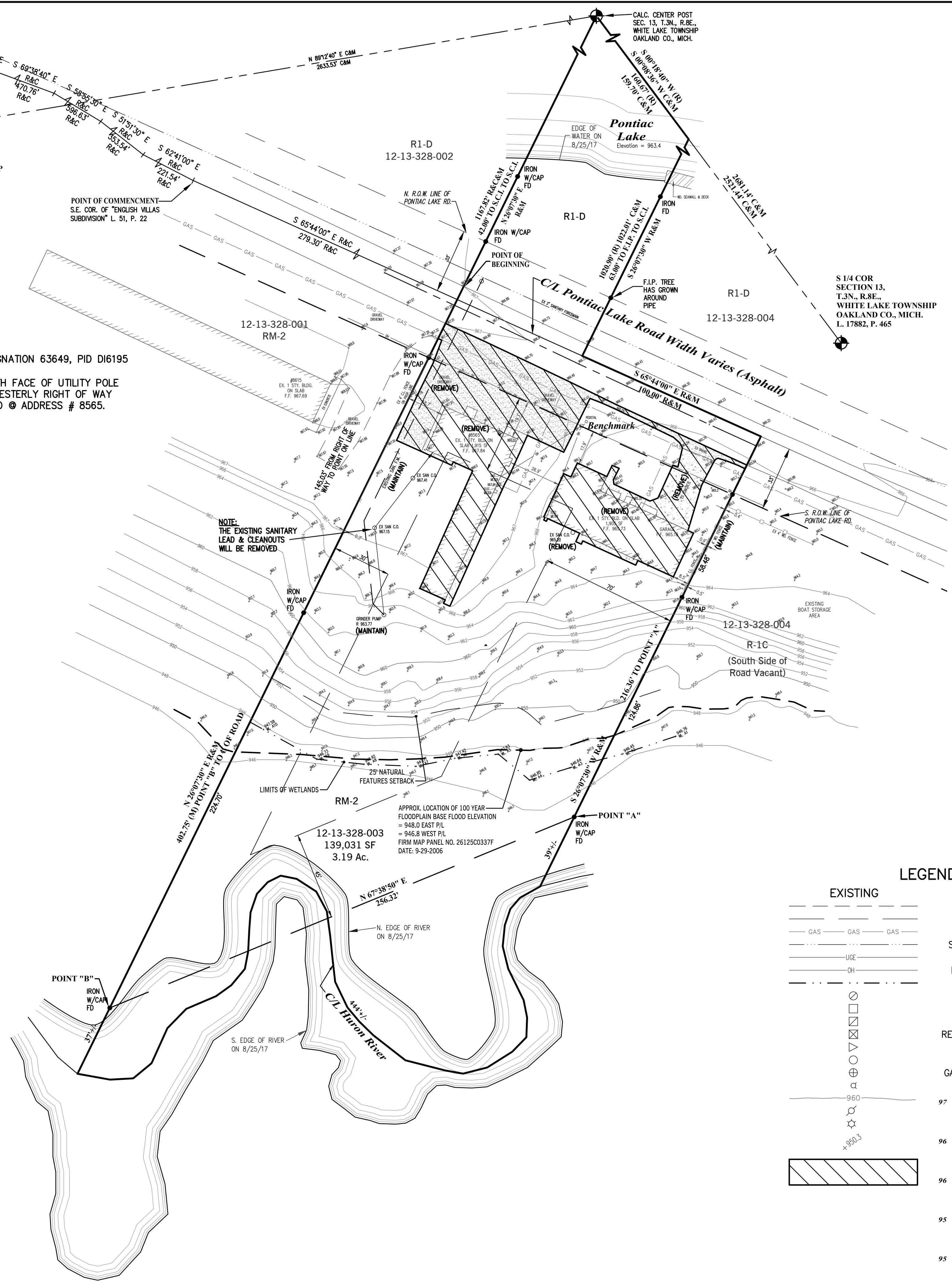
PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF PONTIAC TRAIL ROAD, SAID POINT BEING DISTANT SOUTH 65 DEGREES 44 MINUTES EAST 279.3 FEET; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 1167.82 FEET TO A POINT IN PONTIAC LAKE; THENCE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 160.67 FEET TO A POINT IN PONTIAC LAKE; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 1020.9 FEET TO A POINT IN THE CENTERLINE OF PONTIAC LAKE ROAD; THENCE SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE OF PONTIAC LAKE ROAD 100.00 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 265 FEET, MORE OR LESS, TO THE CENTERLINE OF HURON RIVER; THENCE SOUTHWESTERLY ALONG CENTERLINE OF HURON RIVER 230 FEET, MORE OR LESS; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 400 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

LEGAL DESCRIPTION AS SURVEYED

PARCEL ID# 12-13-328-003  
 COMMONLY KNOWN AS: 8565 PONTIAC LAKE ROAD

PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF PONTIAC TRAIL ROAD, SAID POINT BEING DISTANT SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST 279.30 FEET FROM THE SOUTHEAST CORNER OF "ENGLISH VILLAS SUBDIVISION" BEING PART OF SECTIONS 11, 13 & 14, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 51 OF PLATS ON PAGES 22 & 23 OF OAKLAND COUNTY RECORDS, SAID SOUTHEAST CORNER BEING DISTANT THE FOLLOWING SIX (6) COURSES FROM THE WEST 1/4 CORNER OF SAID SECTION 13: (1) NORTH 00 DEGREES 14 MINUTES 10 SECONDS EAST 35.16 FEET TO A POINT ON THE CENTERLINE OF PONTIAC LAKE ROAD; (2) SOUTH 72 DEGREES 07 MINUTES 40 SECONDS EAST 459.17 FEET ALONG SAID CENTERLINE; (3) SOUTH 69 DEGREES 38 MINUTES 40 SECONDS EAST 470.76 FEET ALONG SAID CENTERLINE; (4) SOUTH 58 DEGREES 55 MINUTES 30 SECONDS EAST 596.63 FEET ALONG SAID CENTERLINE; (5) SOUTH 51 DEGREES 51 MINUTES 30 SECONDS EAST 353.54 FEET ALONG SAID CENTERLINE AND (6) SOUTH 62 DEGREES 41 MINUTES 00 SECONDS EAST 221.54 FEET ALONG SAID CENTERLINE; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 1167.82 FEET TO THE CENTER OF SAID SECTION 13 AS CALCULATED, SAID CENTER OF SECTION AS CALCULATED FALLS IN PONTIAC LAKE; THENCE SOUTH 00 DEGREES 08 MINUTES 36 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 159.70 FEET TO A POINT IN PONTIAC LAKE, SAID POINT BEING DISTANT NORTH 00 DEGREES 08 MINUTES 36 SECONDS EAST 2521.44 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 1022.01 FEET TO A POINT IN THE CENTERLINE OF PONTIAC LAKE ROAD; THENCE SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE OF PONTIAC LAKE ROAD 100.00 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 235.77 FEET TO A POINT CALLED POINT "A"; THENCE CONTINUING SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 20 FEET, MORE OR LESS, TO THE CENTERLINE OF HURON RIVER; THENCE SOUTHWESTERLY ALONG CENTERLINE OF HURON RIVER 44 FEET, MORE OR LESS; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 44 FEET, MORE OR LESS TO POINT "B", SAID POINT "B" BEING DISTANT SOUTH 71 DEGREES 46 MINUTES 07 SECONDS WEST 237.64 FEET FROM SAID POINT "A"; THENCE CONTINUING NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 396.40 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.19 ACRES OF LAND MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC FOR PONTIAC LAKE ROAD OVER THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LOCATED 33 FEET ON BOTH SIDES AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID PONTIAC LAKE ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF USE OR RECORD.



**LEGEND**

---	EXISTING	---	STORM SEWER
---	SANITARY SEWER	---	GAS MAIN
---	GAS MAIN	---	SANITARY FORCEMAIN
---	ELEC. TELE. CABLE	---	EXISTING OVERHEAD
---	WETLAND LIMITS	---	STORM MANHOLE
---	WETLAND LIMITS	---	CATCH BASIN
---	STORM MANHOLE	---	INLET
---	CATCH BASIN	---	REARYARD CATCH BASIN
---	INLET	---	END SECTION
---	REARYARD CATCH BASIN	---	SANITARY MANHOLE
---	END SECTION	---	GATE VALVE AND WELL
---	SANITARY MANHOLE	---	HYDRANT
---	GATE VALVE AND WELL	---	CONTOURS
---	HYDRANT	---	POWER POLE
---	CONTOURS	---	LIGHT POLE
---	POWER POLE	---	GRADE
---	LIGHT POLE	---	DEMOLITION LIMITS
---	GRADE	---	
---	DEMOLITION LIMITS	---	

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DATE	ISSUE
6-1-2020	REVISED BUILDING & PARKING LAYOUT
9-15-2020	REVISED BUILDING & PARKING LAYOUT
11-4-2020	REVISED FOR SUBMITTAL
1-21-2021	REVISED PER DLZ (1-21-21) & MCKENNA (1-23-21)
5-12-2021	REVISED PER CLIENT/ARCHITECT (5-3-2021)

**PROPRIETOR:**  
 JOHN ROZANSKI/NCM VENTURES, LLC  
 2704 WABUM  
 WHITE LAKE, MICHIGAN 48386  
 (248) 231-8529

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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 4-26-19	CKD. BY	DATE
DRAWN GF		
DESIGN PCM		
SECTION 13	T- 3 -N. R- 8 -E.	



**Existing Conditions Plan**  
**"Pontiac Lake Overlook"**  
 PART OF THE SW 1/4 OF SECTION 13, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'
SHEET 2 OF 9
KE 2019.071











**"C" CALCULATION**

TOTAL SITE AREA = 3.19 ACRES  
 TOTAL AREA DRAINING TO UNDERGROUND DETENTION BASIN = 0.70 ACRES

BUILDING AREA = 0.10 Ac. @ C = 0.90  
 PAVEMENT AREA = 0.43 Ac. @ C = 0.80  
 GREENBELT AREAS = 0.07 Ac. @ C = 0.20

$$"C" = \left( \frac{0.10 \text{ Ac} \times 0.90}{0.60} \right) + \left( \frac{0.43 \text{ Ac} \times 0.80}{0.60} \right) + \left( \frac{0.07 \text{ Ac} \times 0.20}{0.60} \right) = 0.746 = \underline{0.75}$$

**100 Year Underground Detention Basin Calculations (i.e. With Outlet)**

ONSITE CONTRIBUTING AREA = 0.60 ACRES  
 OFFSITE CONTRIBUTING AREA = 0 ACRES  
 TOTAL CONTRIBUTING AREA = 0.60 ACRES  
 RUNOFF COEFFICIENT (C) = 0.75

$$Q_A = (0.20)(0.60 \text{ ACRES}) = \underline{0.12 \text{ C.F.S.}}$$

$$Q_0 = \frac{Q_A}{(A)(C)} = \frac{0.12}{(0.60)(0.75)} = \underline{0.2667}$$

$$T = -25 + \sqrt{\frac{10,312.50}{Q_0}} = \underline{171.65 \text{ MINUTES}}$$

$$V_S = \frac{16,500 \text{ T}}{T + 25} - 40 Q_0 \quad T = \underline{12,572 \text{ C.F./ACRE}}$$

$$V_T \text{ REQ'D} = V_S (C)(A) = (12,572)(0.75)(0.60) = \underline{5,658 \text{ CF REQ'D.}}$$

USING 8" DIA., (96") PIPE: 5,658 CF/50.266 CF/LF = 113 LF REQUIRED

**STORAGE PROVIDED:**

(130 LF OF 96")(50.266 CF/LF) = 6,534 CF PROVIDED, OK!

**ORIFICE FORMULA**

$$Q_A = 0.62 (A_0)(2gh)^{1/2}$$

A<sub>0</sub> = AREA OF ORIFICE PIPE  
 g = 32.2 FT./SEC.<sup>2</sup>

$$H = \text{DEPTH OF BASIN ABOVE CENTERLINE OUTLET PIPE} = 960.00 - [952.00 + \frac{3}{2} \times 952.13] = 7.87'$$

$$A_0 = \frac{Q_A}{0.62 (2gh)^{1/2}} = \frac{0.12}{0.62 [(2)(32.2)(7.87)]^{1/2}} = \underline{0.0086 \text{ SF}}$$

$$\text{DIAMETER ORIFICE (D}_0\text{)} = D_0 = \sqrt{\frac{4(A_0)}{\pi}} = \sqrt{\frac{4(0.0086)}{\pi}} = \underline{0.1046 \text{ FT} = 1.26 \text{ INCH}}$$

USE 3" RESTRICTION TO AVOID CLOGGING

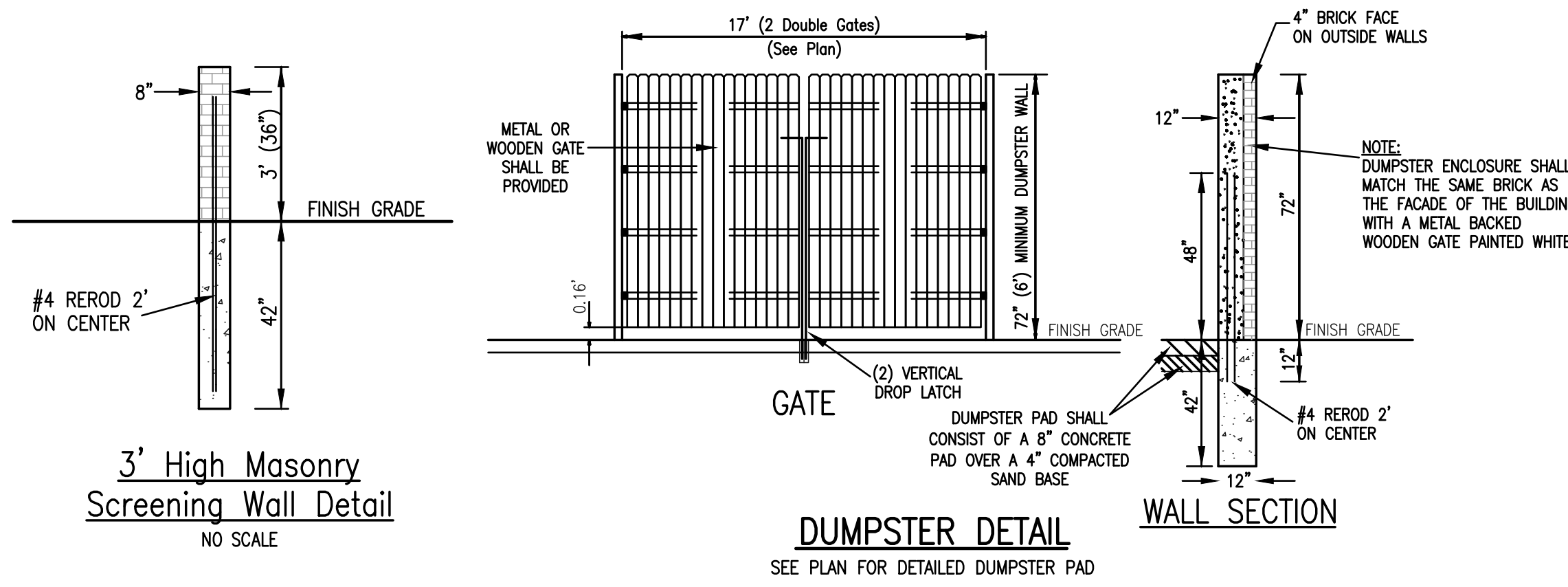
**Underground Detention Basin**

EXISTING WATER ELEVATION = NONE  
 DESIGN HIGH WATER ELEVATION = 960.00  
 1" FREEBOARD ELEVATION = 961.00  
 STORAGE REQUIRED = 5,658 CF  
 STORAGE PROVIDED = 6,543 CF  
 TIME TO DRAIN = 5,658 CF/0.12 CFS = 47,145 SECONDS/3600 SEC/HR = 13 HOURS

**Approximate Storm Sewer Calculation**

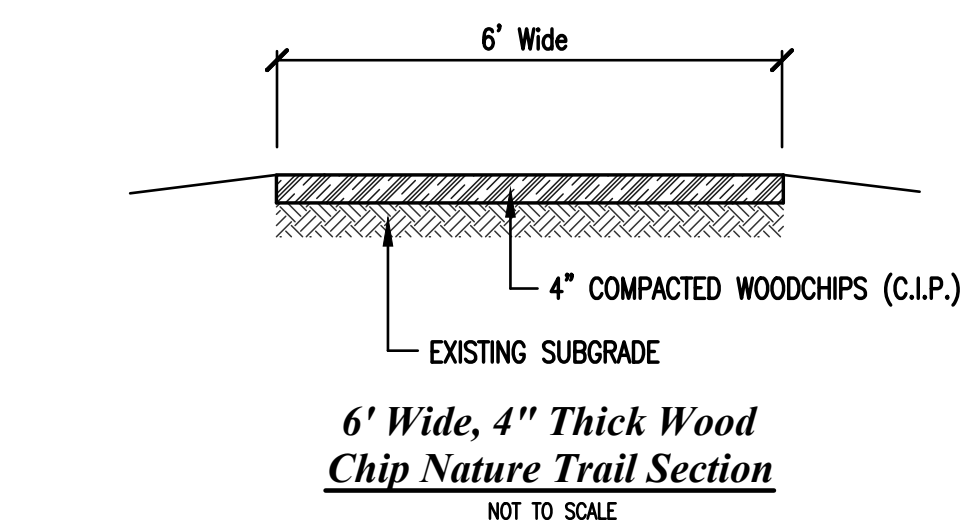
$$Q = ACI; A = 0.60 \text{ ACRES}, C = 0.75, I = 175 = 175 = 4.38$$

$$Q = (0.60 \text{ AC})(0.75)(4.38) = 1.97 \text{ CFS}$$

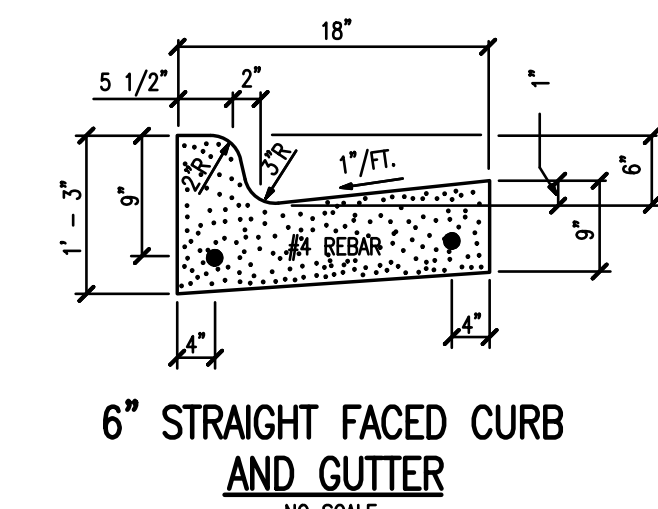


**3' High Masonry Screening Wall Detail**  
NO SCALE

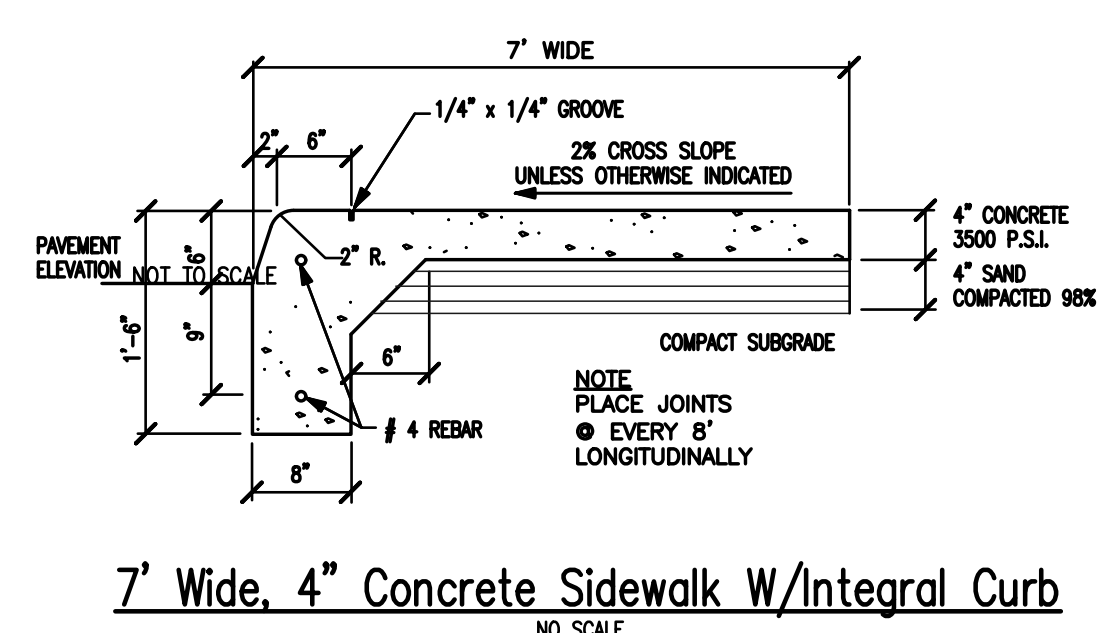
**DUMPSTER DETAIL**  
SEE PLAN FOR DETAILED DUMPSTER PAD



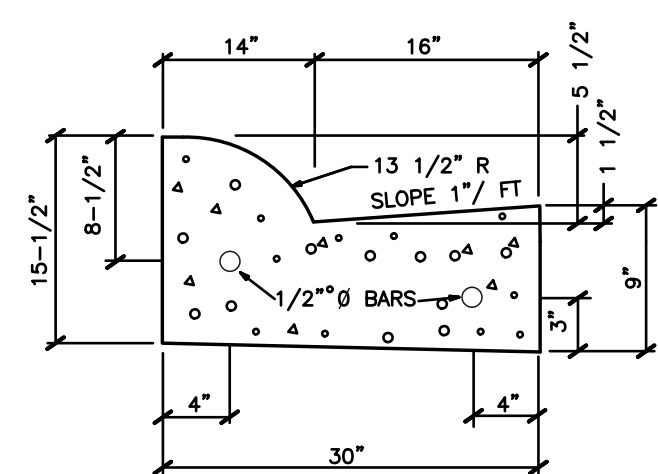
**6' Wide, 4" Thick Wood Chip Nature Trail Section**  
NOT TO SCALE



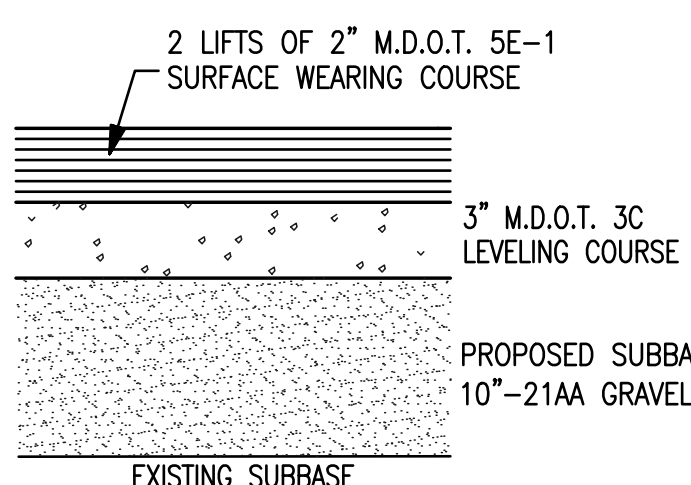
**6" STRAIGHT FACED CURB AND GUTTER**  
NO SCALE



**7' Wide, 4" Concrete Sidewalk W/Integral Curb**  
NO SCALE

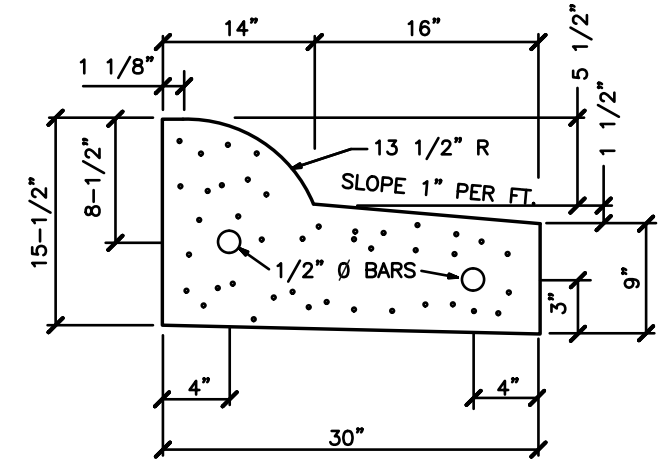


**6" STRAIGHT FACED CURB AND GUTTER (REVERSE)**  
NO SCALE

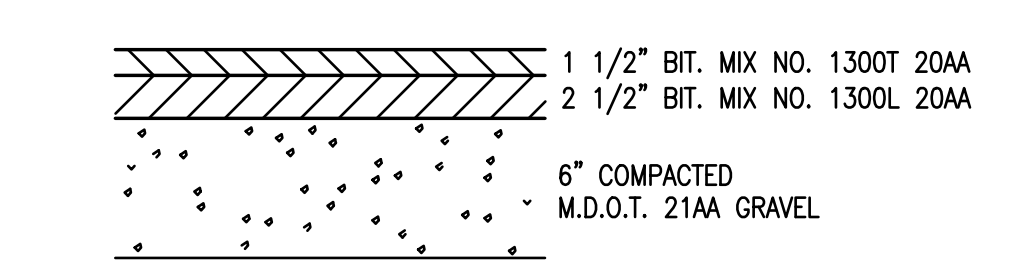


**7" DEEP STRENGTH ASPHALT (PARKING AISLE'S)**  
NO SCALE

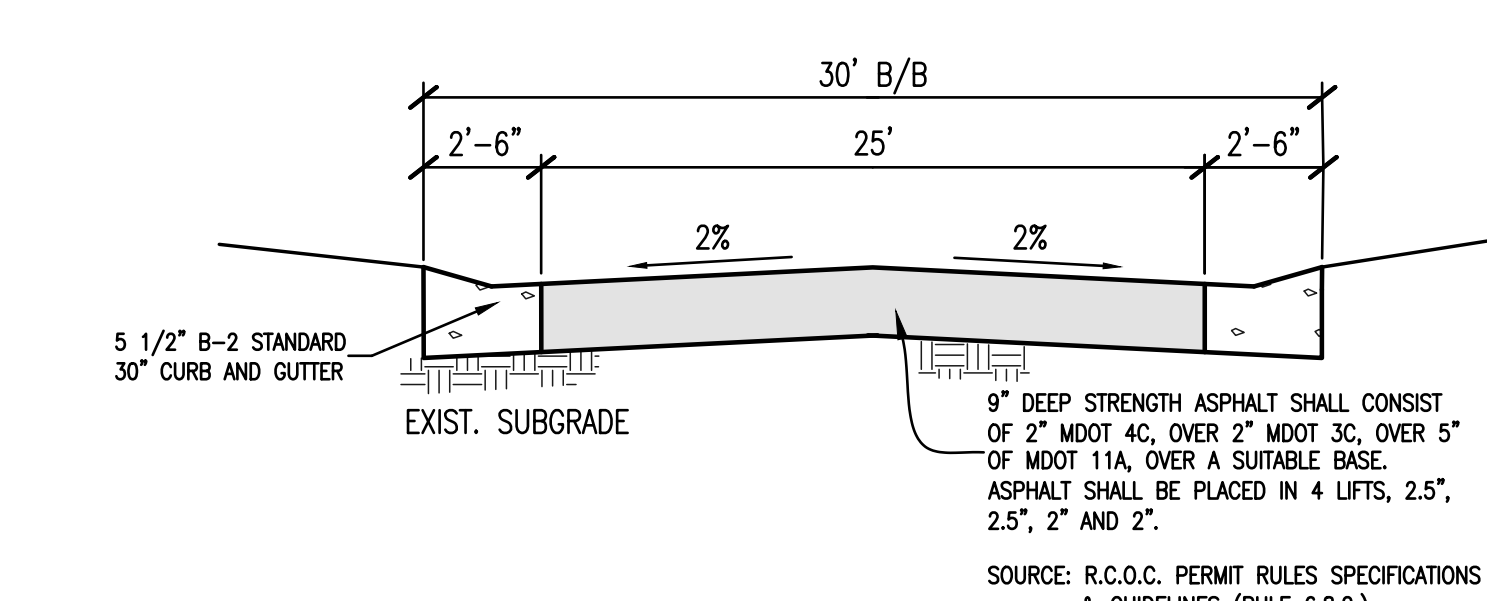
**CONCRETE CURB & GUTTER (B-2)**  
NO SCALE



**CONCRETE CURB & GUTTER (B-2 REVERSE)**  
NO SCALE



**ASPHALT PAVEMENT SECTION (PARKING SPACES)**  
NO SCALE



**ENTRANCE APPROACH SECTION**  
PONTIAC LAKE ROAD R.O.W.

**Stormceptor Sizing Detailed Report**  
PCSWMM for Stormceptor

**Project Information**  
 Date: 11-4-2020  
 Project Name: "PONTIAC LAKE OVERLOOK"  
 Project Number: N/A  
 Location: White Lake Township

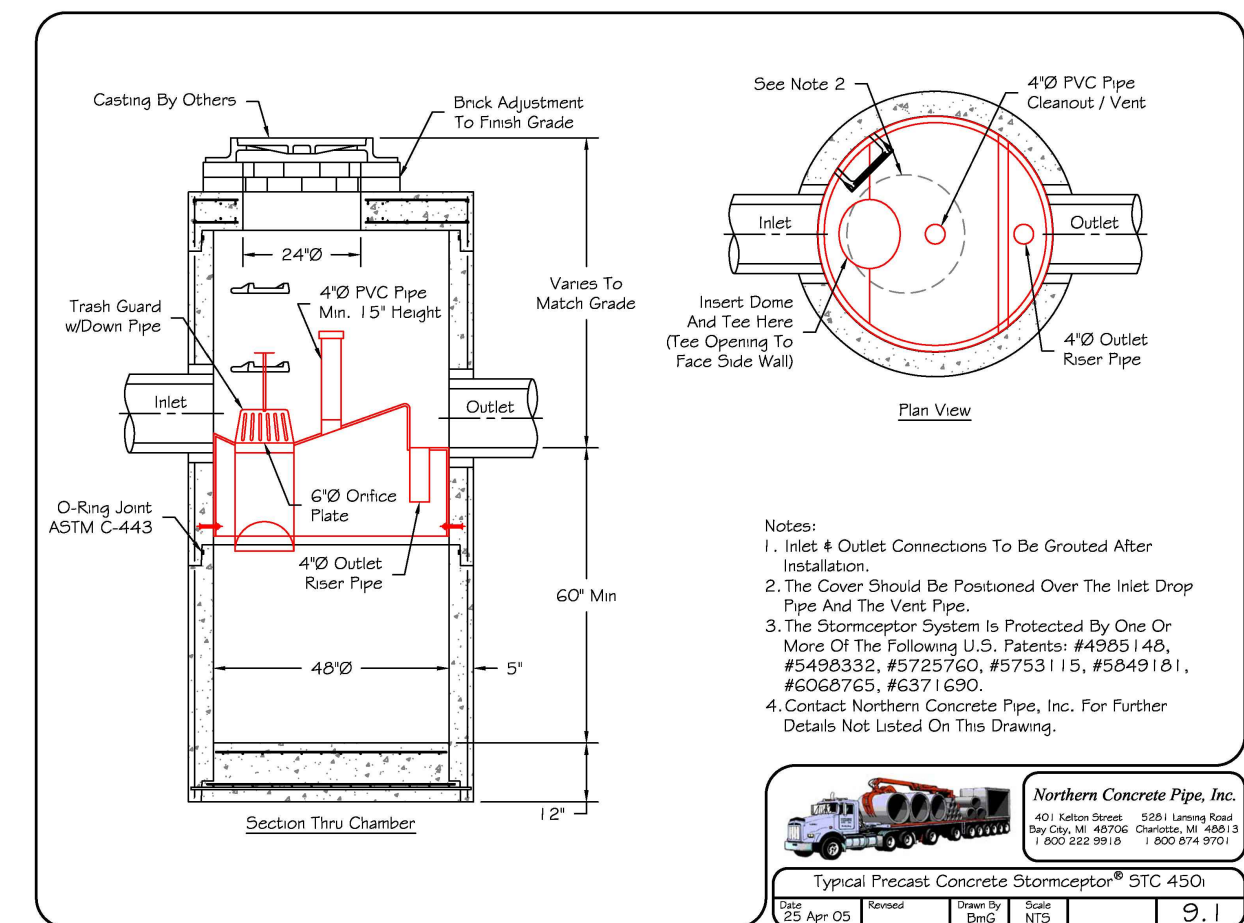
**Stormwater Quality Objective**  
 This report outlines how Stormceptor System can achieve a defined water quality objective through the removal of total suspended solids (TSS). Attached to this report is the Stormceptor Sizing Summary.

**Stormceptor System Recommendation**  
 The Stormceptor System model STC 450i achieves the water quality objective removing 80% TSS for a User defined particle size distribution.

**The Stormceptor System**  
 The Stormceptor oil and sediment separator is sized to treat stormwater runoff by removing pollutants through gravity separation and flotation. Stormceptor's patented design generates positive TSS removal for all rainfall events, including large storms. Significant levels of pollutants such as heavy metals, free oils and nutrients are prevented from entering natural water resources and the re-suspension of previously captured sediment (scour) does not occur.

Stormceptor provides a high level of TSS removal for small frequent storm events that represent the majority of annual rainfall volume and pollutant load. Positive treatment continues for large infrequent events, however, such events have little impact on the average annual TSS removal as they represent a small percentage of the total runoff volume and pollutant load.

Stormceptor is the only oil and sediment separator on the market sized to remove TSS for a wide range of particle sizes, including fine sediments (clays and silts), that are often overlooked in the design of other stormwater treatment devices.



**Pretreatment Structure**  
MH-3, 1.97 CFS, 0.60 ACRES, C = 0.75

**Detailed Stormceptor Sizing Report - Catchment to MH-3**

Project Information & Location			
Project Name	"Pontiac Lake Overlook"		
City	White Lake Township		
Country	United States of America		
Designer Information	EOR Information (optional)		
Name	Daniel Thomson	Name	Patrick McWilliams
Company	Rinker Materials	Company	Kieft Engineering, Inc.
Phone #	414-238-3824	Phone #	248-625-5251
Email	DanielC.Thomson@rinkerpipe.com	Email	

**Stormwater Treatment Recommendation**  
 The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

Recommended Stormceptor Model	Catchment to MH-3
STC 450	80.0
TSS Removal (%) Provided	84
PSD	D50 = 75 micron
Rainfall Station	DETROIT METRO AP

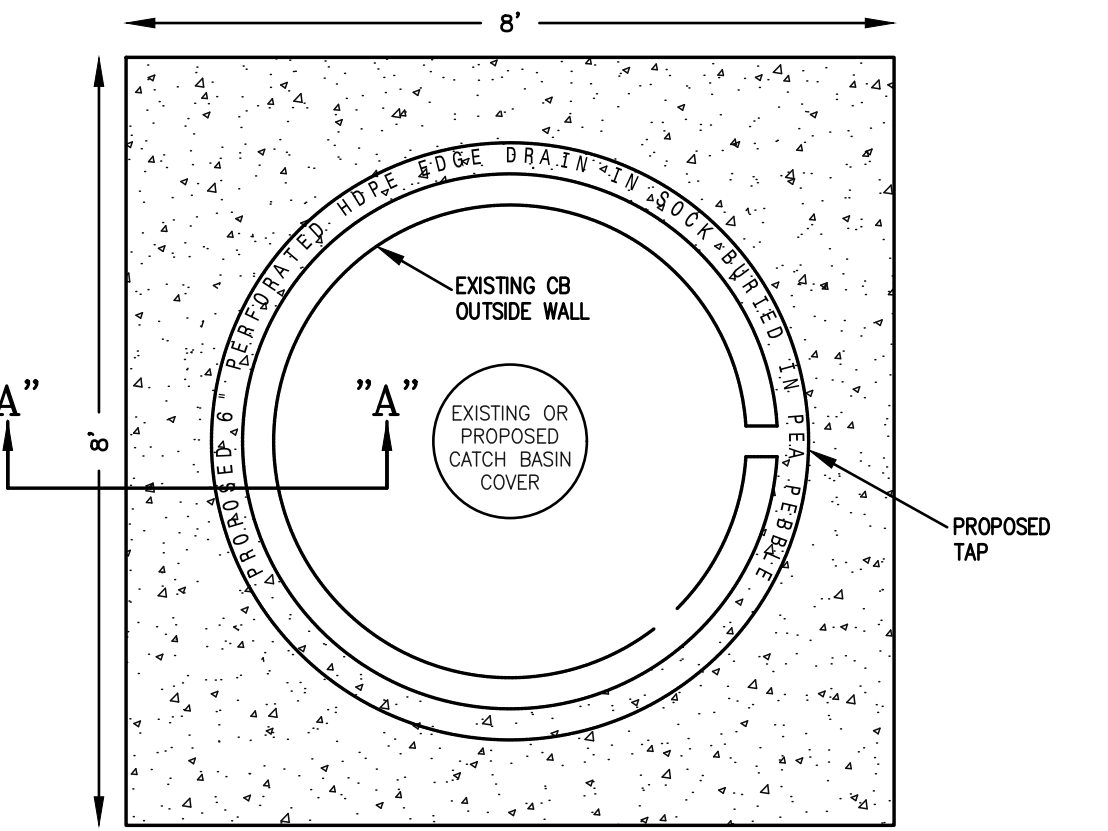
The recommended Stormceptor model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Model	% TSS Removal Provided
STC 450i	84
STC 900	90
STC 1200	90
STC 1800	91
STC 2400	93
STC 3000	94
STC 4800	95
STC 6000	96
STC 7200	97
STC 10000	98
STC 13000	98
STC 16000	98
StormceptorMAX	98
StormceptorMAX	Custom

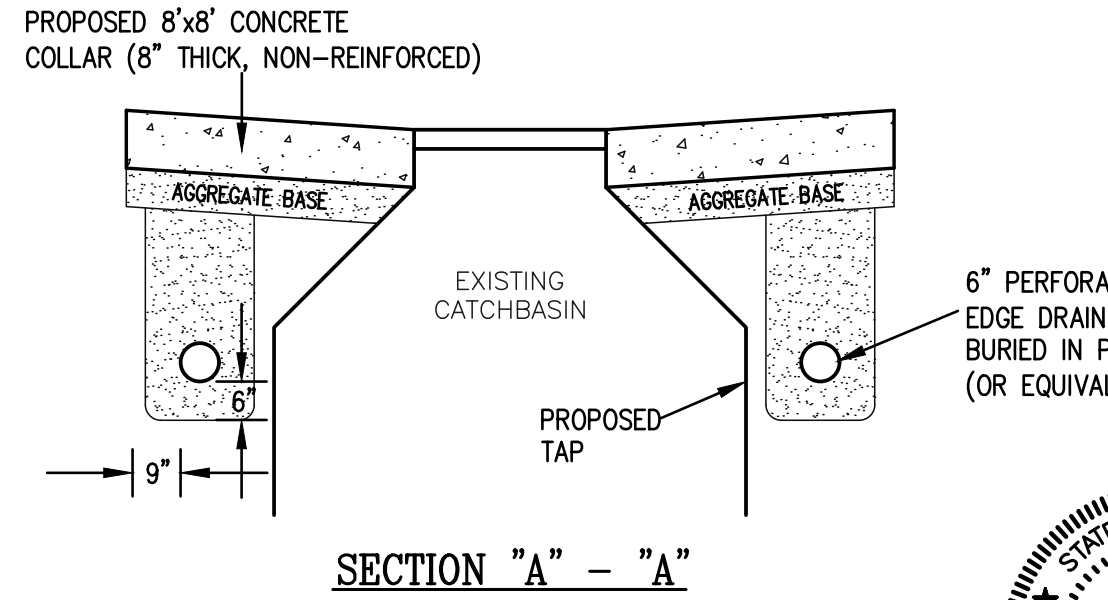
**General Notes:**  
 1. OWNER/DEVELOPER: JOHN ROZANSKI  
 2704 WABUM  
 WHITE LAKE, MICHIGAN 48386  
 (248) 231-8529  
 2. PROPERTY DESCRIPTION: PARCEL 12-13-328-003  
 PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF PONTIAC TRAIL ROAD, SAID POINT BEING DISTANT SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST 279.30 FEET FROM THE SOUTHEAST CORNER OF "ENGLISH VILLAS SUBDIVISION" BEING PART OF SECTIONS 11, 13 & 14, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 51 OF PLATS ON PAGES 22 & 23 OF OAKLAND COUNTY RECORDS, SAID SOUTHEAST CORNER BEING DISTANT THE FOLLOWING SIX (6) COURSES FROM THE WEST 1/4 CORNER OF SAID SECTION 13: (1) NORTH 00 DEGREES 14 MINUTES 10 SECONDS EAST 35.16 FEET TO A POINT ON THE CENTERLINE OF PONTIAC LAKE ROAD, (2) SOUTH 72 DEGREES 07 MINUTES 40 SECONDS EAST 459.17 FEET ALONG SAID CENTERLINE, (3) SOUTH 69 DEGREES 38 MINUTES 40 SECONDS EAST 470.76 FEET ALONG SAID CENTERLINE, (4) SOUTH 58 DEGREES 55 MINUTES 30 SECONDS EAST 596.63 FEET ALONG SAID CENTERLINE, (5) SOUTH 51 DEGREES 51 MINUTES 30 SECONDS EAST 353.54 FEET ALONG SAID CENTERLINE AND (6) SOUTH 62 DEGREES 41 MINUTES 00 SECONDS EAST 221.54 FEET ALONG SAID CENTERLINE; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 1167.82 FEET TO THE CENTER OF SAID SECTION 13 AS CALCULATED, SAID CENTER OF SECTION AS CALCULATED FALLS IN PONTIAC LAKE; THENCE SOUTH 00 DEGREES 08 MINUTES 36 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 159.70 FEET TO A POINT IN PONTIAC LAKE, SAID POINT BEING DISTANT NORTH 00 DEGREES 08 MINUTES 36 SECONDS EAST 2521.44 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 1022.01 FEET TO A POINT IN THE CENTERLINE OF PONTIAC LAKE ROAD; THENCE SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE OF PONTIAC LAKE ROAD 100.00 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 235.77 FEET TO A POINT CALLED POINT "A"; THENCE CONTINUING SOUTH 26 DEGREES 07 MINUTES 30 SECONDS WEST 20 FEET, MORE OR LESS, TO THE CENTERLINE OF HURON RIVER; THENCE SOUTHWESTERLY ALONG CENTERLINE OF HURON RIVER 444 FEET, MORE OR LESS; THENCE NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 44 FEET, MORE OR LESS TO POINT "B"; SAID POINT "B" BEING DISTANT SOUTH 07 DEGREES 46 MINUTES 07 SECONDS WEST 237.64 FEET FROM SAID POINT "A"; THENCE CONTINUING NORTH 26 DEGREES 07 MINUTES 30 SECONDS EAST 396.40 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.19 ACRES OF LAND MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC FOR PONTIAC LAKE ROAD OVER THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LOCATED 33 FEET ON BOTH SIDES AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID PONTIAC LAKE ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF USE OR RECORD.

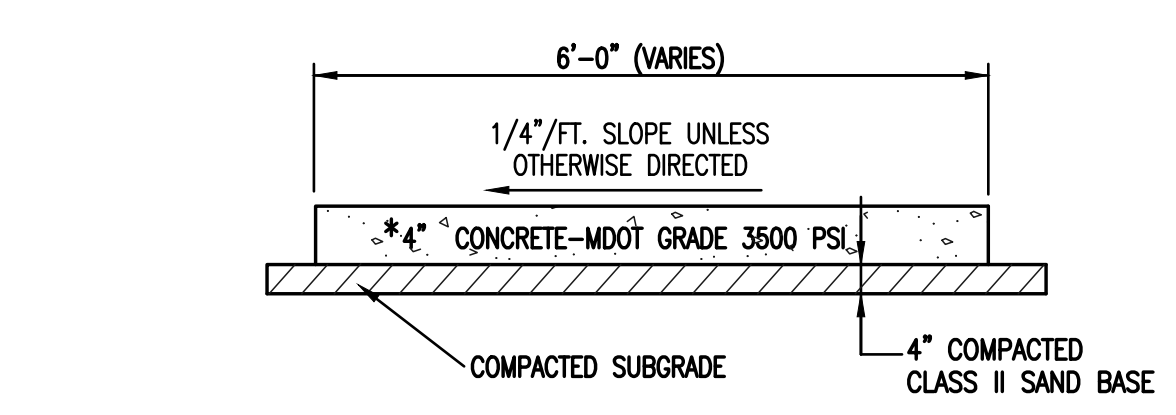
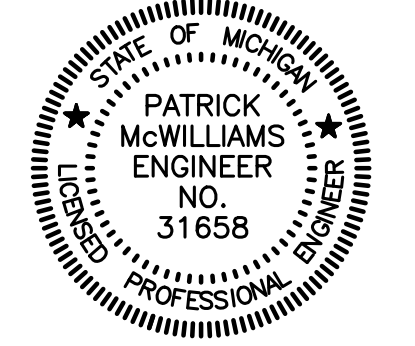
- EXISTING ZONING: RM-2 (MULTI FAMILY RESIDENTIAL)
- PROPOSED ZONING: R-1C (MULTI FAMILY RESIDENTIAL)
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL (CONDOMINIUM)
- SITE AREA: 3.19 ACRES
- SETBACKS: EXISTING (RM-2)  
 FRONT 40 FT  
 SIDES 70 FT  
 REAR 45 FT
- WATER SUPPLY: TYPE III DOMESTIC WELL (PER OAKLAND COUNTY HEALTH DEPARTMENT & FIRE DEPARTMENT REQUIREMENTS).
- SEWAGE DISPOSAL: MUNICIPAL SANITARY SEWERS, GRINDER PUMP W/FORCEMAIN SYSTEM.
- SIGNAGE: PROPOSED PROJECT SIGNAGE ALONG PONTIAC LAKE ROAD PER TOWNSHIP REQUIREMENTS.
- OPEN SPACE AREA: 2.73 ACRES.
- PROPOSED ASPHALT PAVEMENT WITH 30" B-2 CONCRETE CURB & GUTTER WITHIN R.O.W.
- STORM SEWER & STORM WATER MANAGEMENT SYSTEM SHALL BE OWNED, OPERATED & MAINTAINED REGULARLY BY THE OWNER.
- LIGHTING: A SEPARATE PHOTOMETRIC PLAN TO BE SUBMITTED BY OTHERS.
- LANDSCAPE PLAN TO BE SUBMITTED BY OTHERS.
- THIS PROJECT DOES CONTAIN A 100 YEAR FLOOD PLAIN & WETLANDS. NO WORK IS PROPOSED WITHIN THESE LIMITS.
- DUMPSTER AS SHOWN, SCREENED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
- THERE WILL BE A 20 FT WIDE EASEMENT FOR SANITARY SEWER GRANTED TO WHITE LAKE TOWNSHIP AND CENTERED ON THE UTILITY AS SHOWN. THERE WILL BE A 20 FT WIDE EASEMENT FOR STORM SEWER CENTERED ON THE UTILITY AS SHOWN.
- ALL SIDEWALKS MUST COMPLY WITH ADA STANDARDS.
- REQUIRED PERMITS/APPROVALS:  
 -WHITE LAKE TOWNSHIP (DLZ) - SITE ENGINEERING PLAN APPROVAL  
 -OAKLAND COUNTY WATER RESOURCE COMMISSION - SOIL EROSION PERMIT  
 -OAKLAND COUNTY HEALTH DEPARTMENT - WELL PERMIT APPROVAL  
 -MICHIGAN E.G.L.E. - NPDES NOTICE OF COVERAGE PERMIT  
 -MICHIGAN E.G.L.E. - PERMIT TO DISCHARGE STORM WATER INTO WETLANDS  
 -ROAD COMMISSION FOR OAKLAND COUNTY - APPROACH & UNDERGROUND PERMITS (PONTIAC LAKE ROAD)



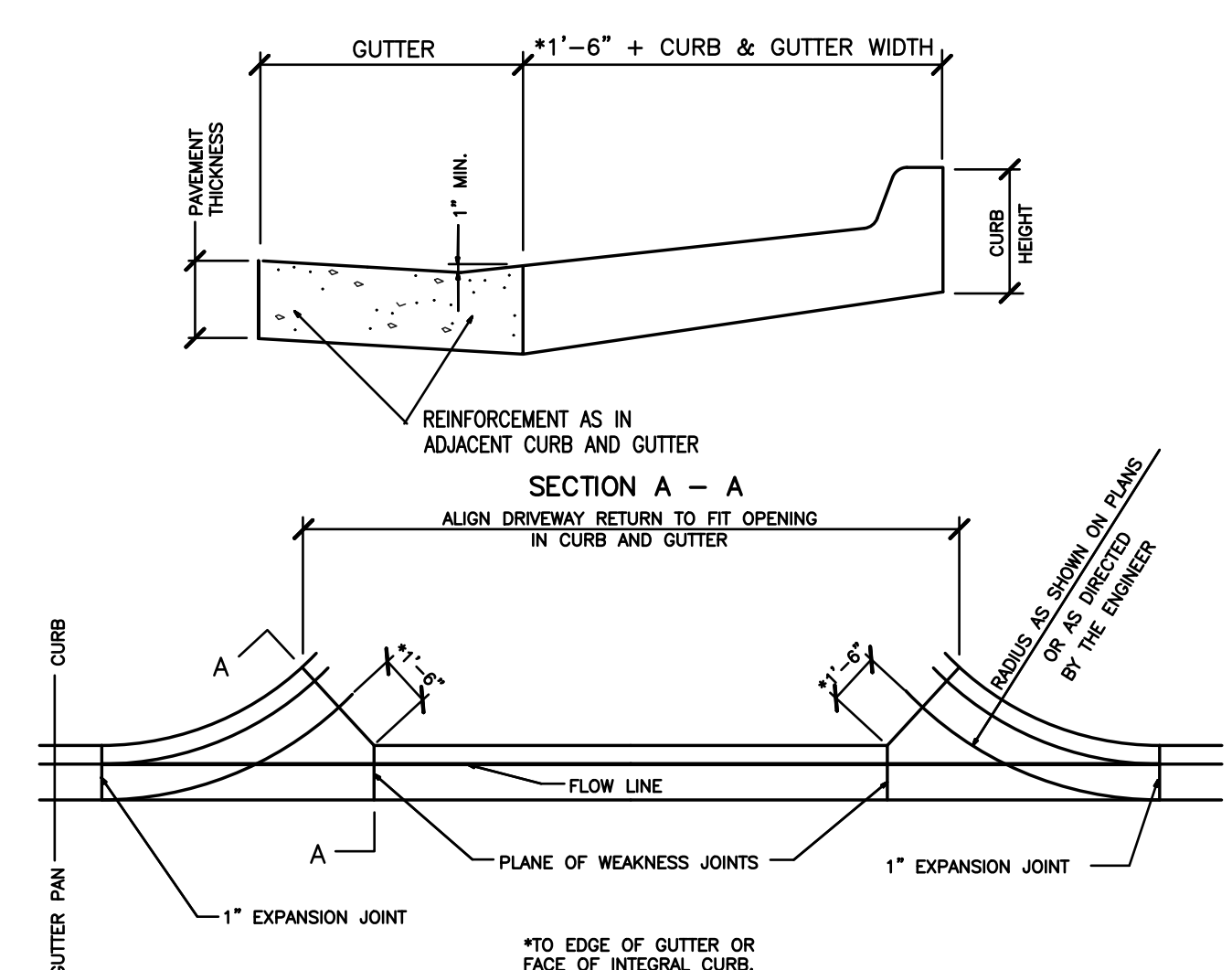
**8" CONCRETE COLLAR & 6" EDGE DRAIN PLAN DETAIL & SECTION**  
 (NOTE: ADJUST AS NECESSARY AROUND CATCH BASINS IN GUTTERS OR NEXT TO WALKS)



**SECTION "A" - "A"**



**5' wd, 4" Thick Concrete Sidewalk**  
NO SCALE



**CONCRETE DRIVEWAY OPENING DETAIL**  
NO SCALE

DATE	REVISED	ISSUE
9-15-2020	REVISED	BUILDING & PARKING LAYOUT
11-4-2020	REVISED	FOR SUBMITTAL
1-21-2021	REVISED	PER DLZ (1-21-21) & MCKENNA (1-23-21)
5-12-2021	REVISED	PER CLIENT/ARCHITECT (5-3-2021)
9-23-2021	PER	TOWNSHIP PLANNING DEPARTMENT (9-21-2021)
9-27-2021	PER	TOWNSHIP ENGINEER & PLANNER (9-14, 16-2021)

**PROPRIETOR:**  
 JOHN ROZANSKI/NCM VENTURES, LLC  
 2704 WABUM  
 WHITE LAKE, MICHIGAN 48386  
 (248) 231-8529

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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	1-30-2020	CKD. BY	DATE
DRAWN	GF		
DESIGN	PCM		
SECTION	13	T-3-N-R-8-E	



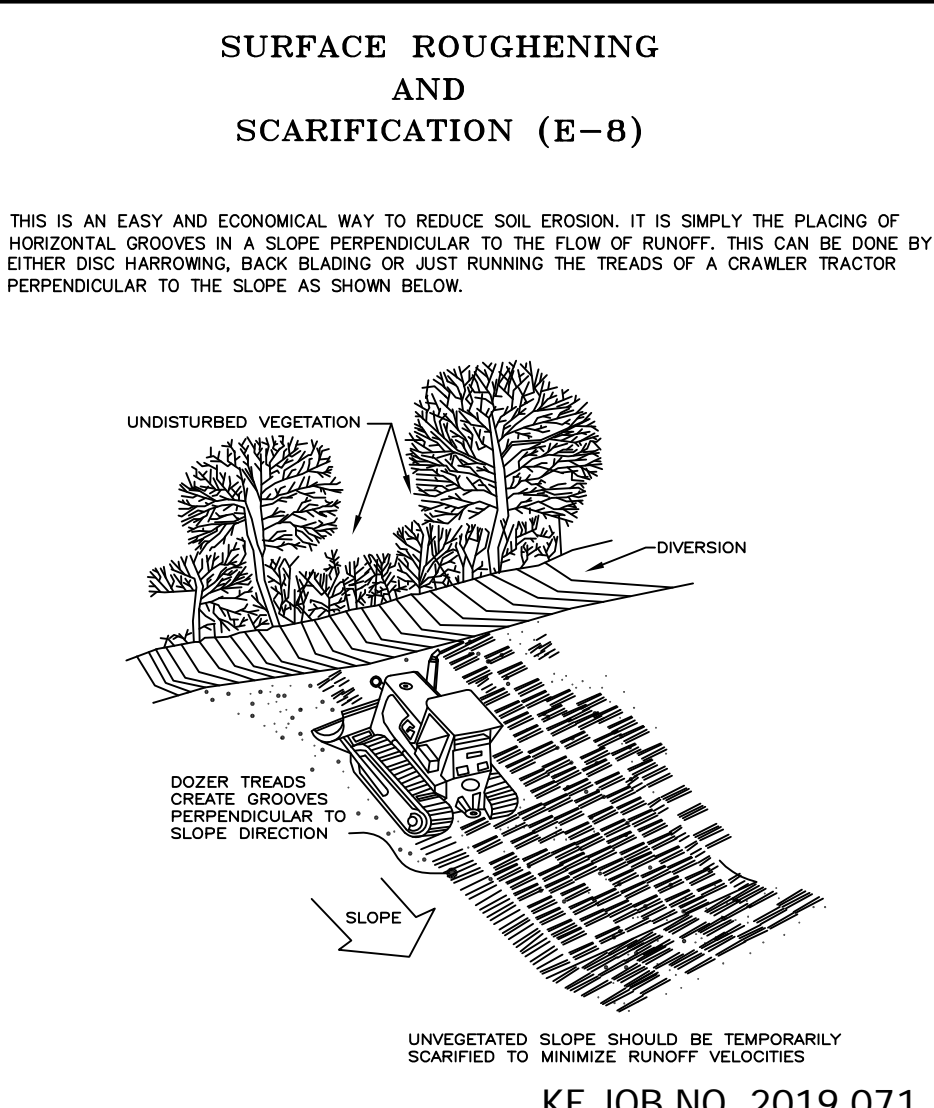
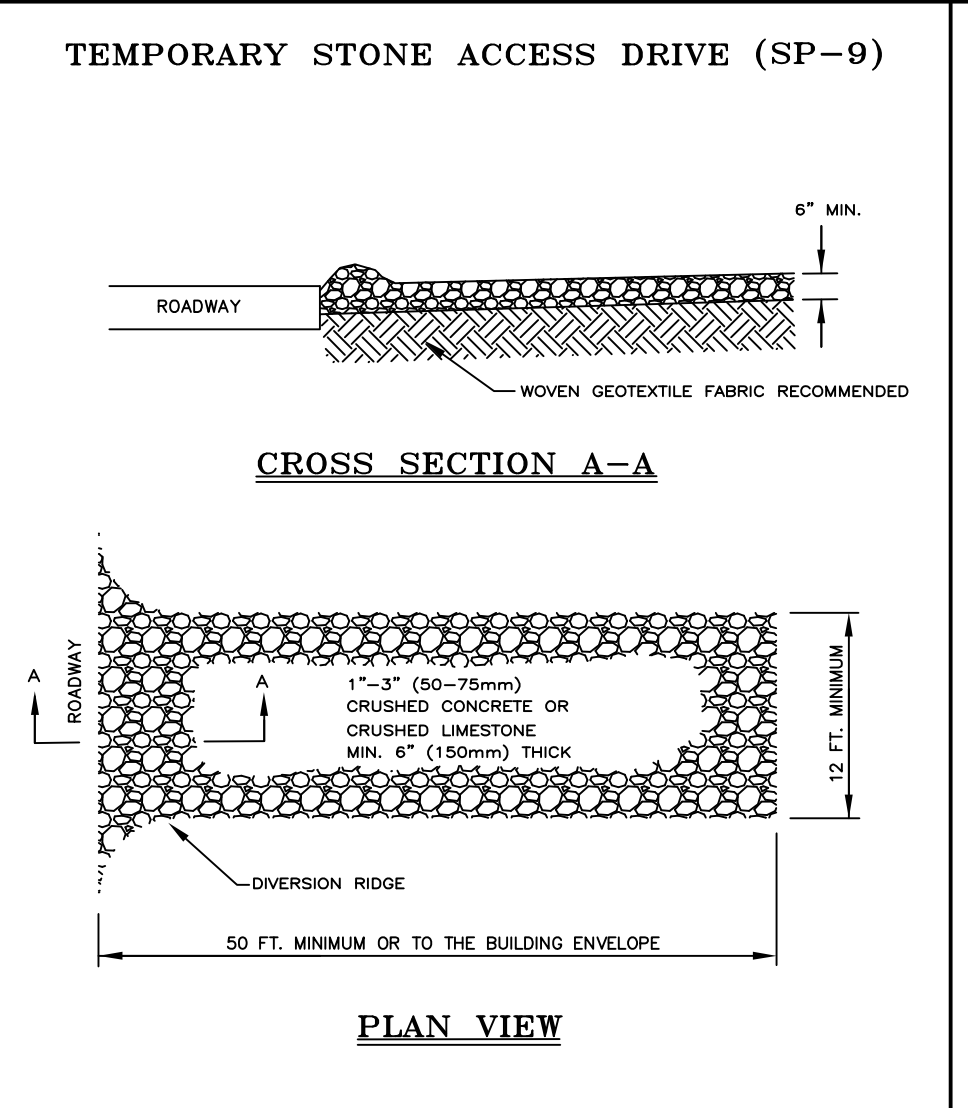
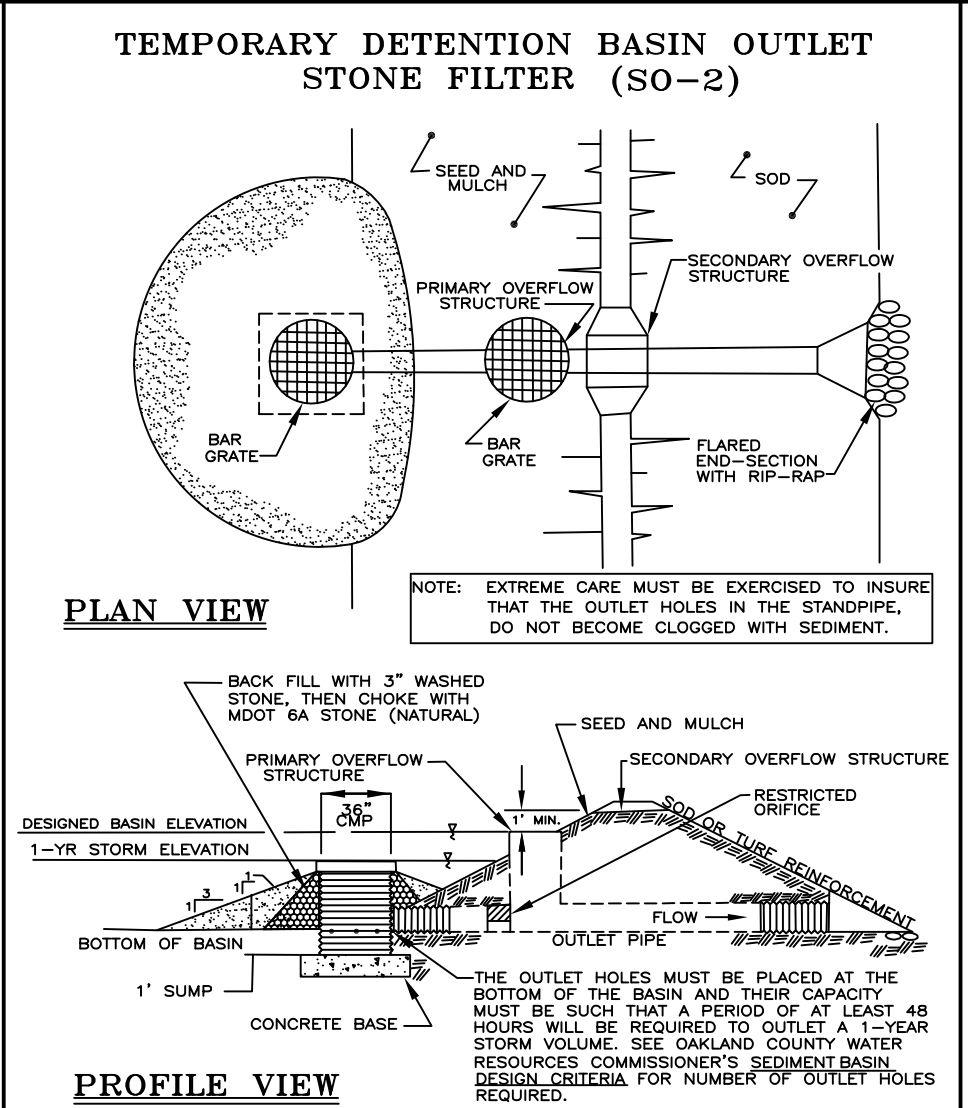
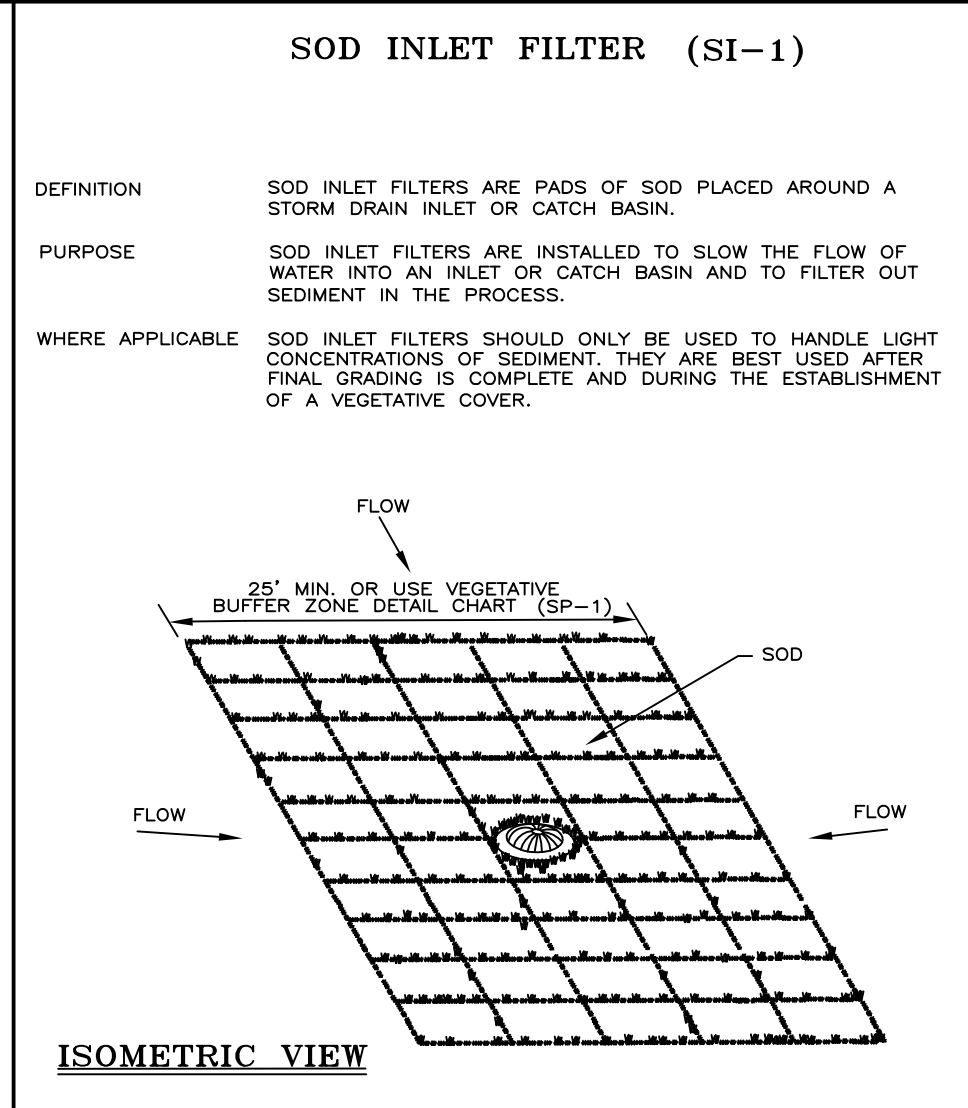
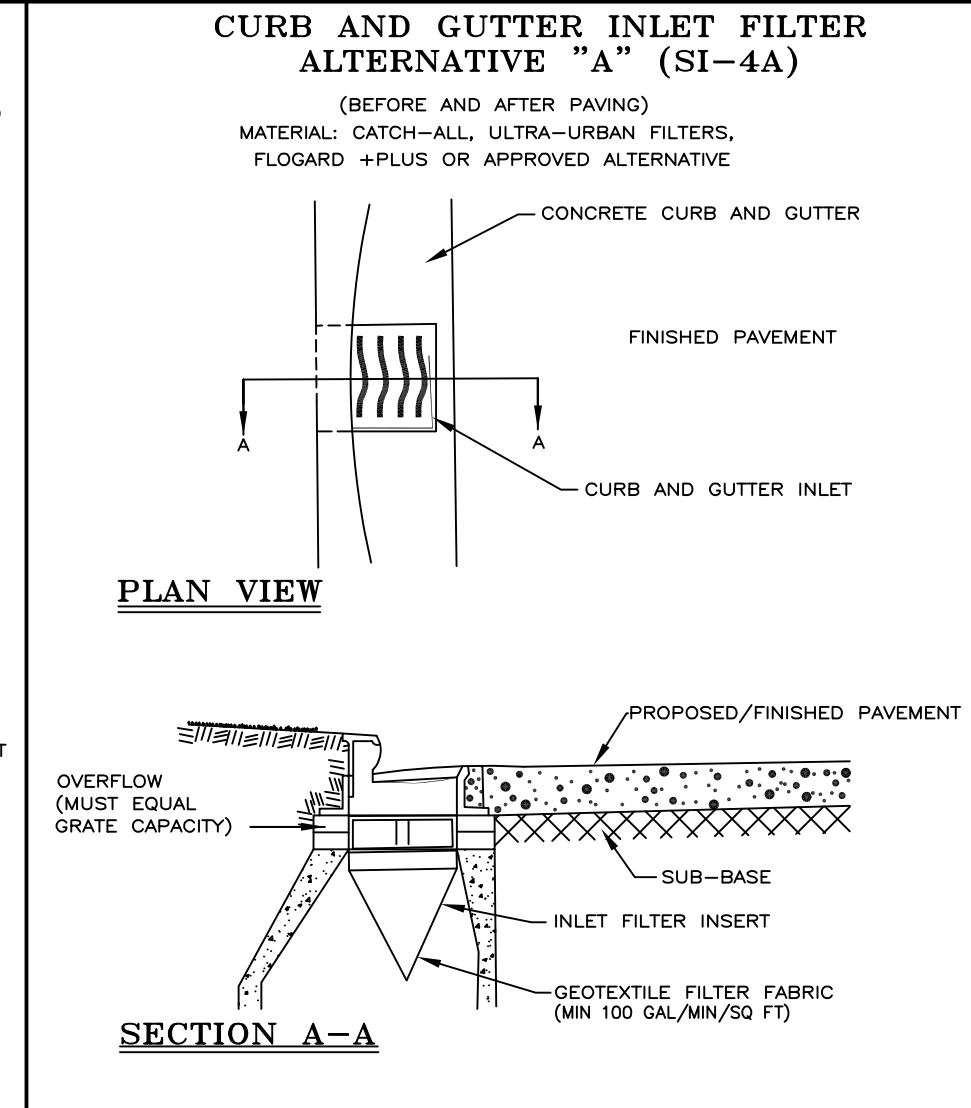
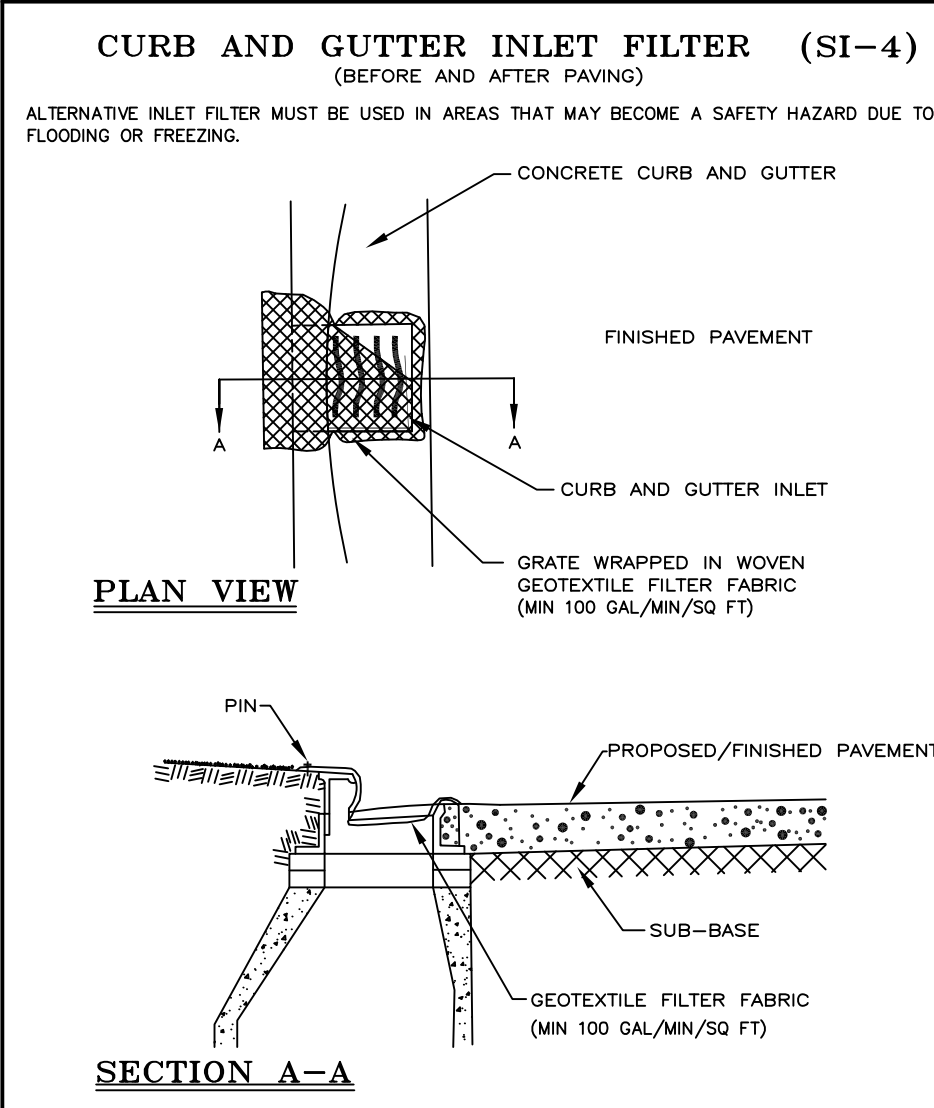
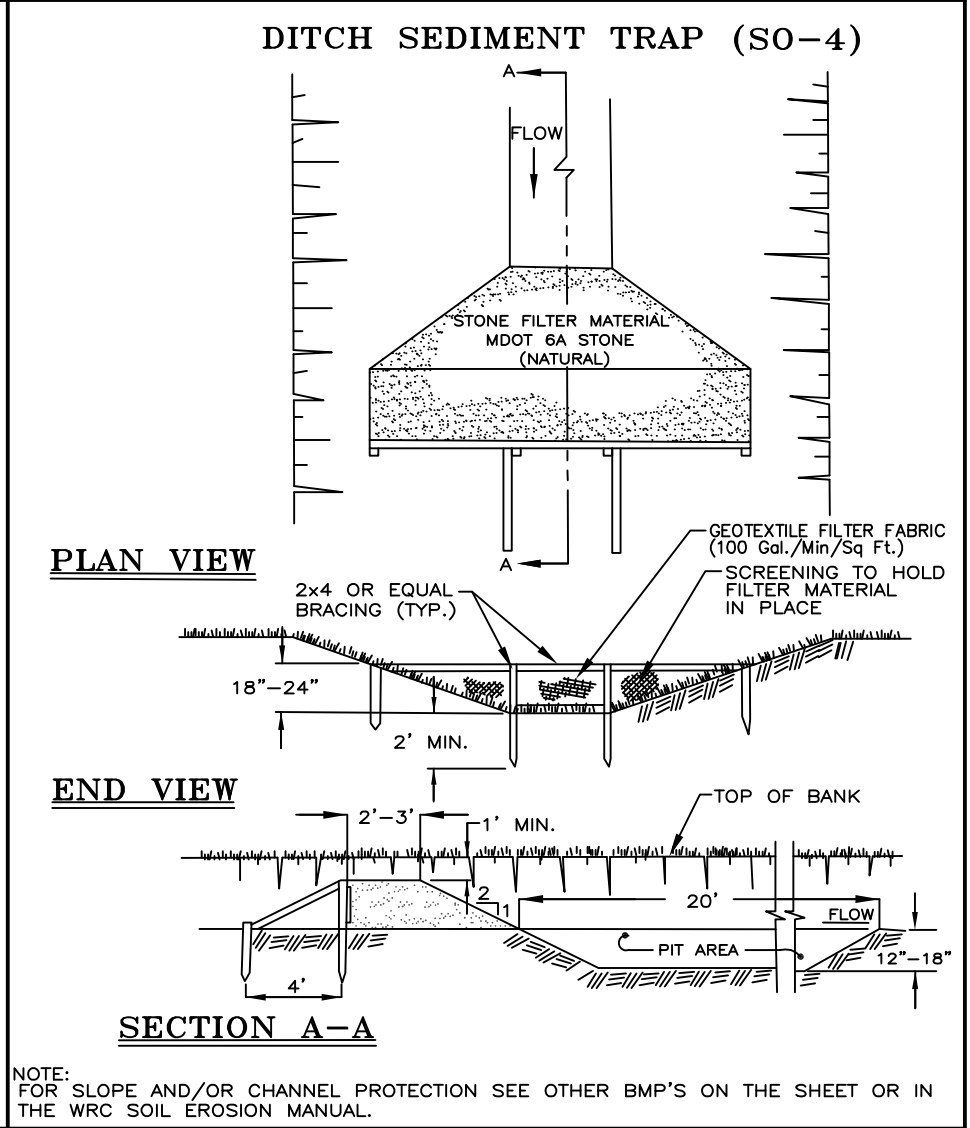
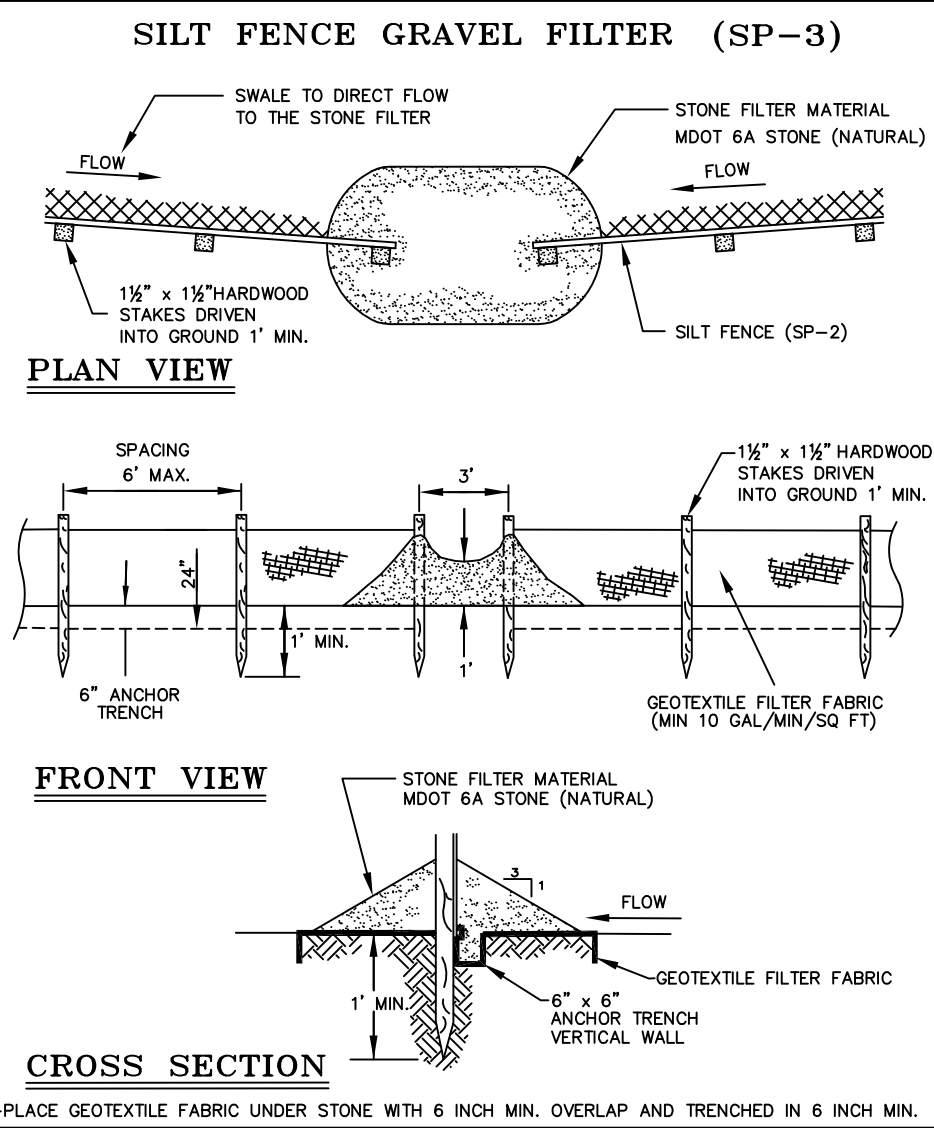
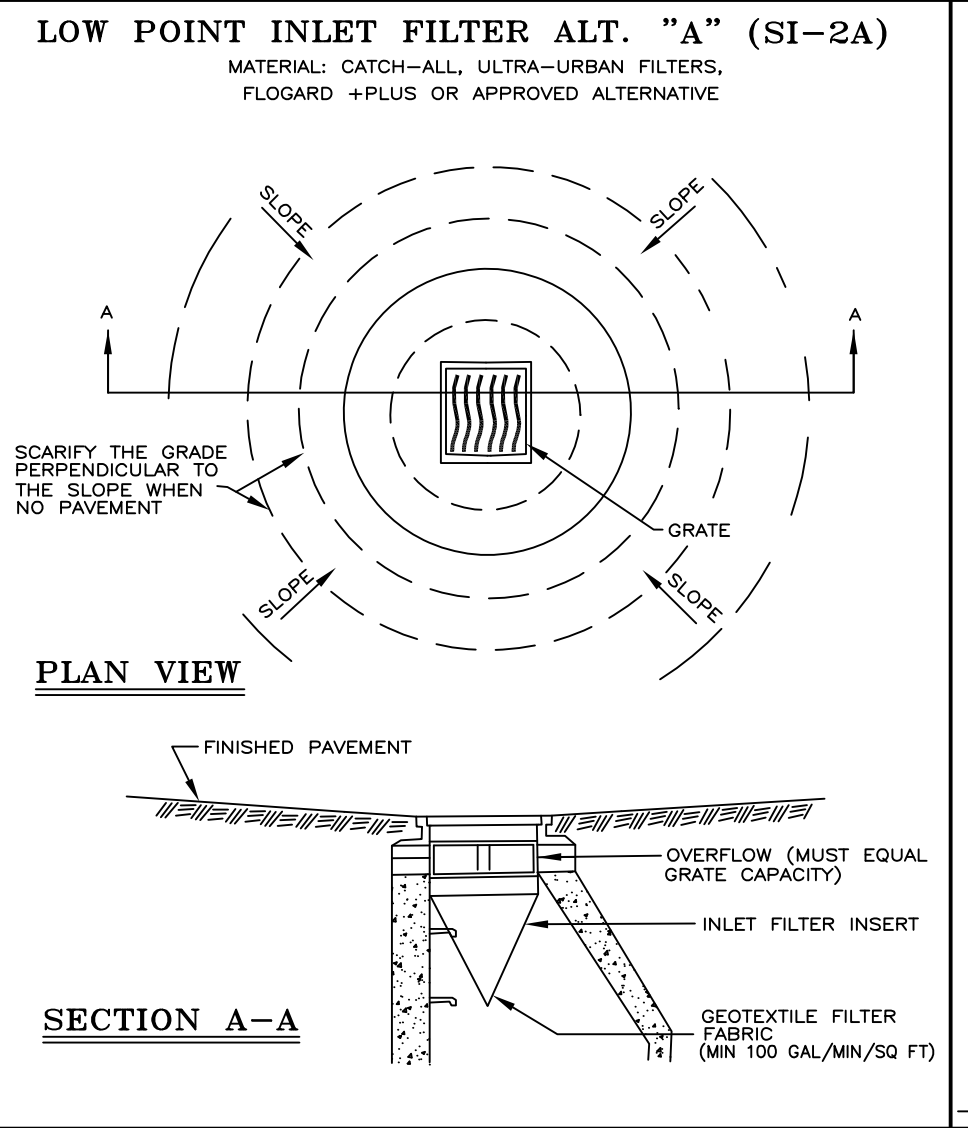
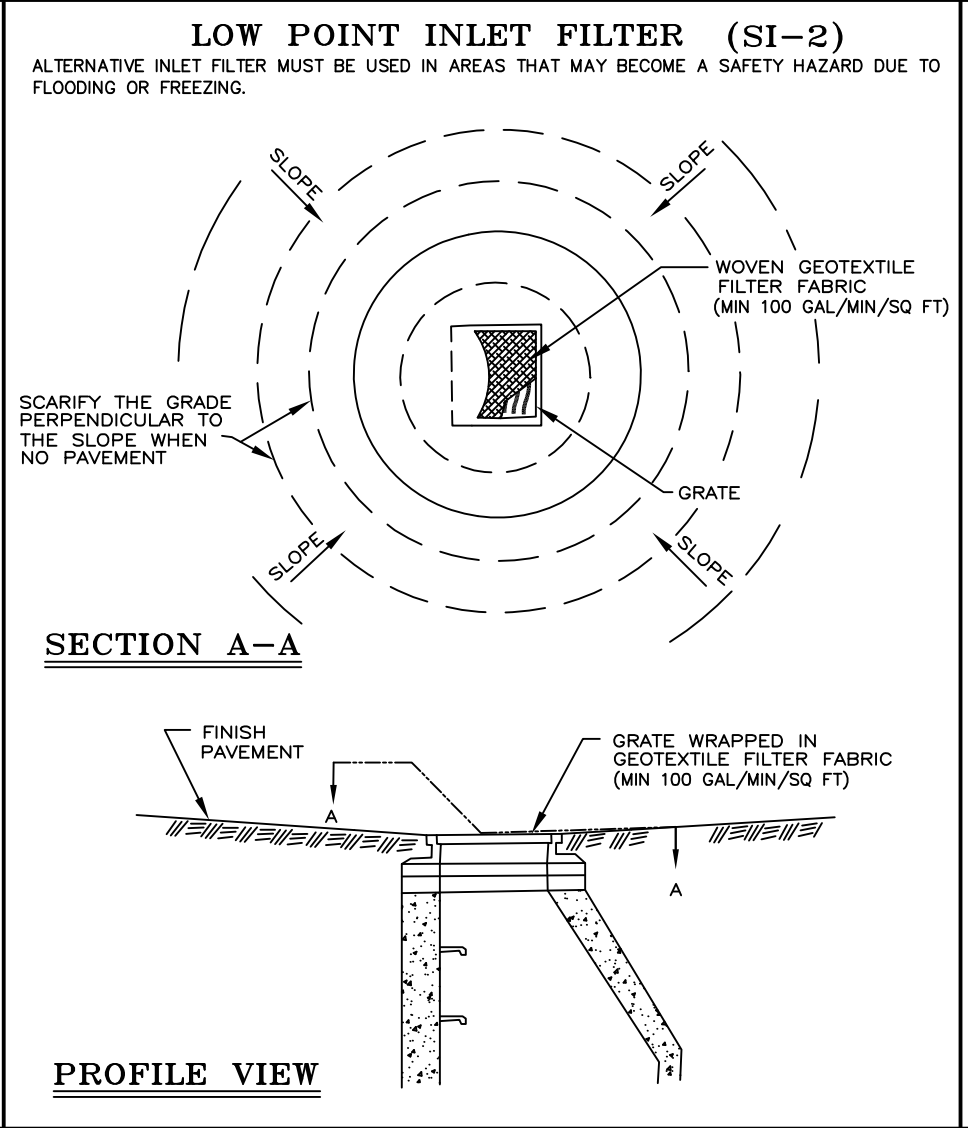
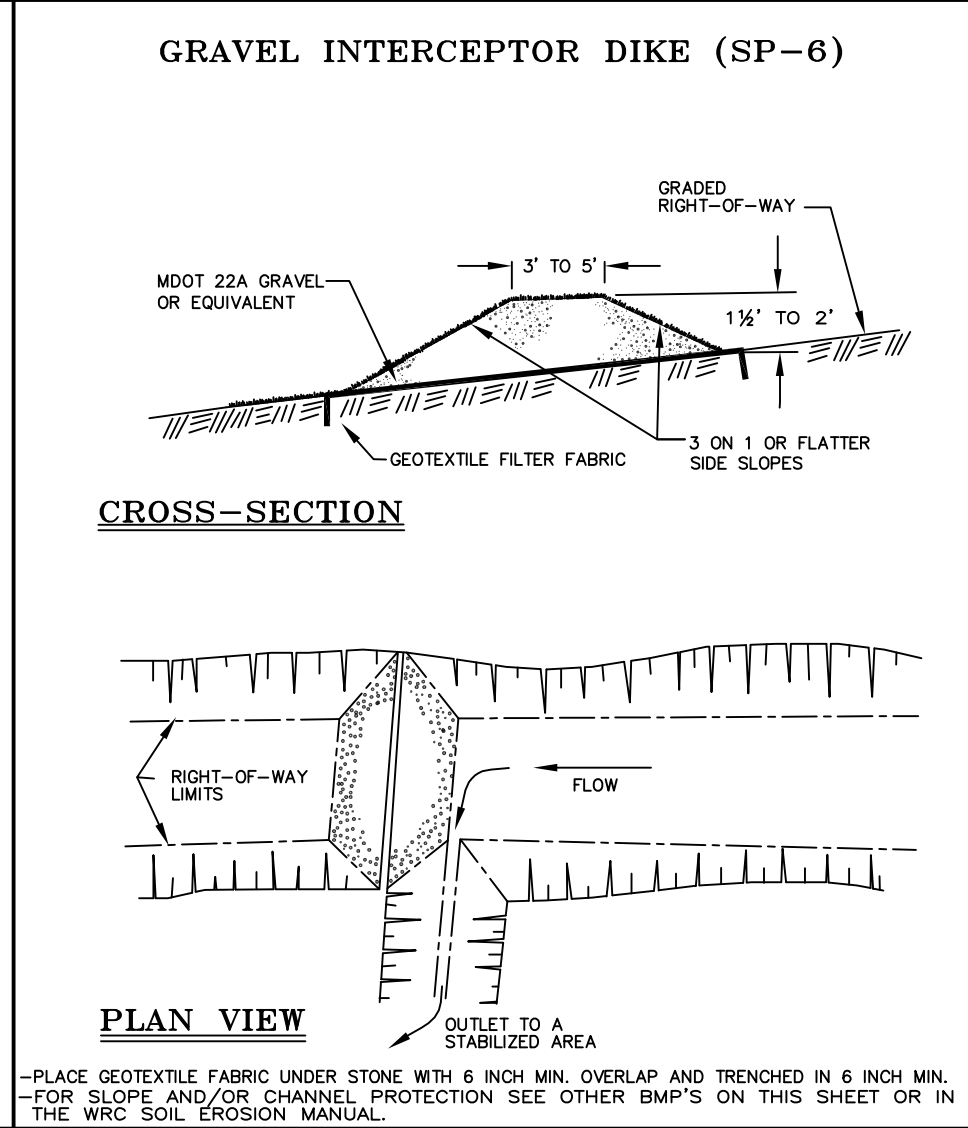
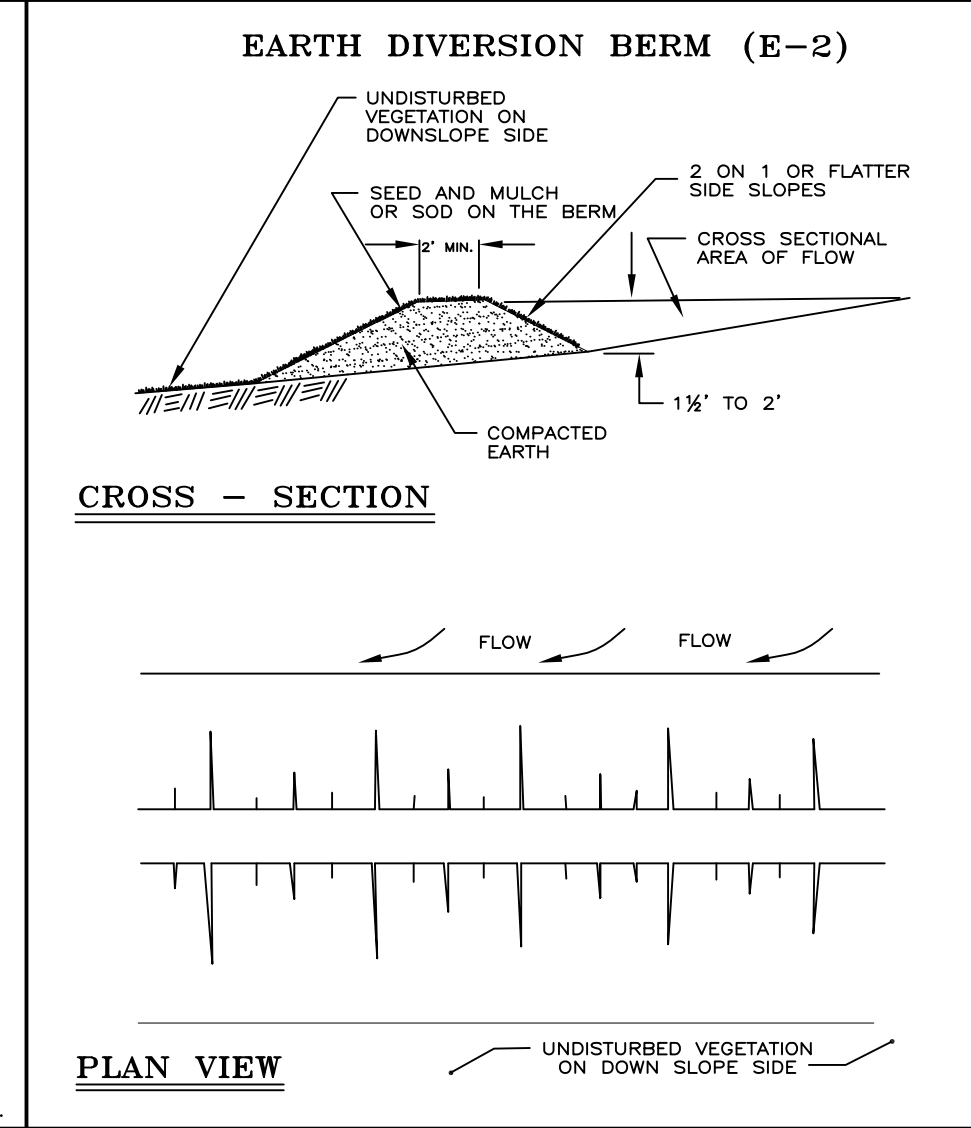
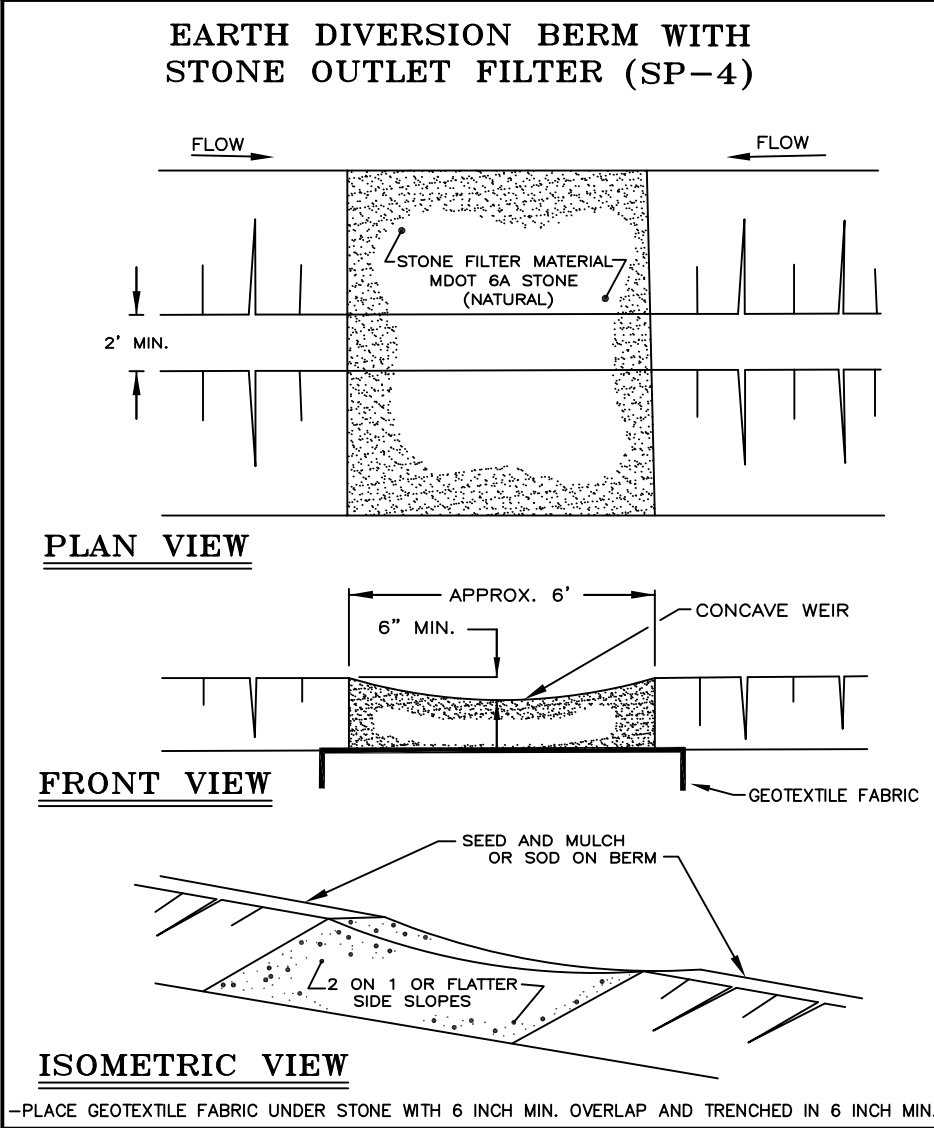
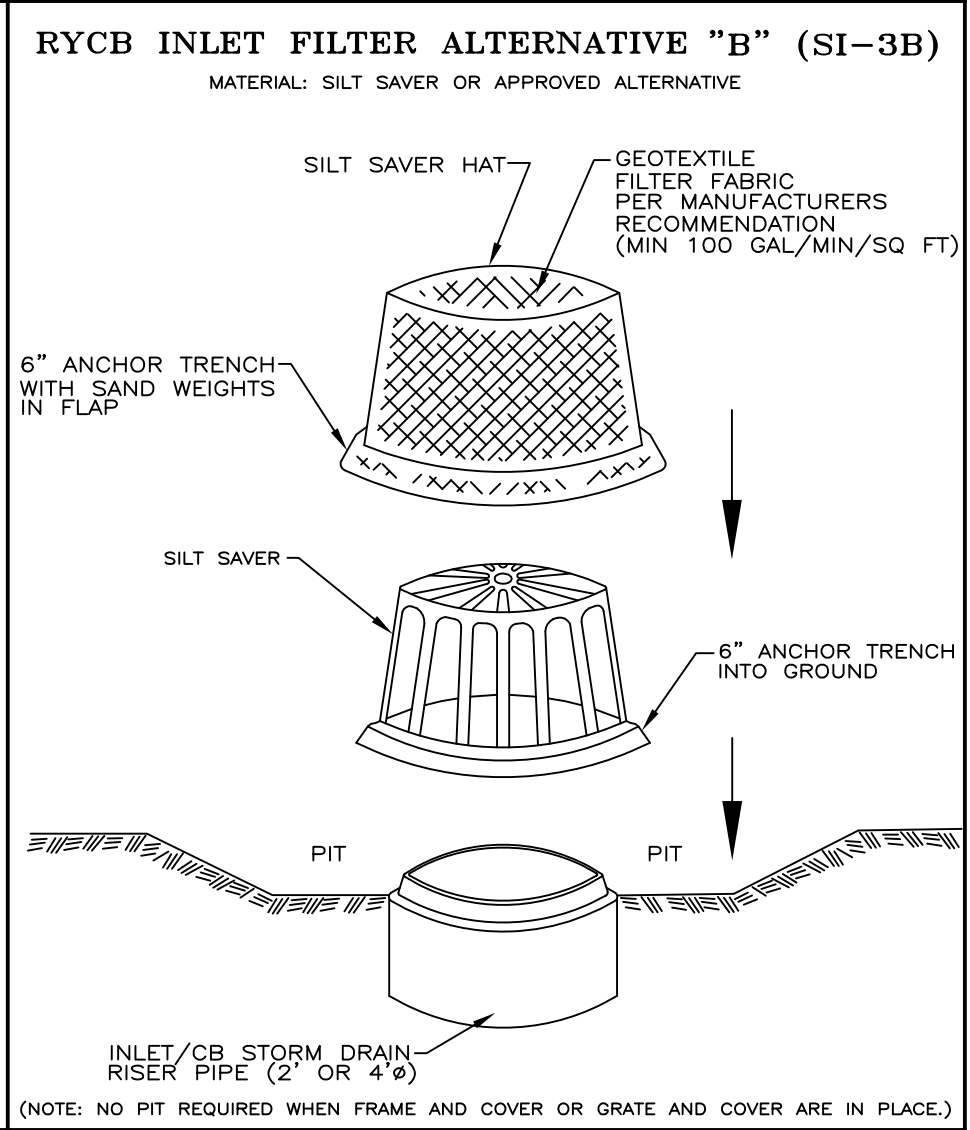
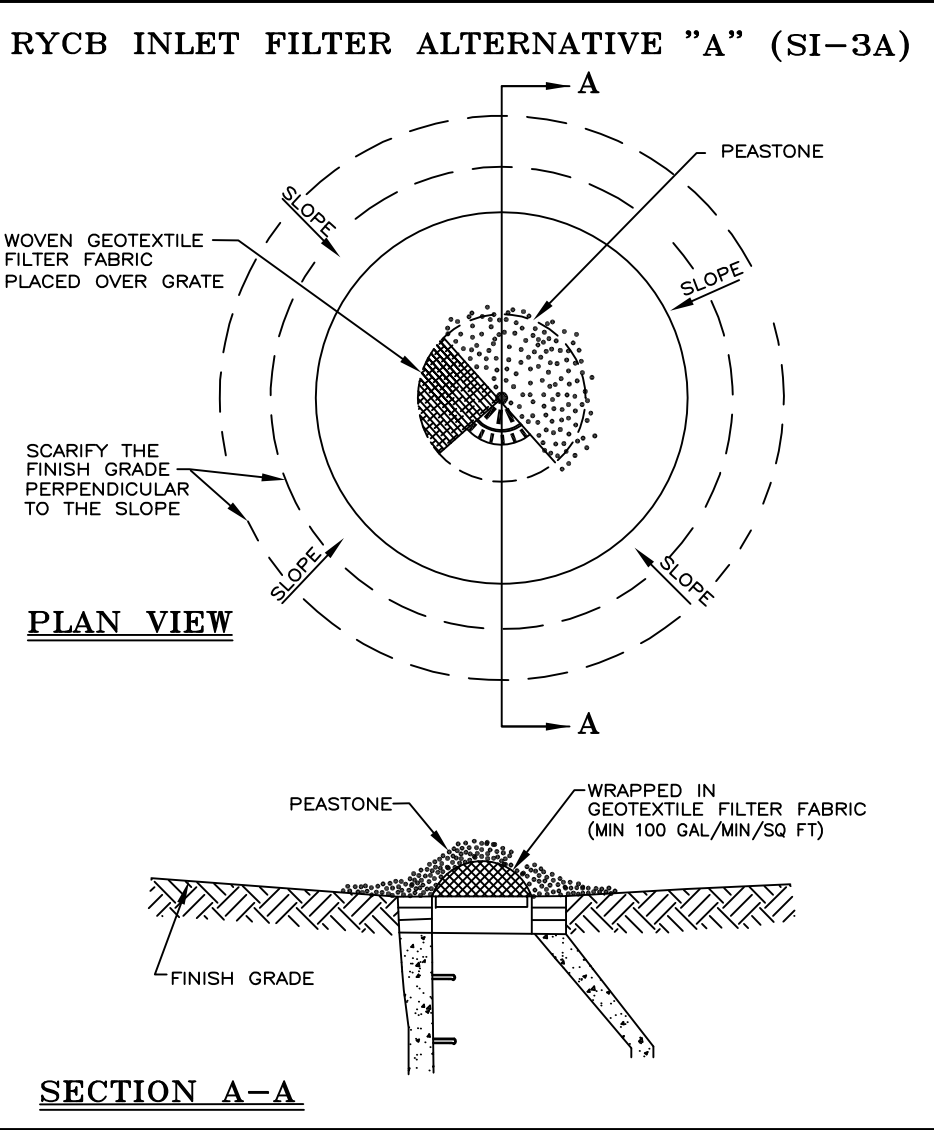
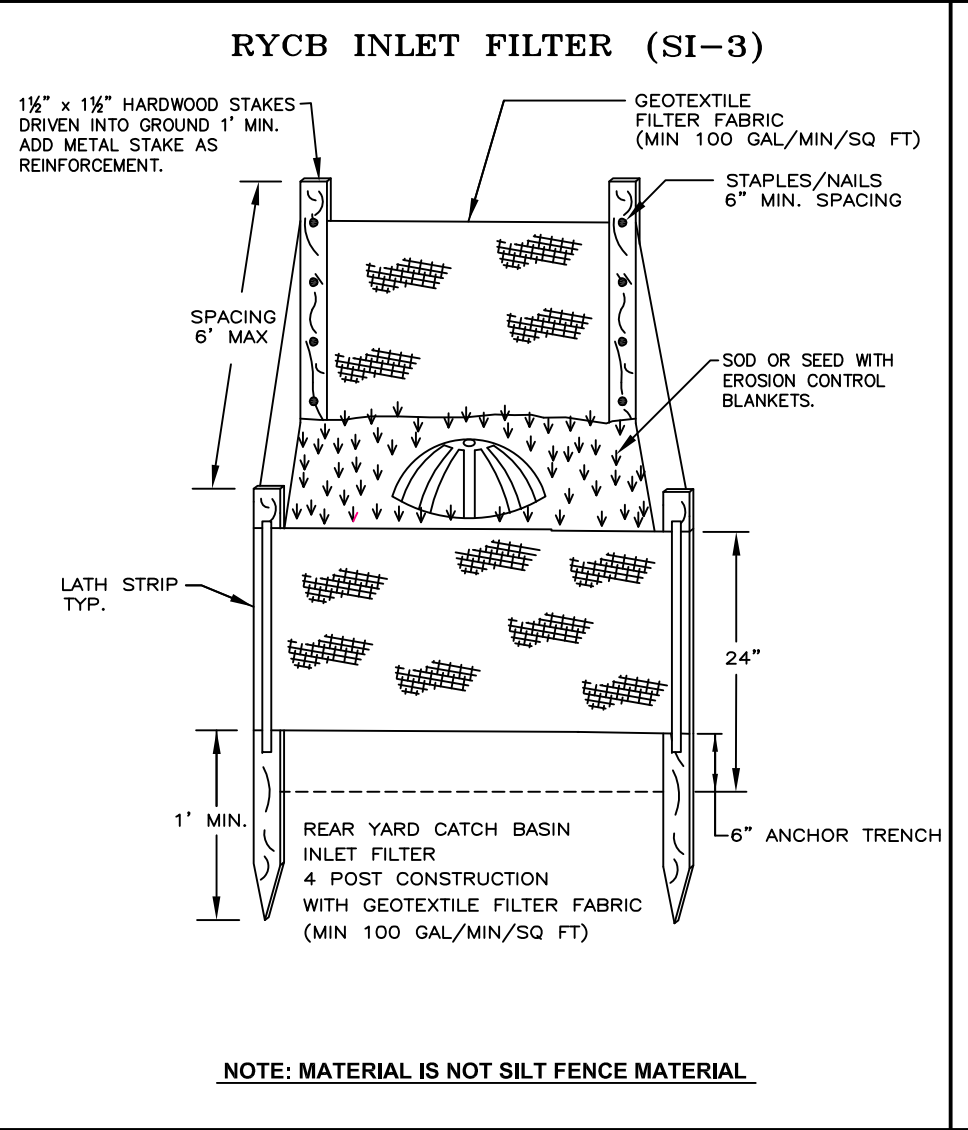
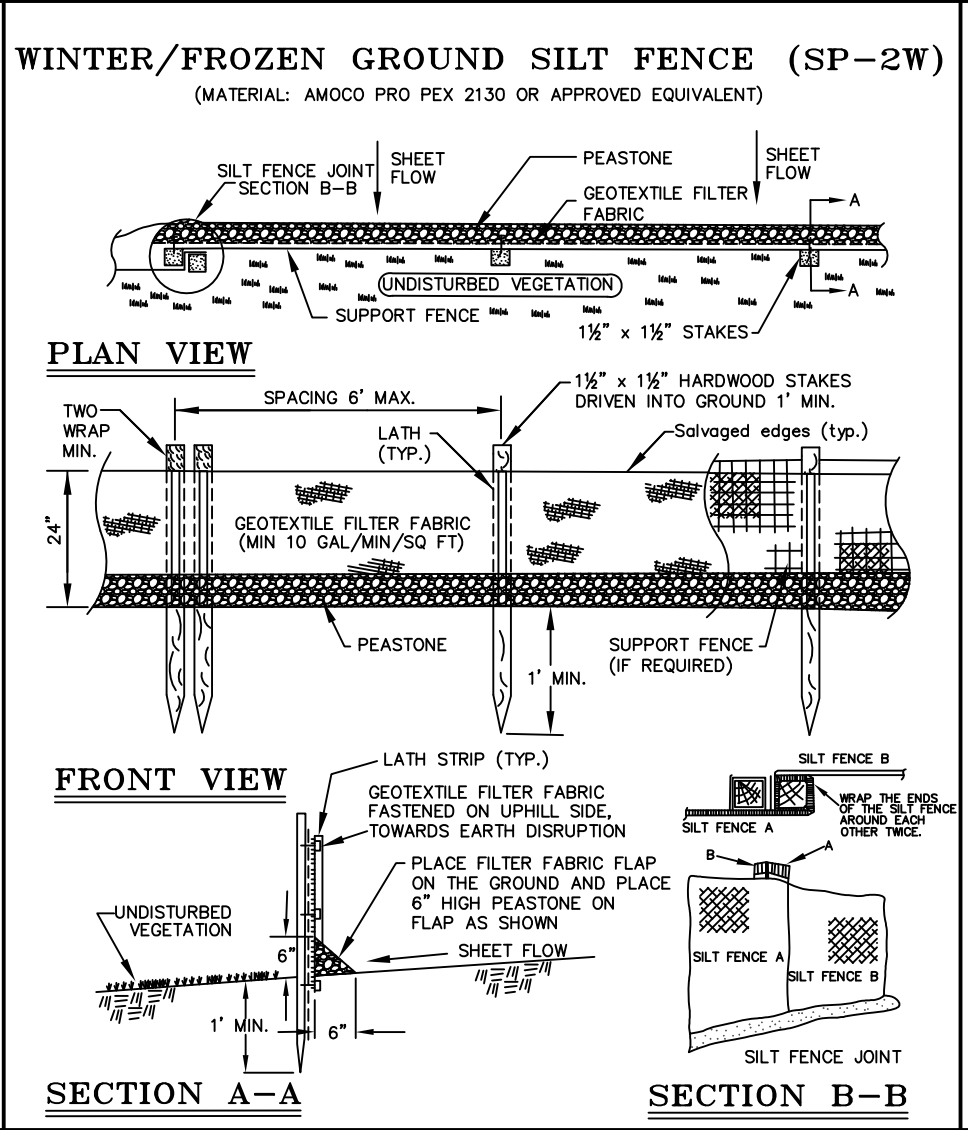
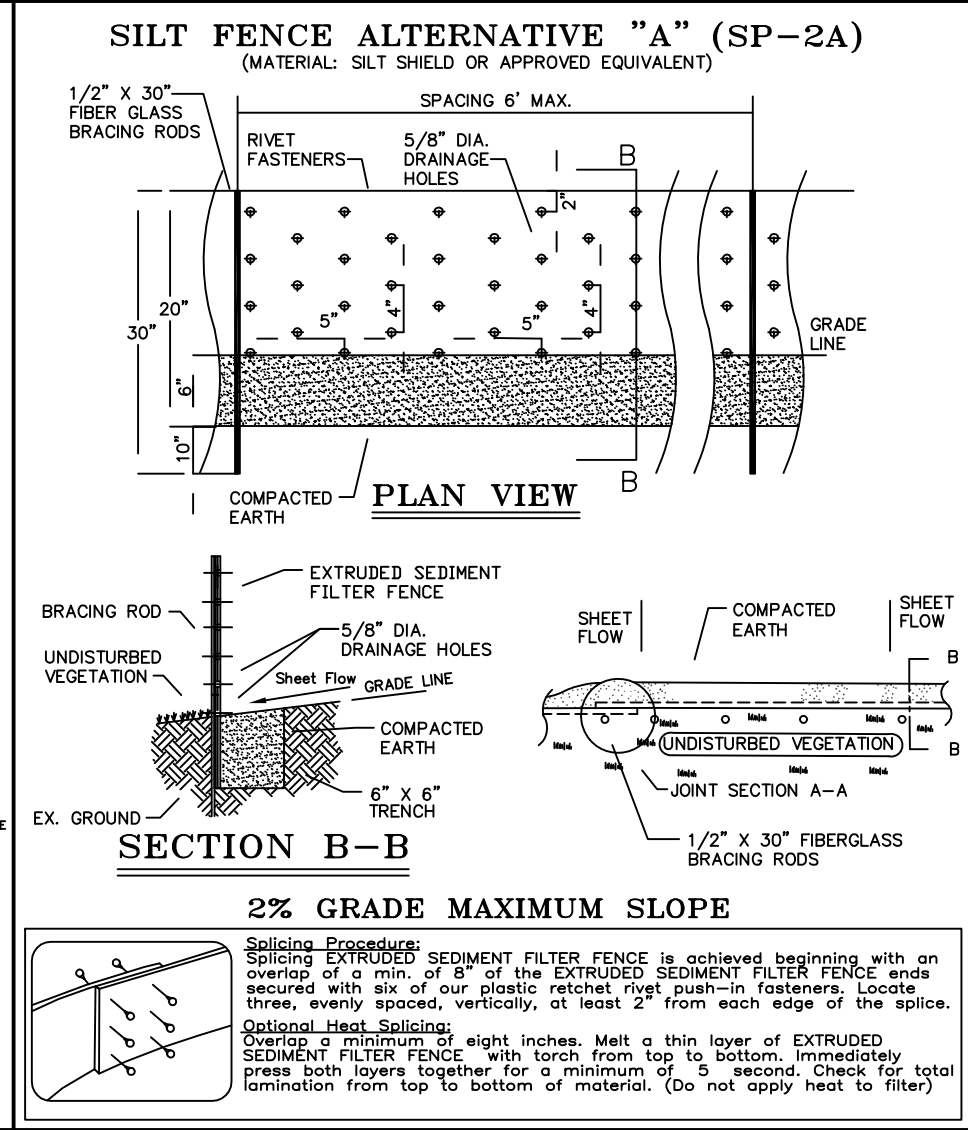
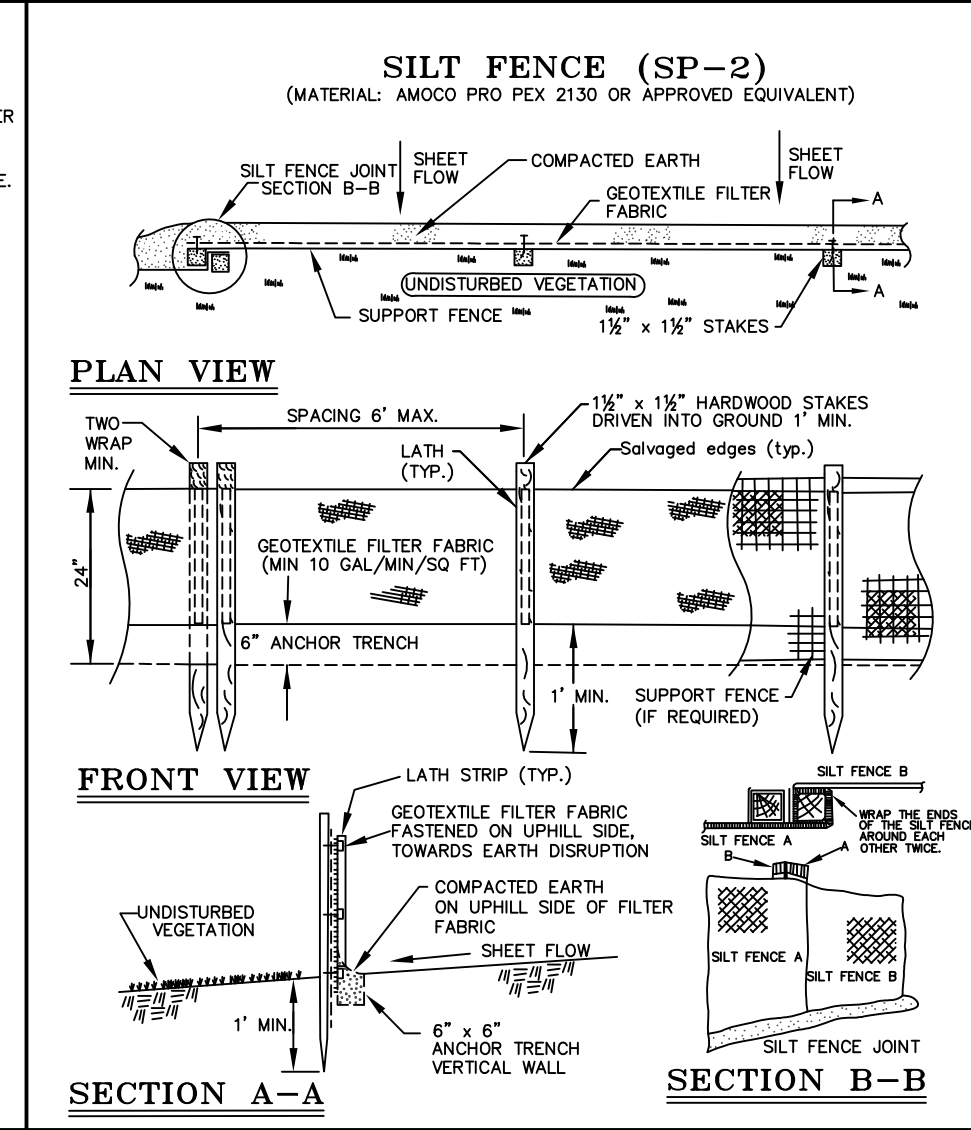
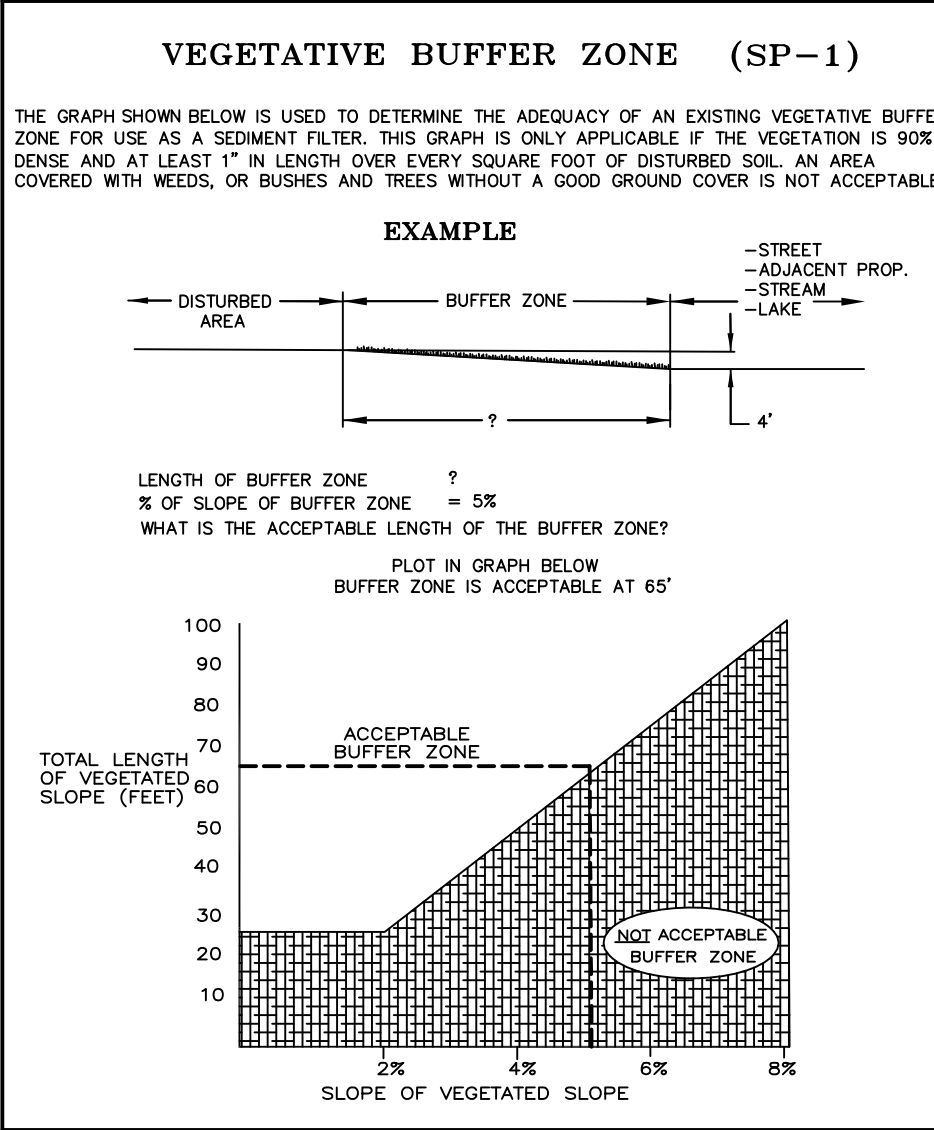
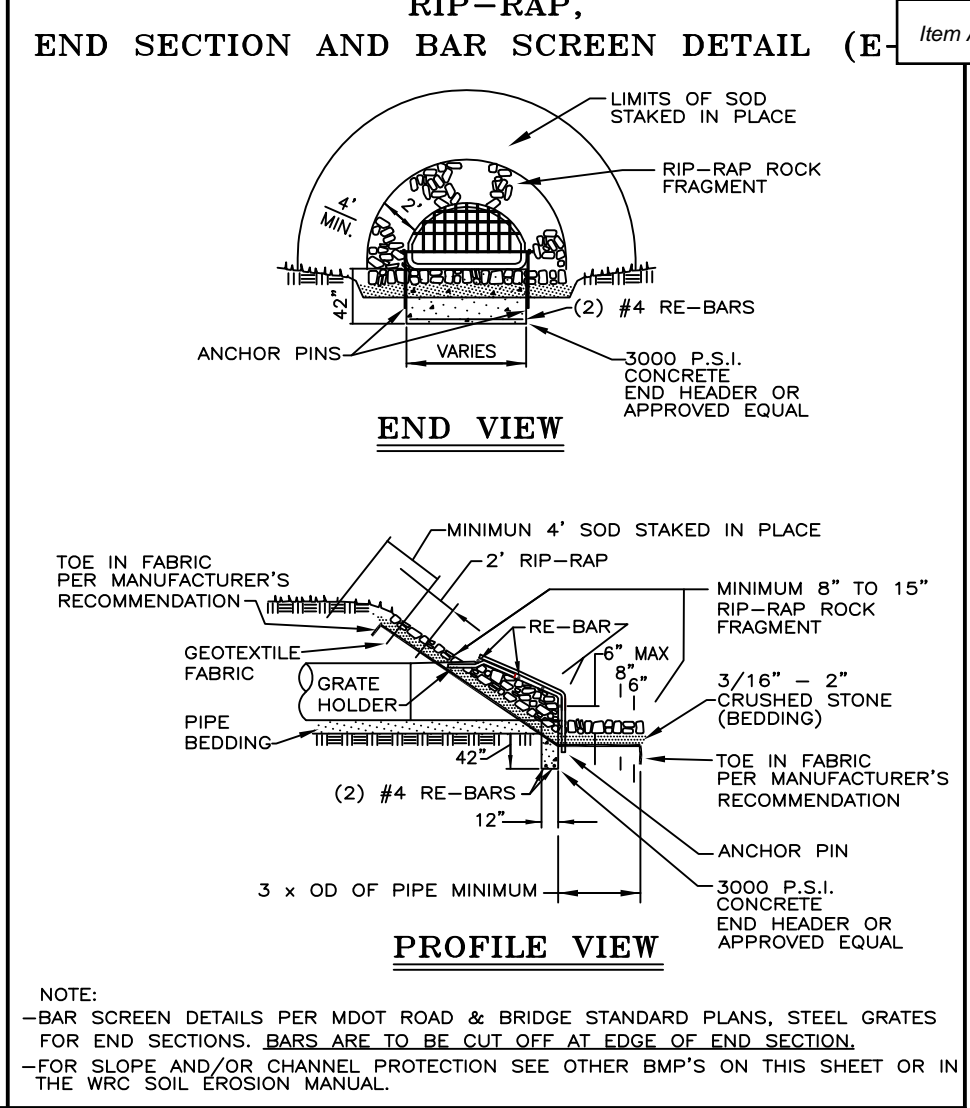
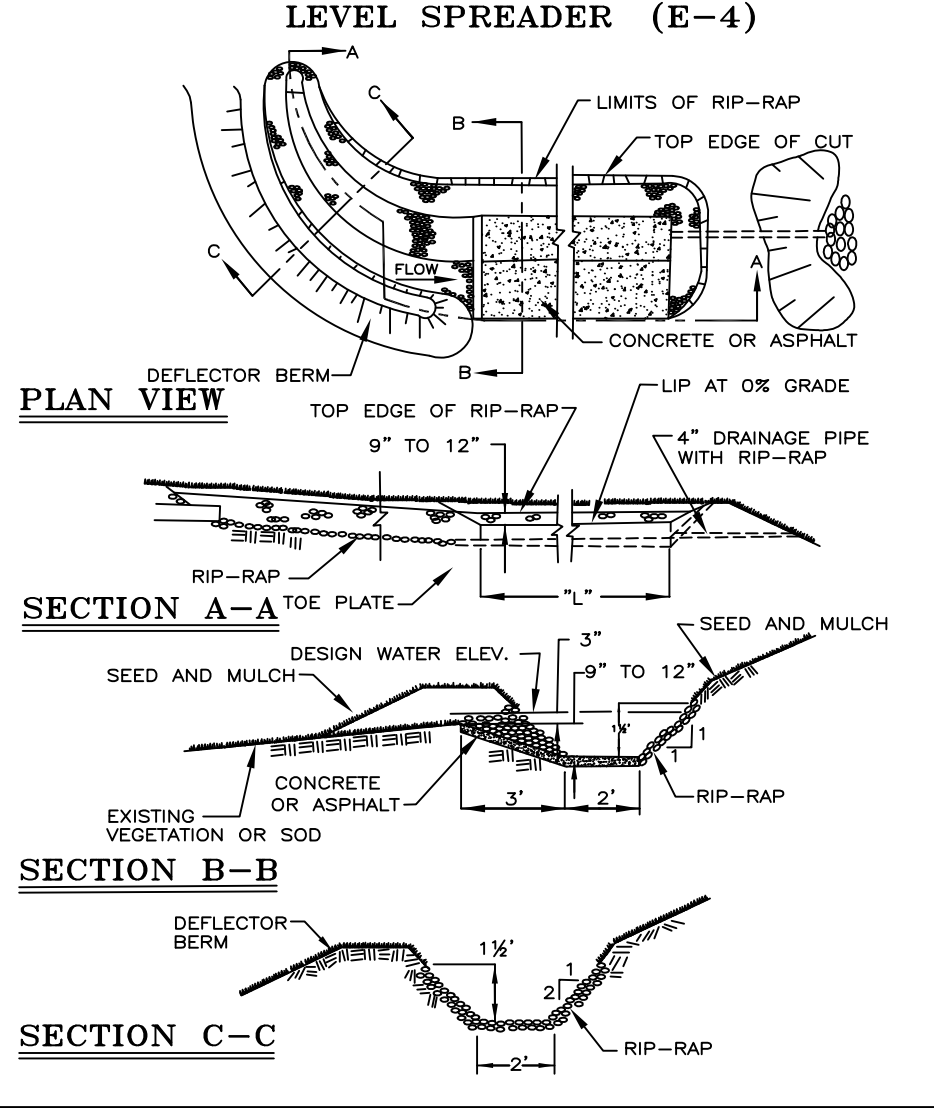
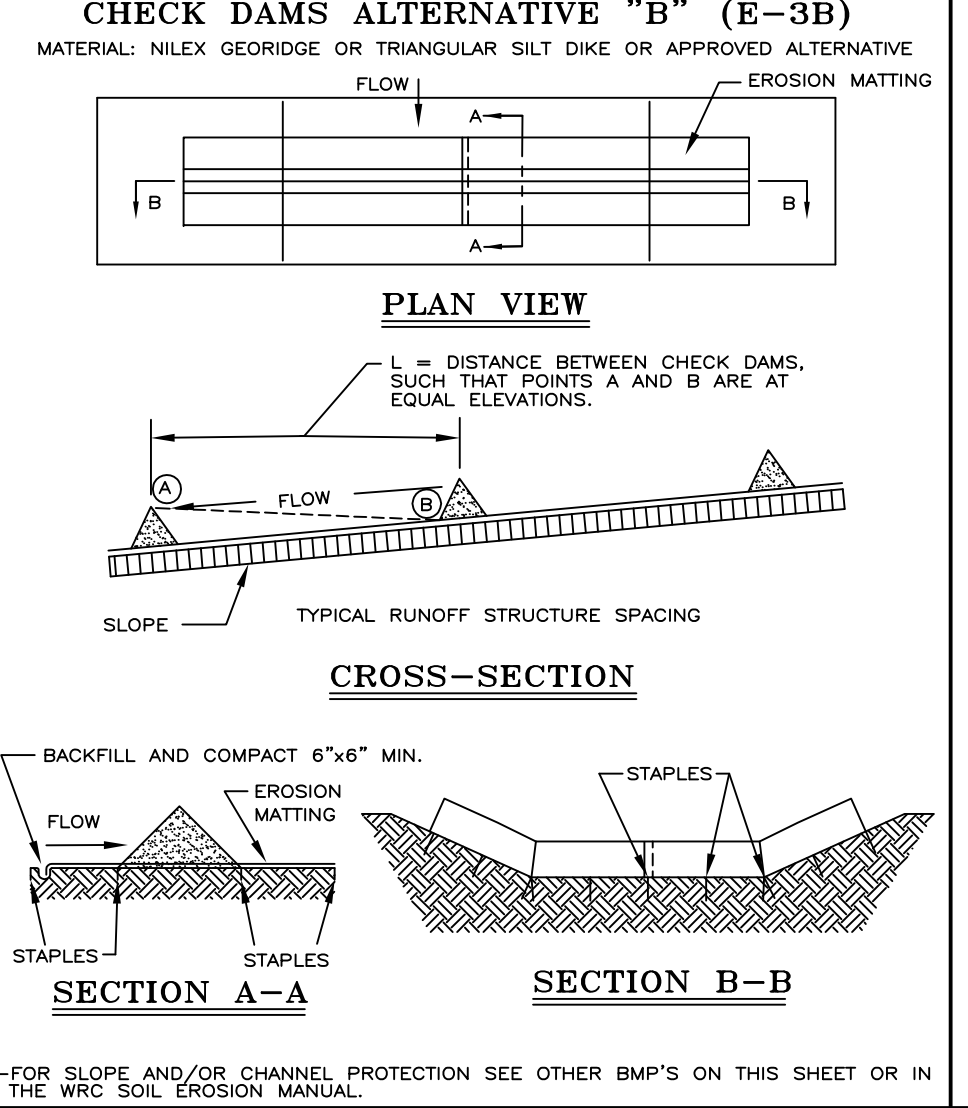
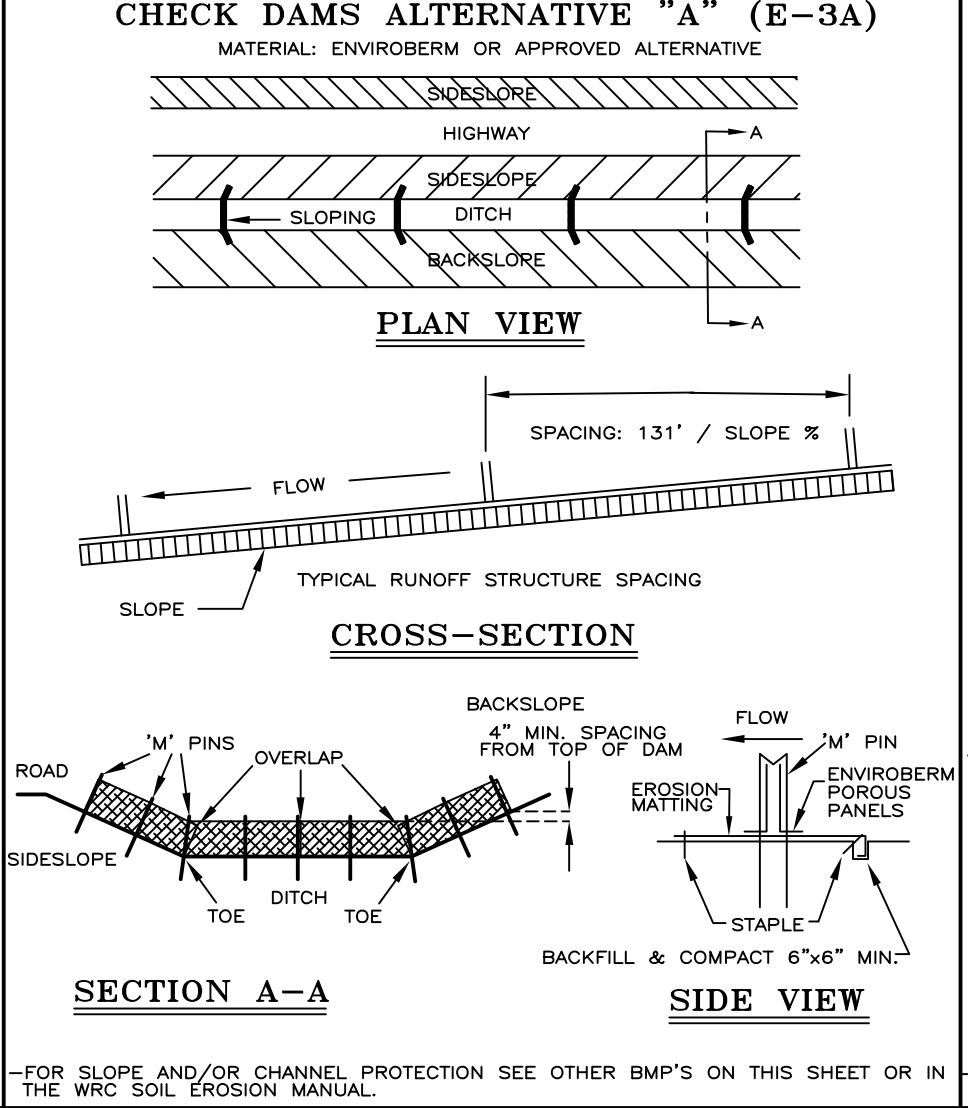
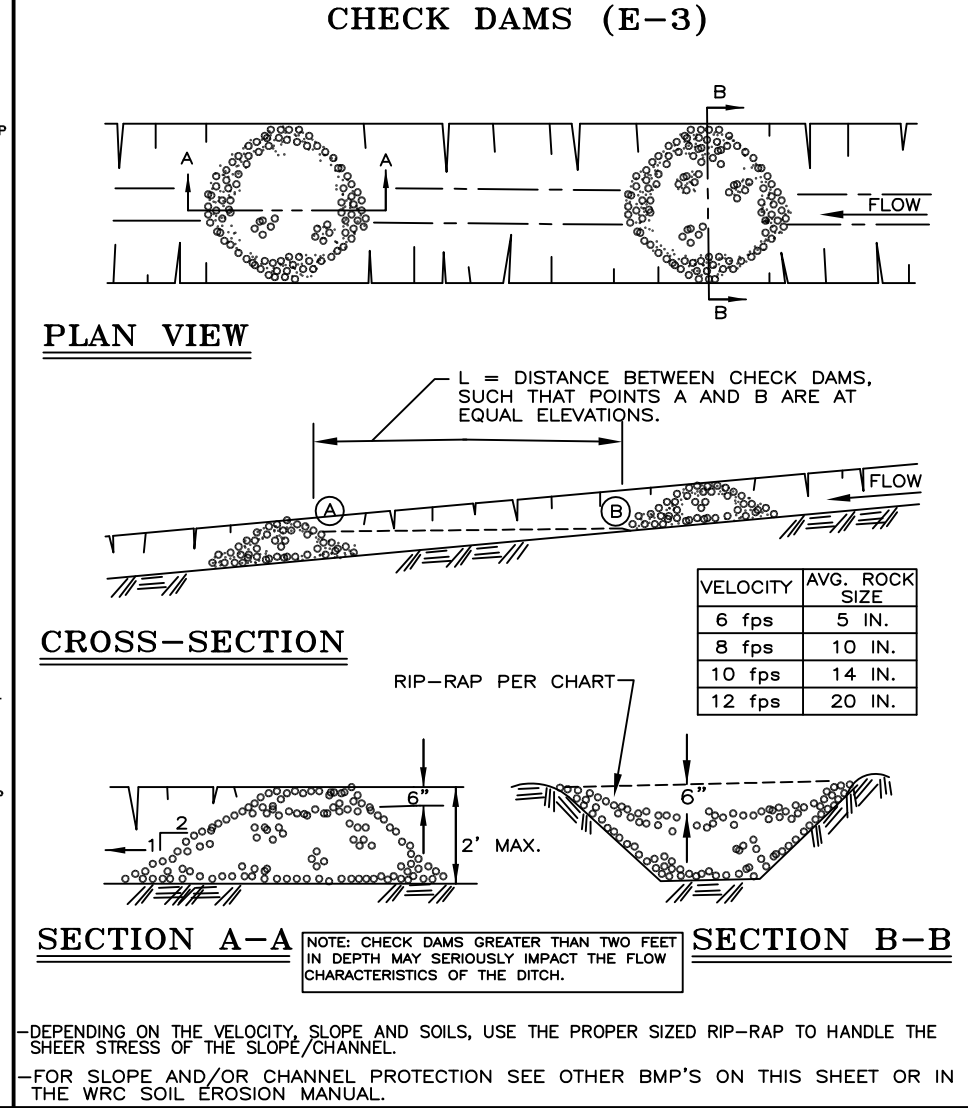
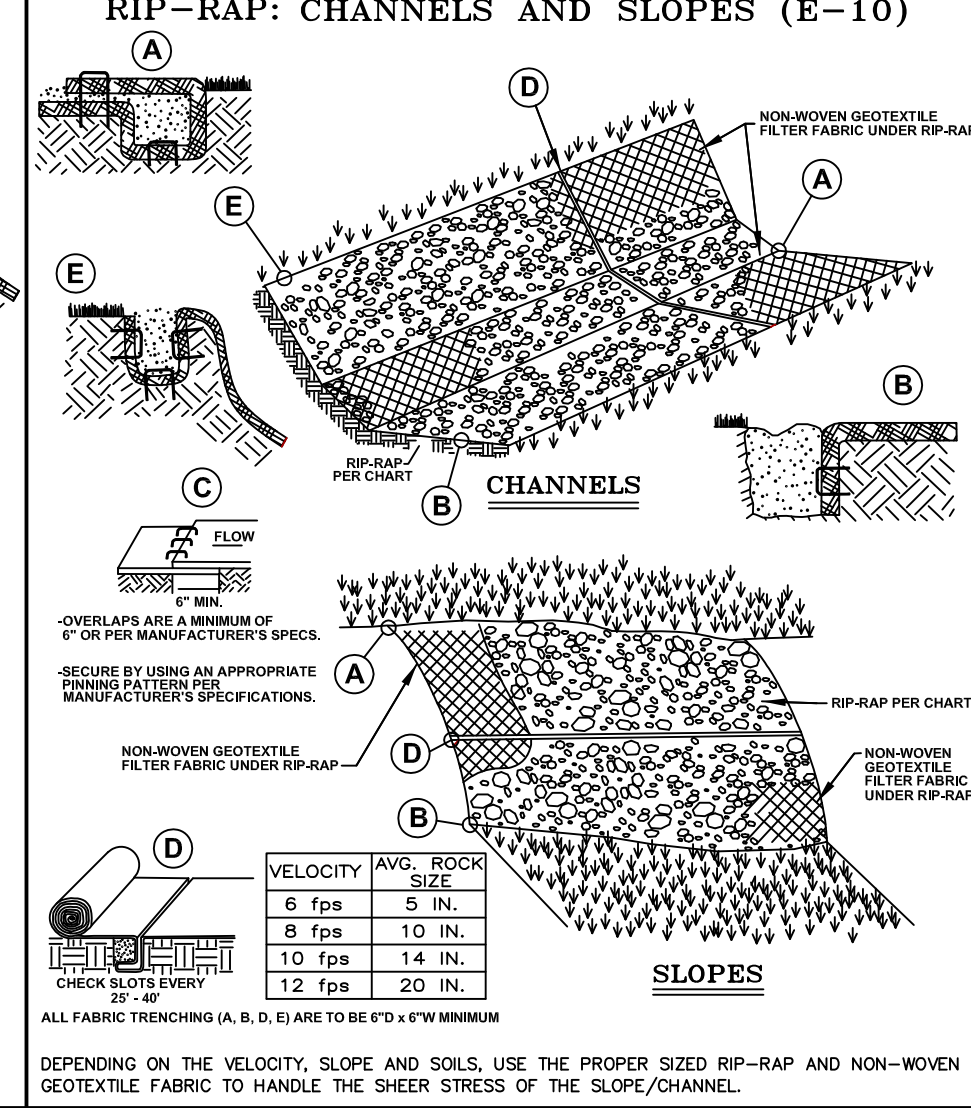
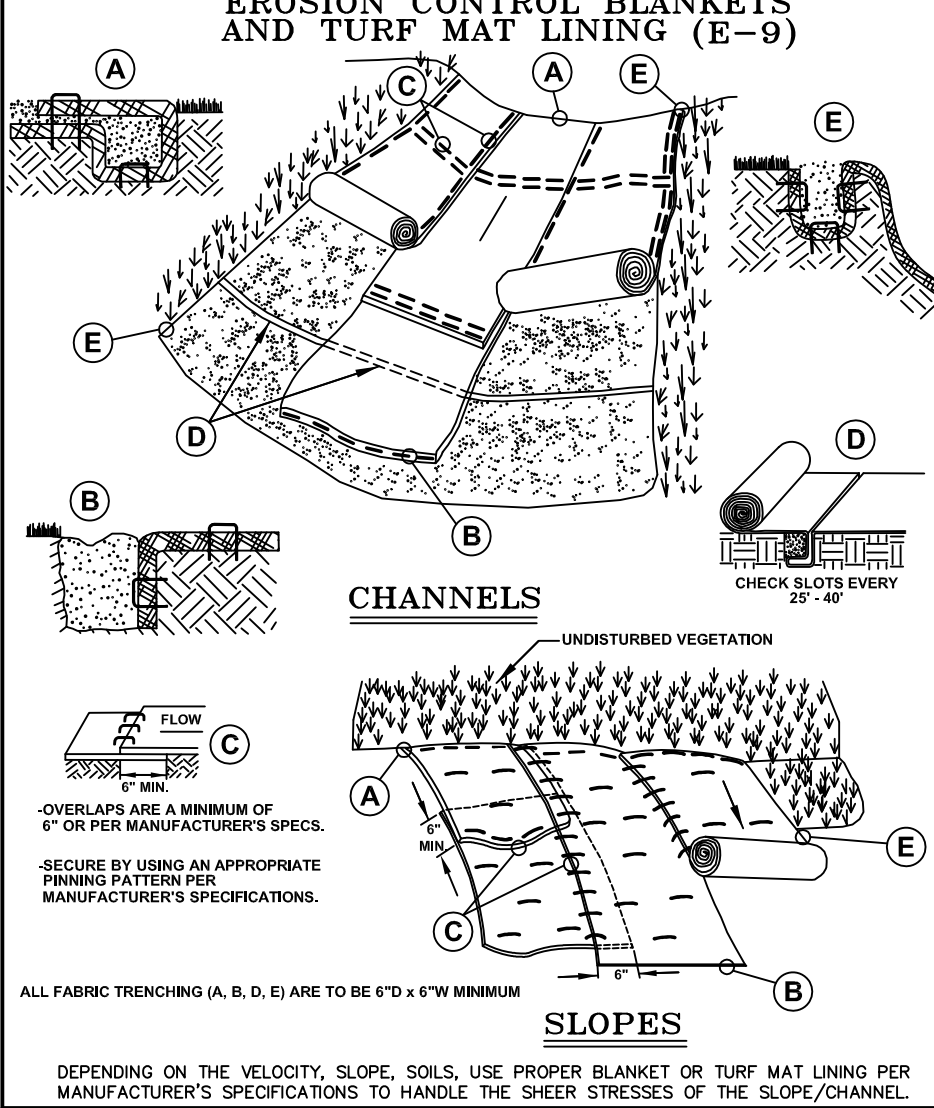
**Detention Basin Calculations, Notes & Details**  
**"Pontiac Lake Overlook"**  
 PART OF THE SW 1/4 OF SECTION 13, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	N/A
SHEET	5 OF 9
DATE	KE 2019.071









**NOTE:**

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

**SOIL EROSION AND SEDIMENTATION CONTROL DETAILS**

REVISION BLOCK

Rev.	By	Date	Description
1	WRC	01/01/01	ISSUED FOR CONSTRUCTION
2	WRC	01/01/01	PROPOSED DETAIL REVISIONS
3	WRC	01/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES
4	WRC	01/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES
5	WRC	01/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES

ORIG. DATE: 01/01/01

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mapping

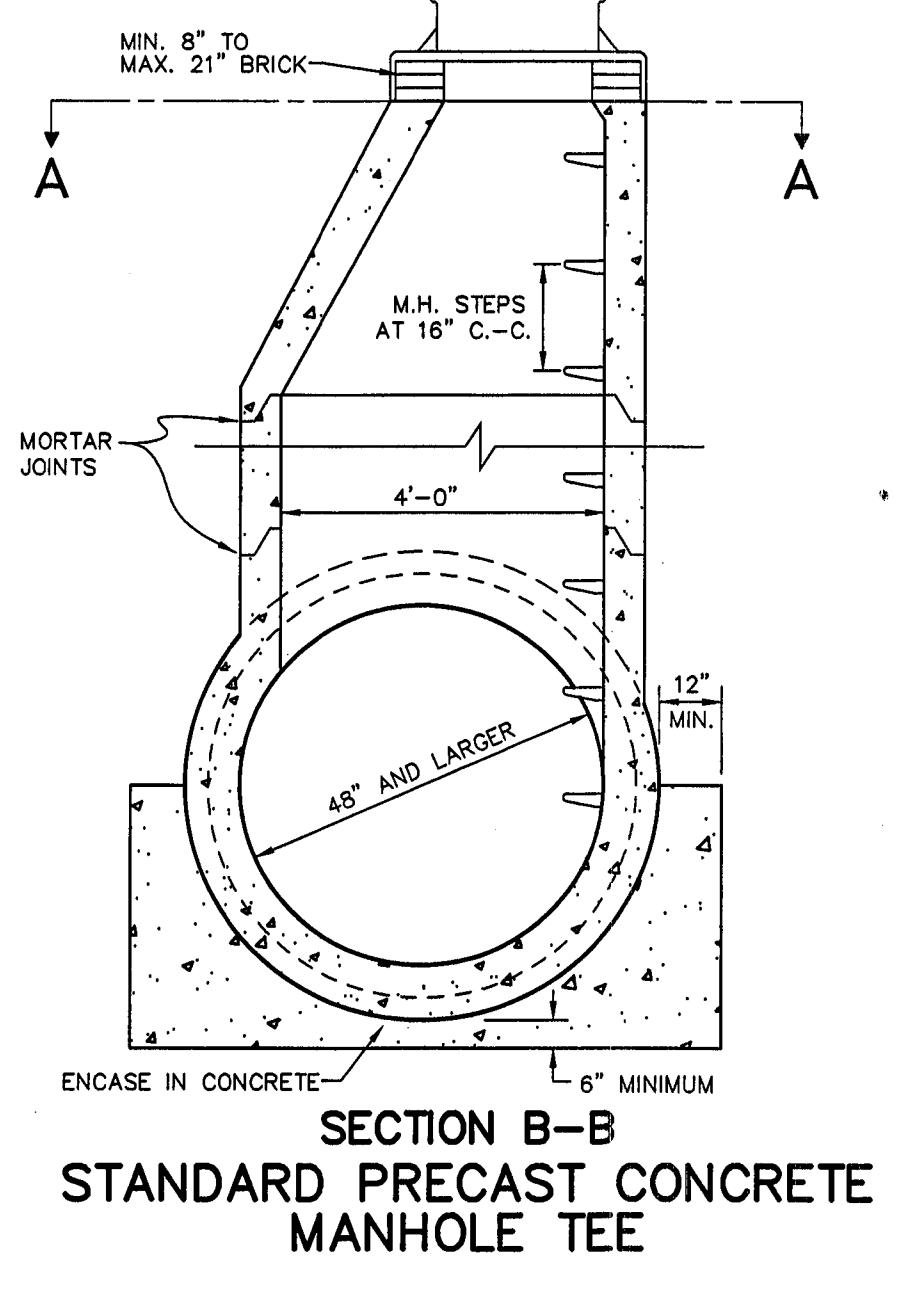
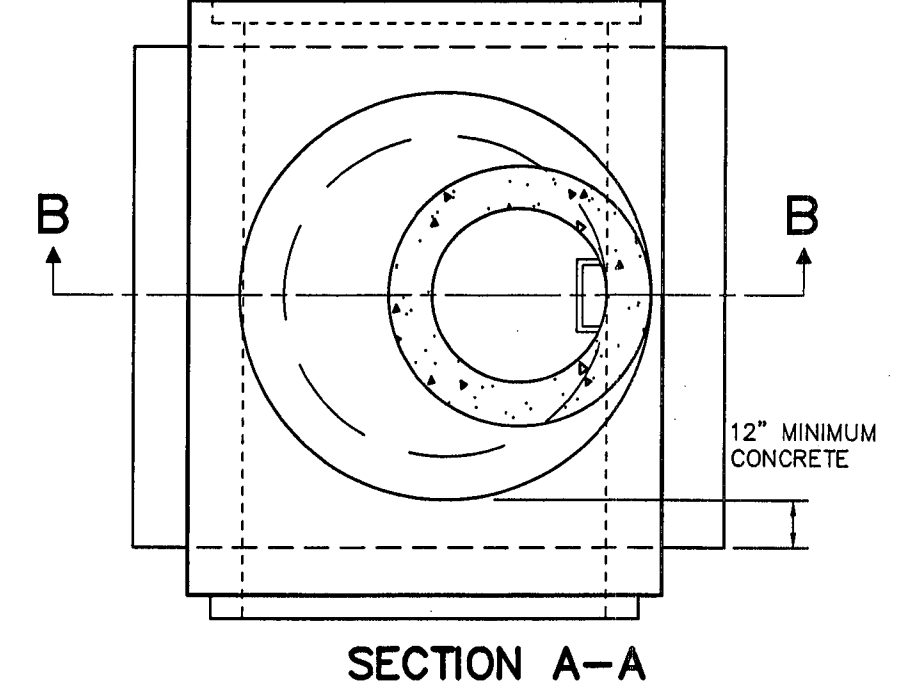
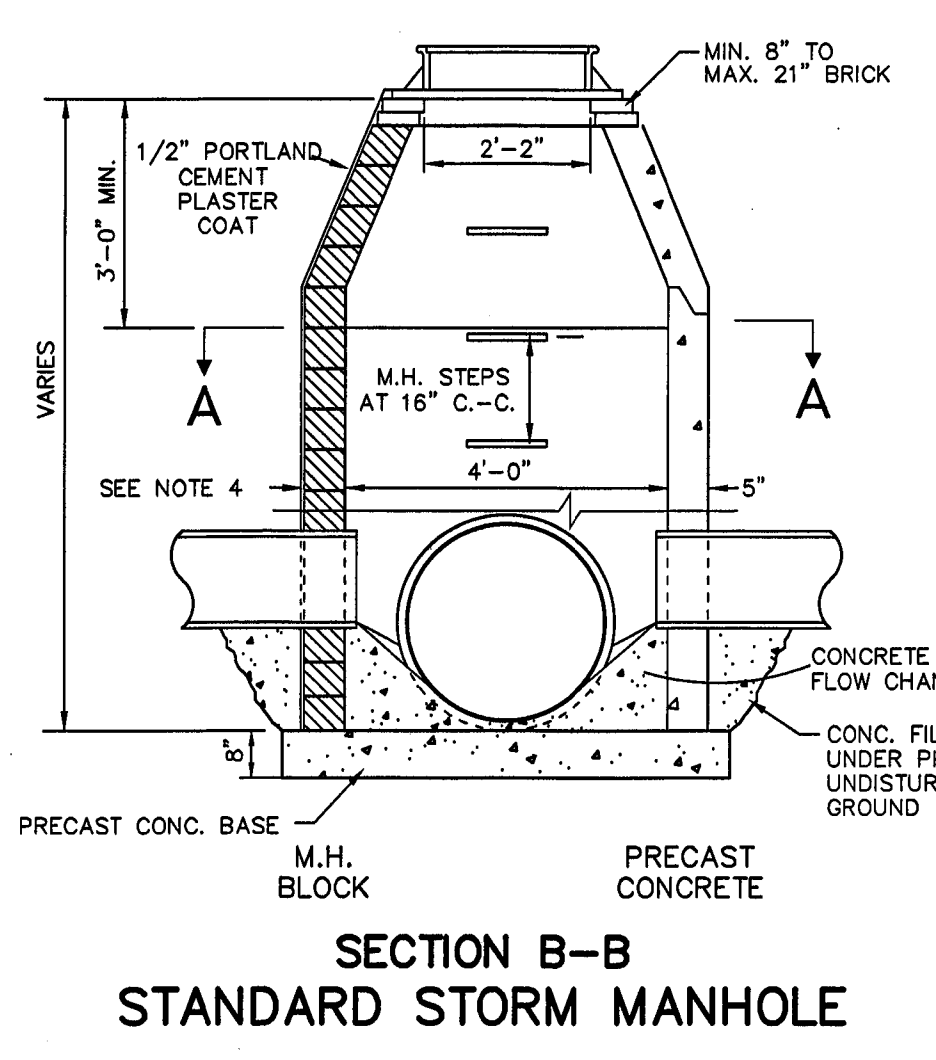
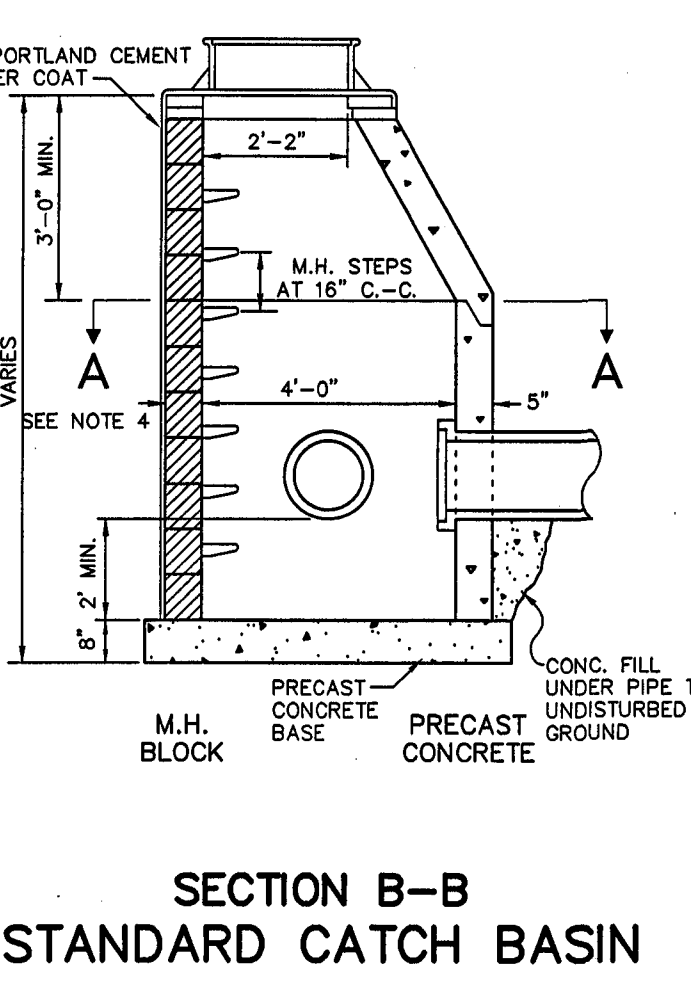
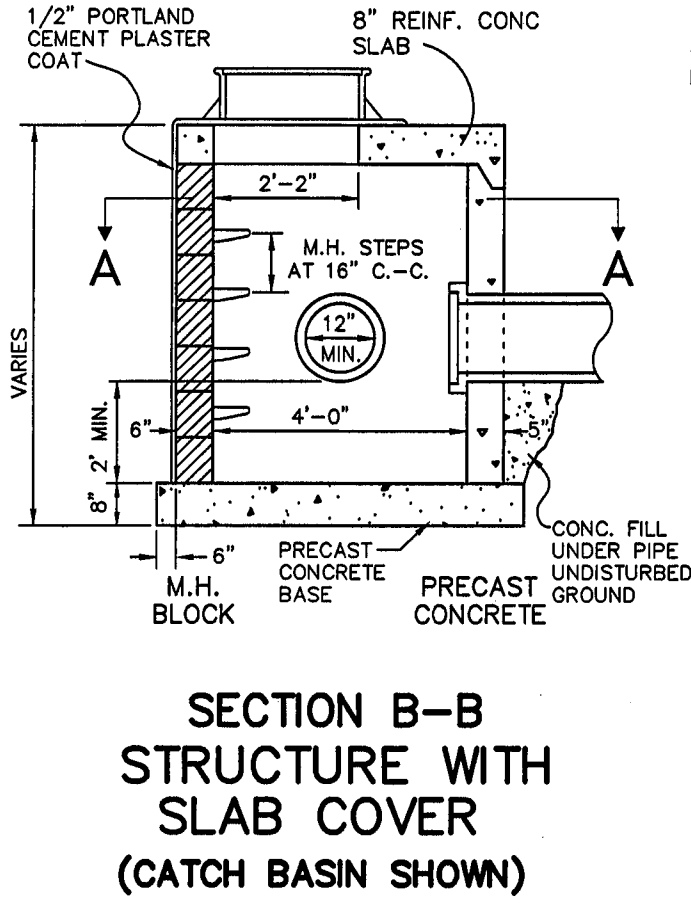
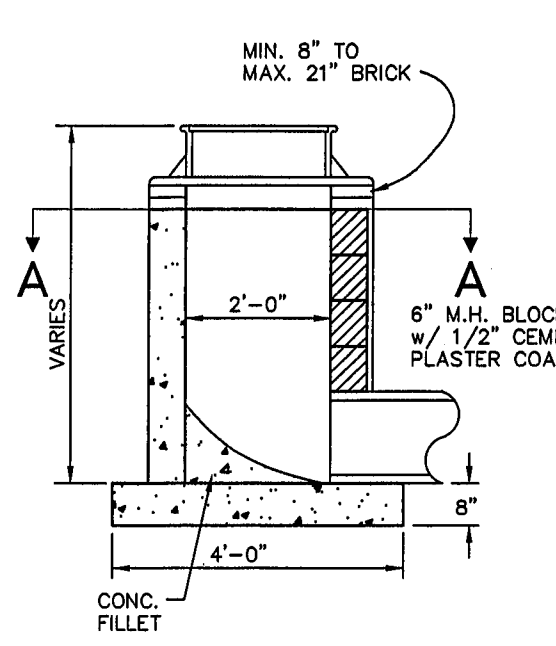
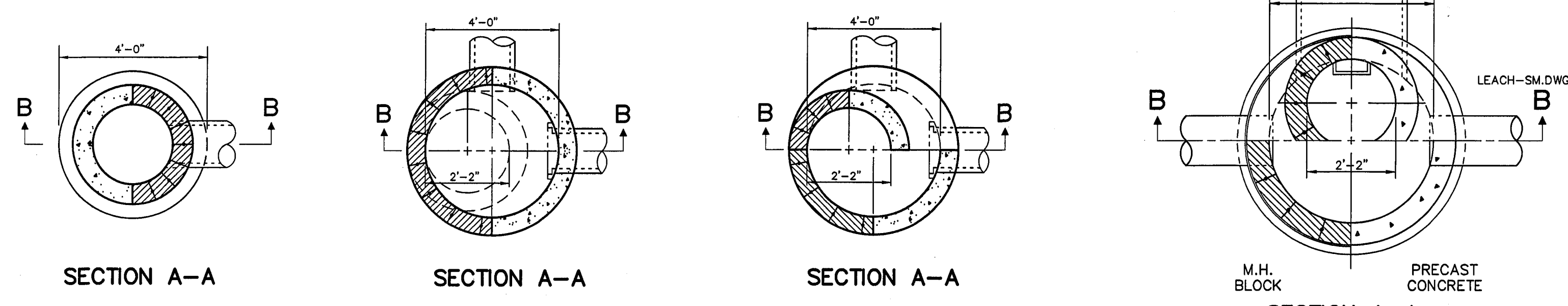
WRC WATER RESOURCES COMMISSIONER

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48328-1907

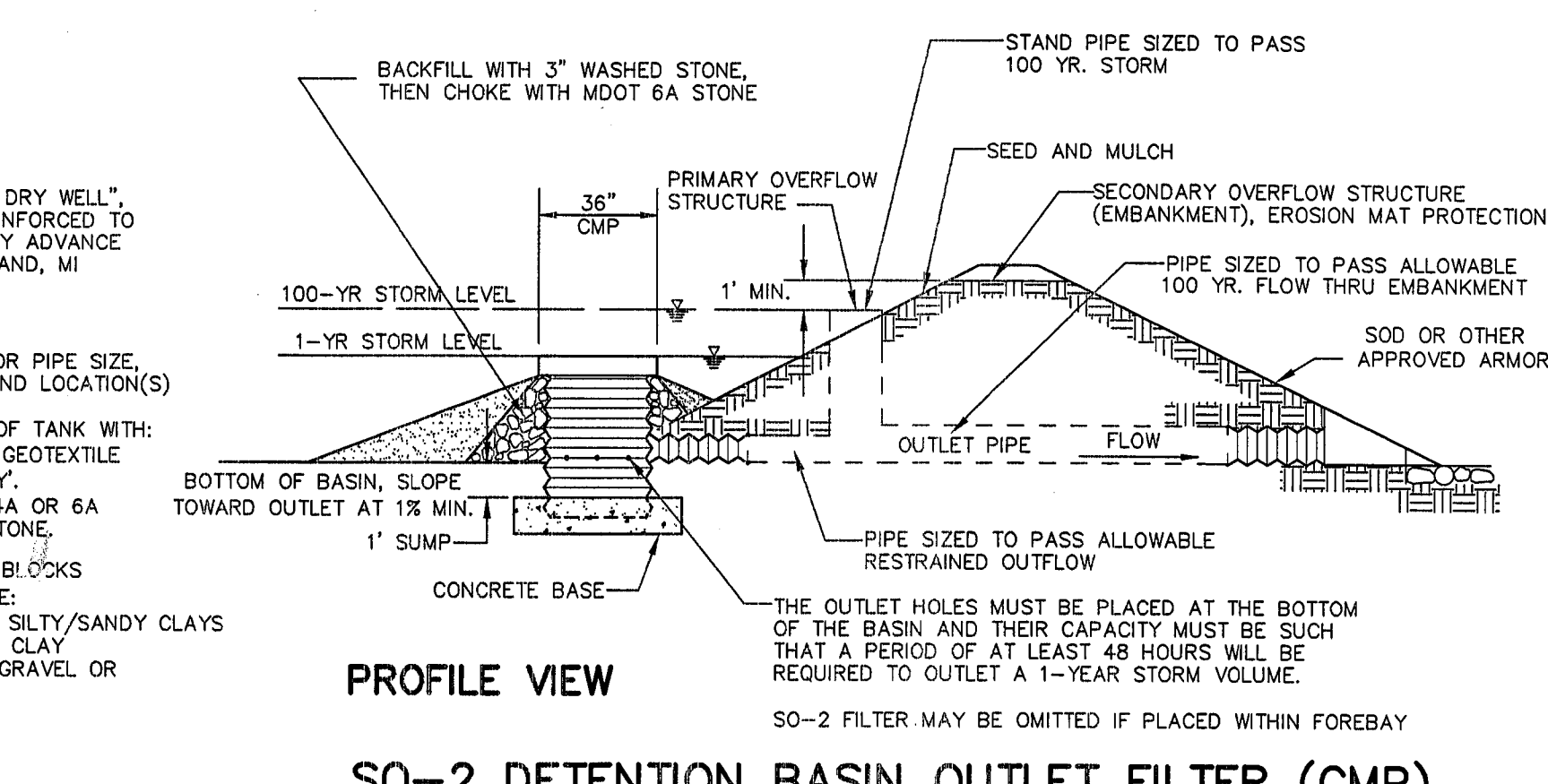
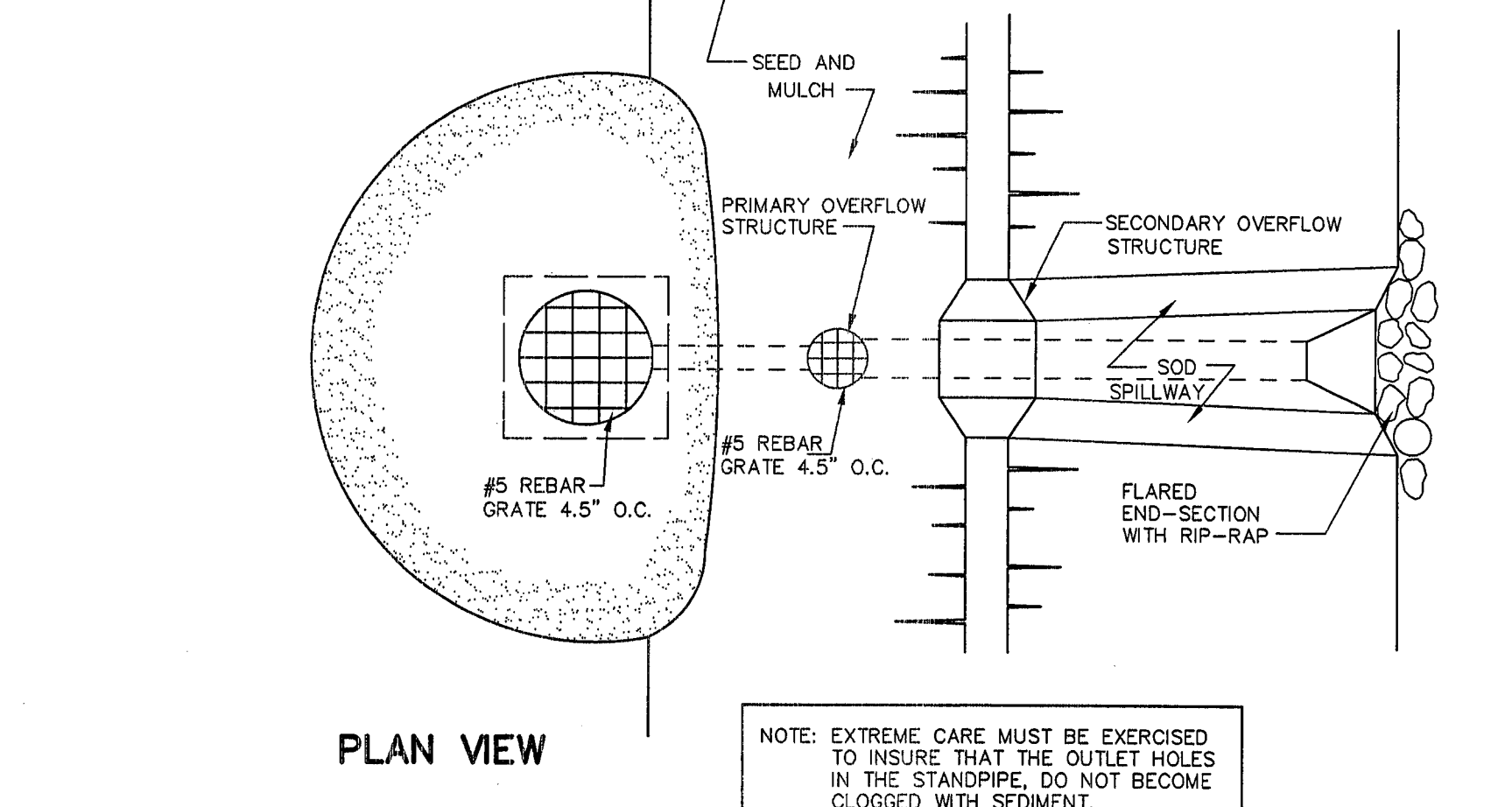
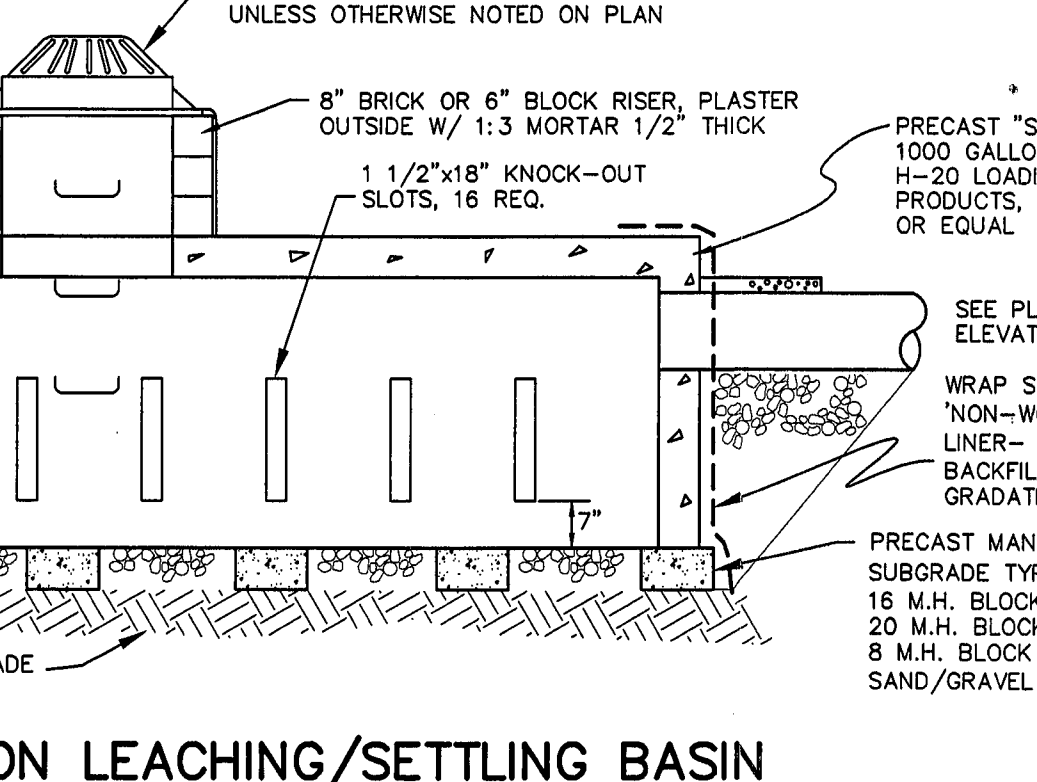
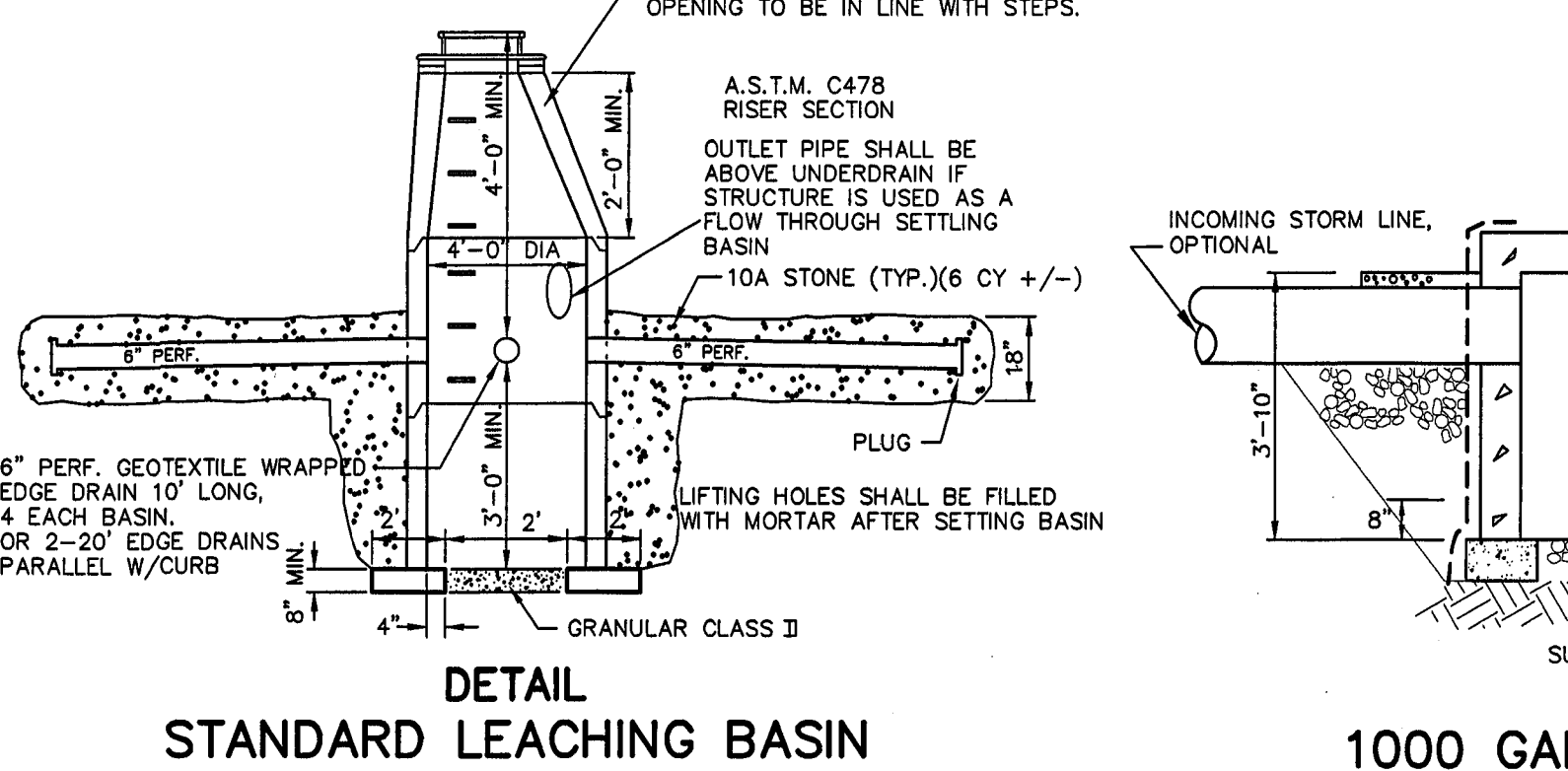
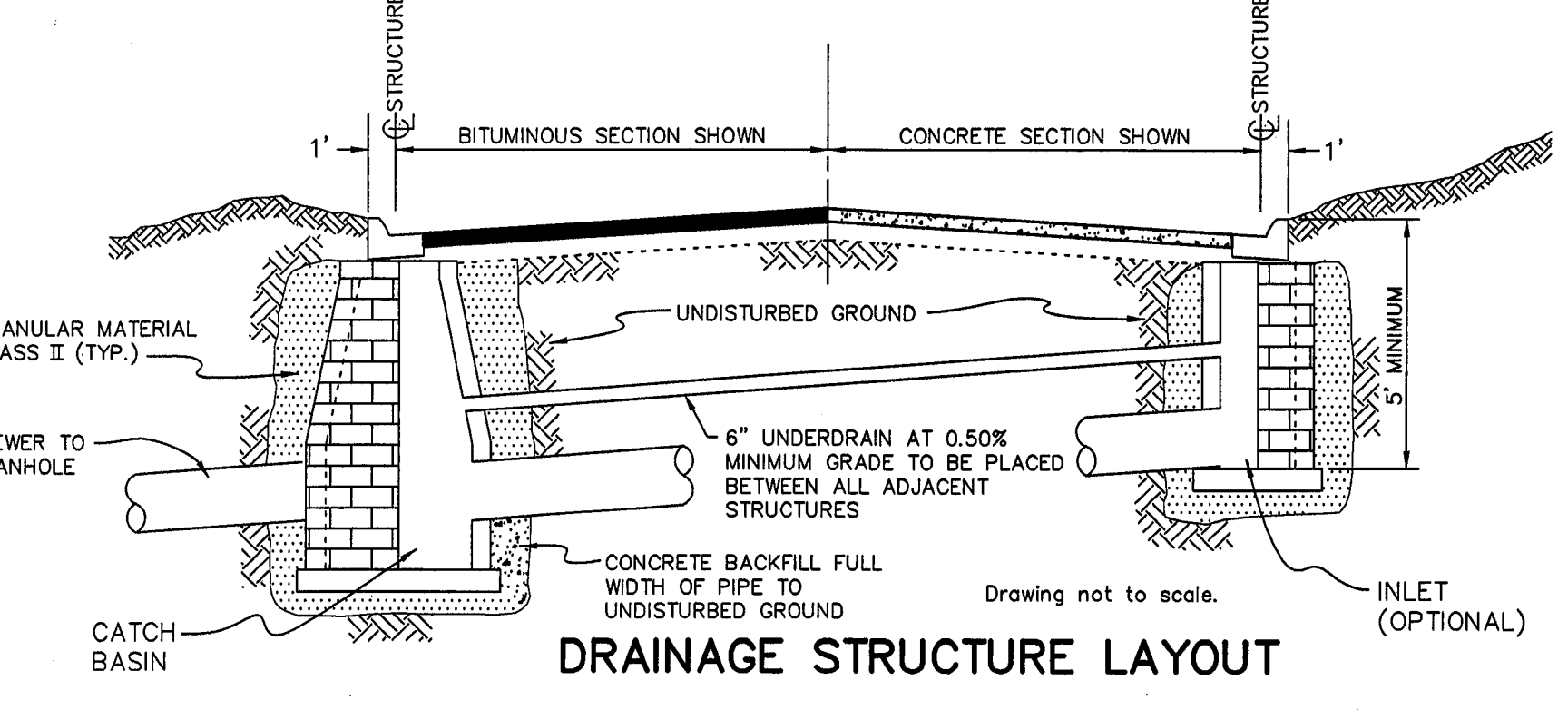
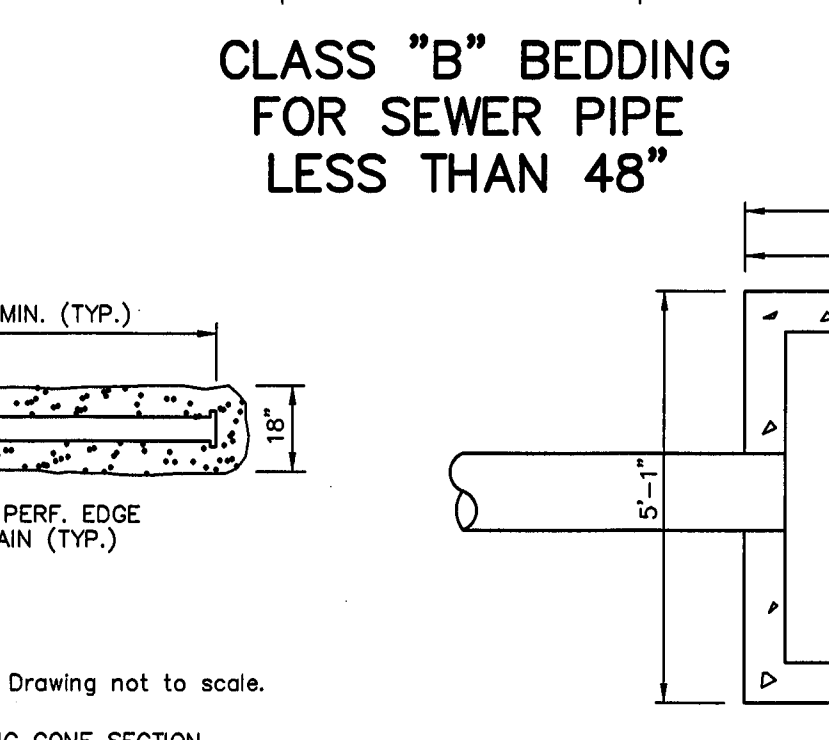
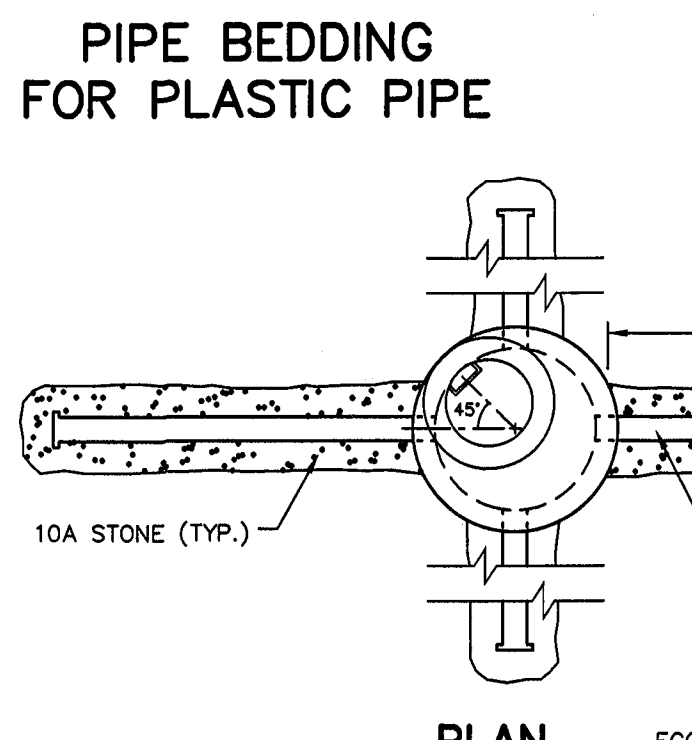
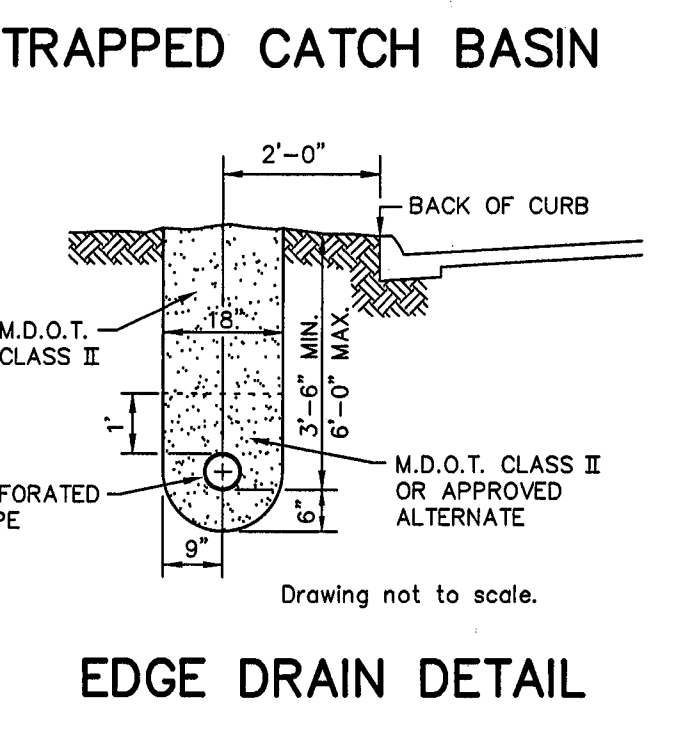
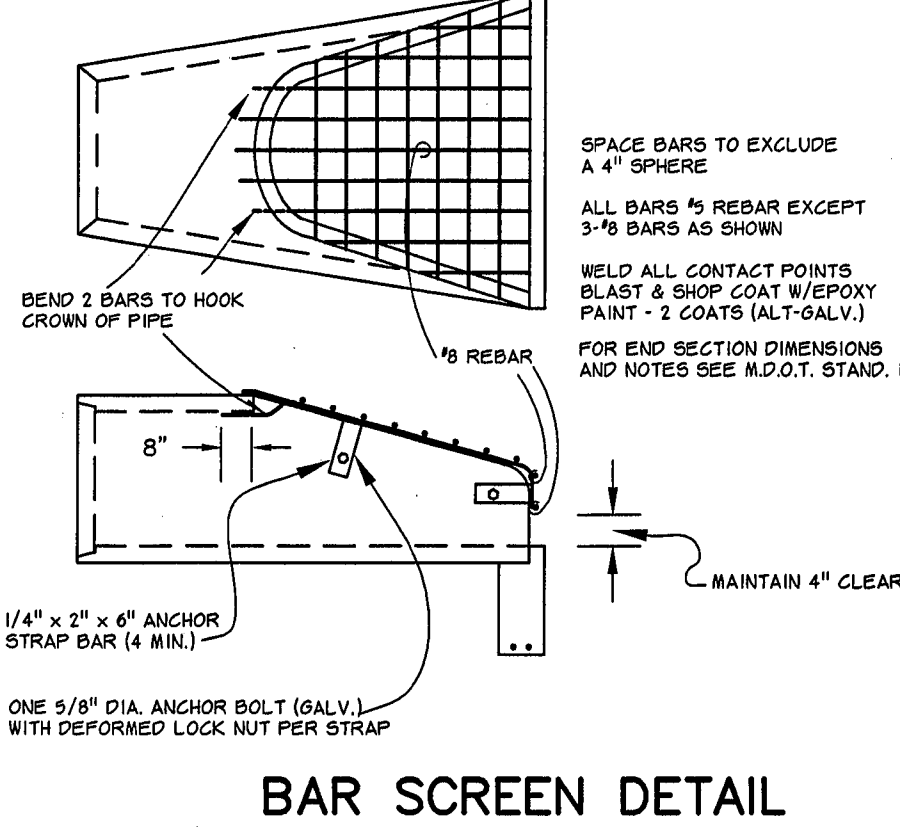
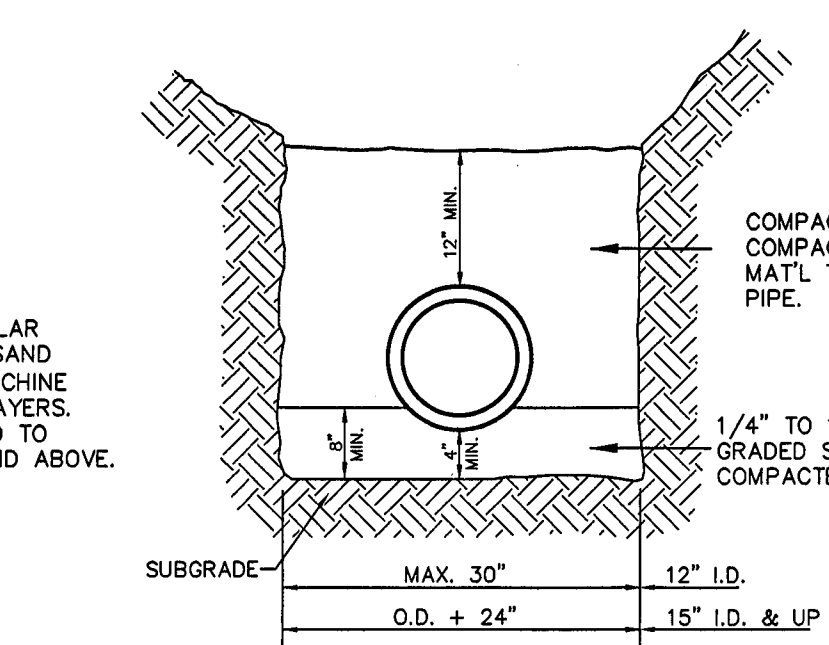
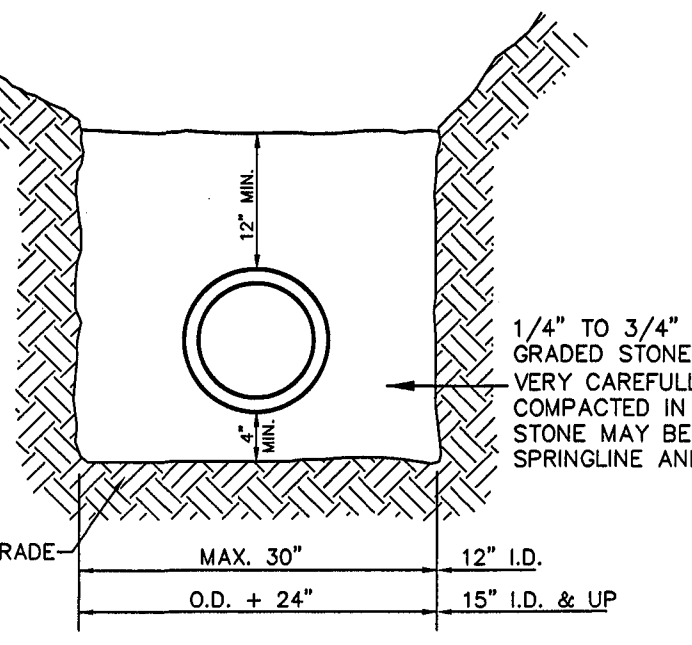
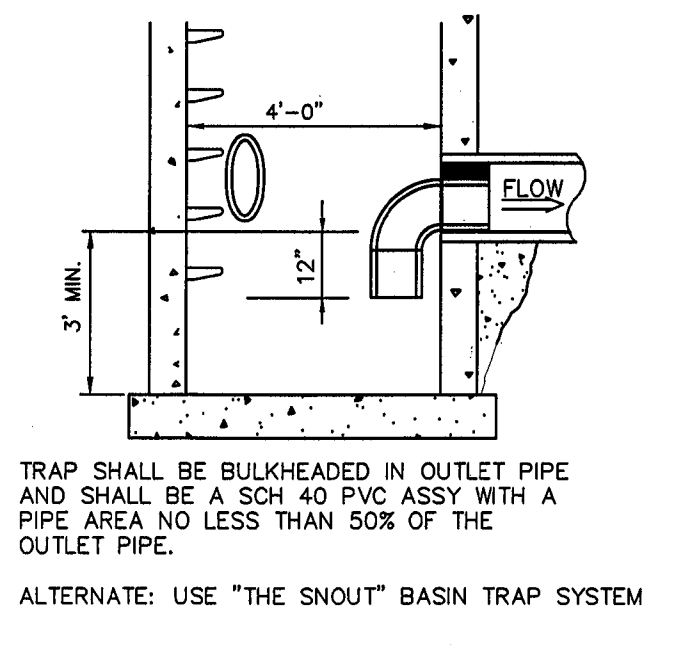
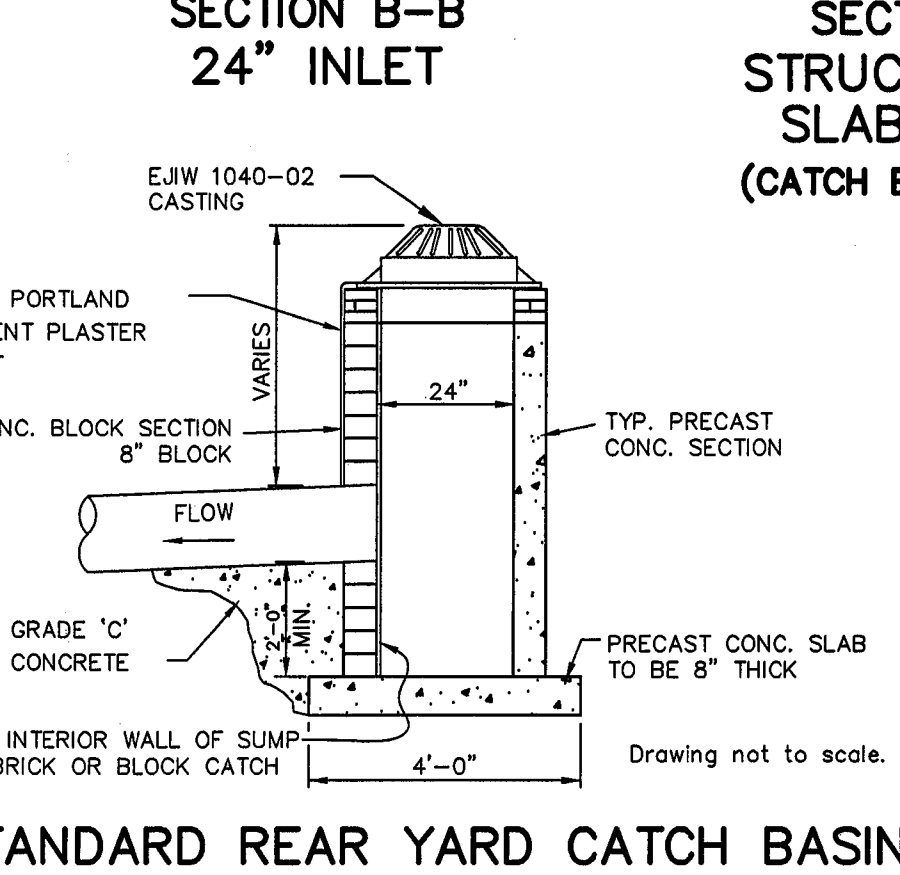
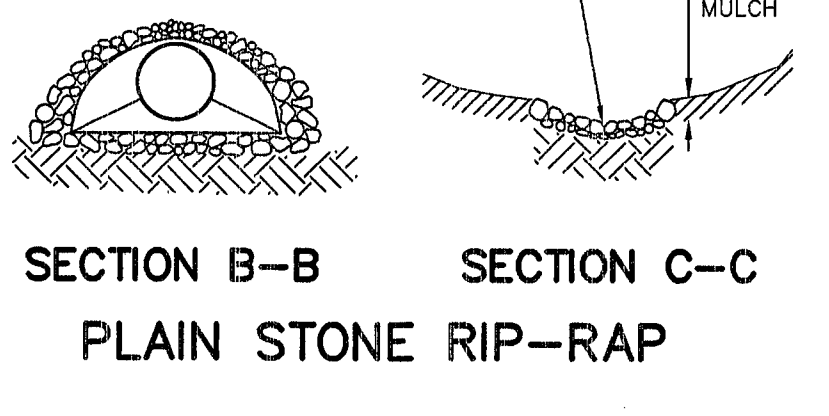
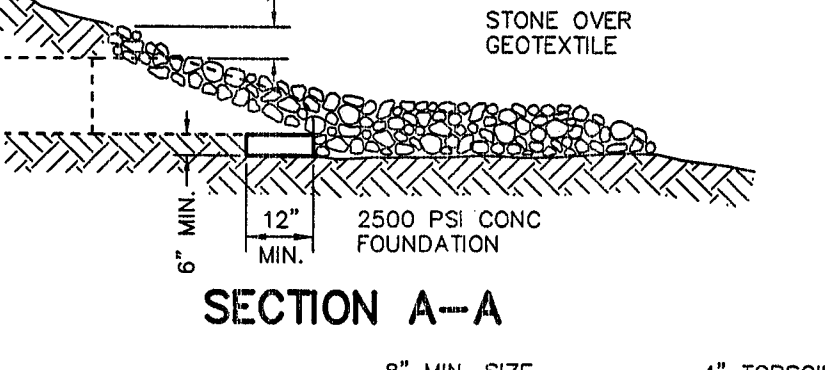
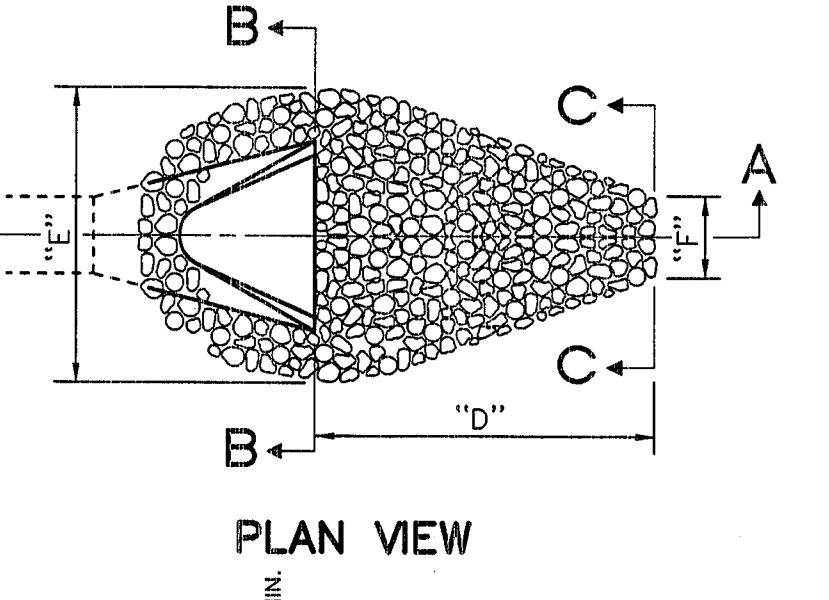
KE JOB NO. 2019.071

SHEET NO. 7 of 9





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



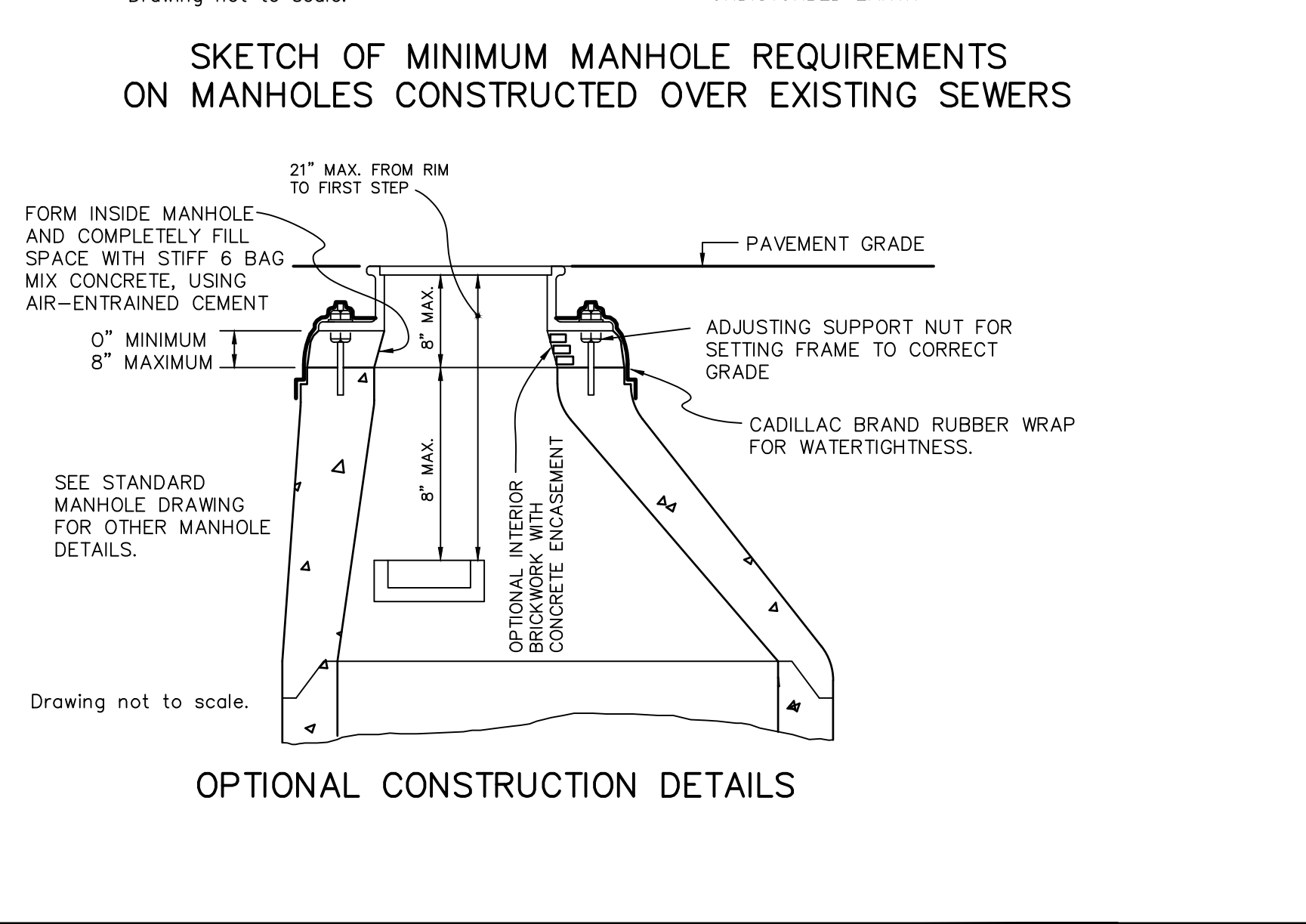
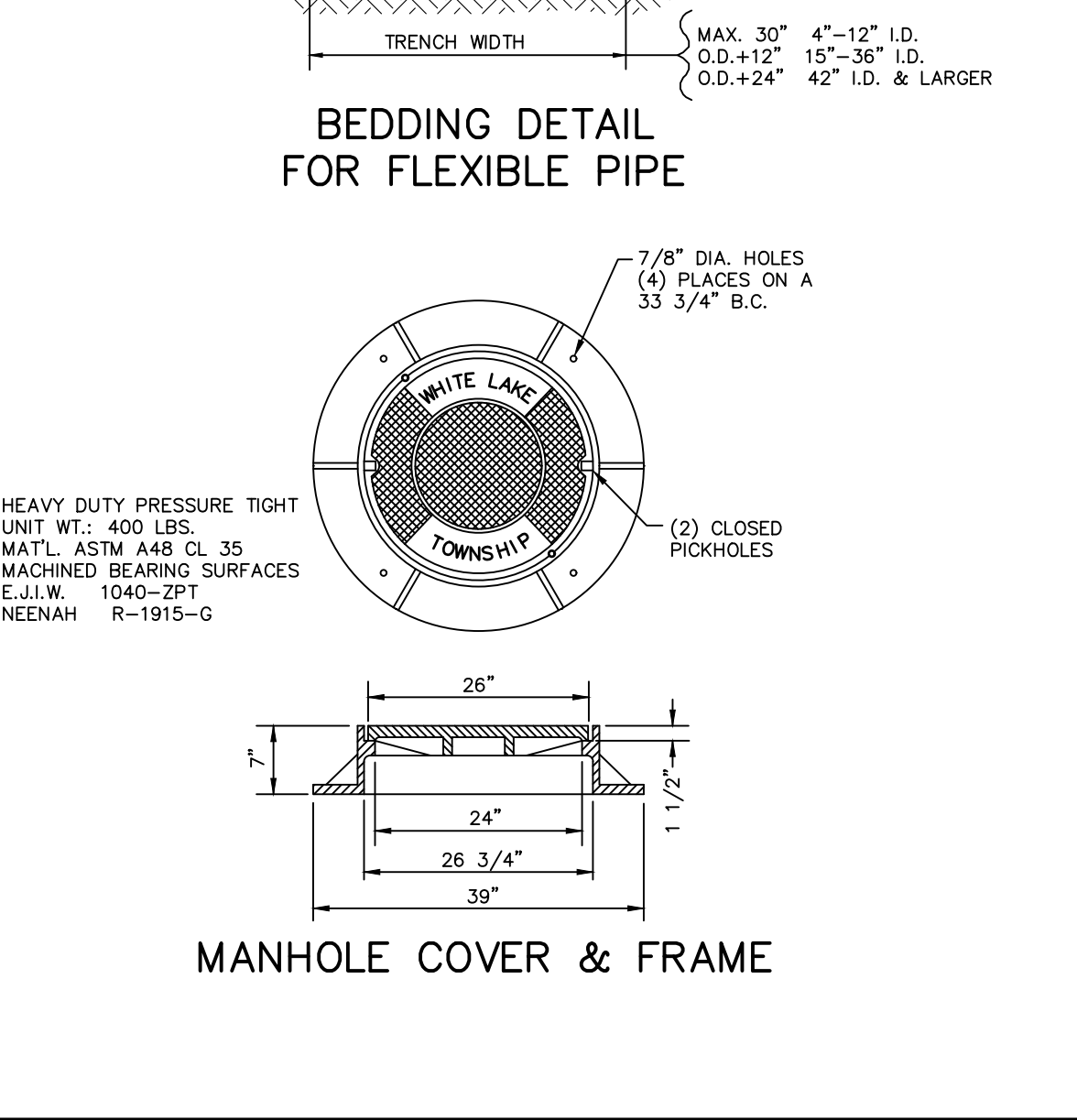
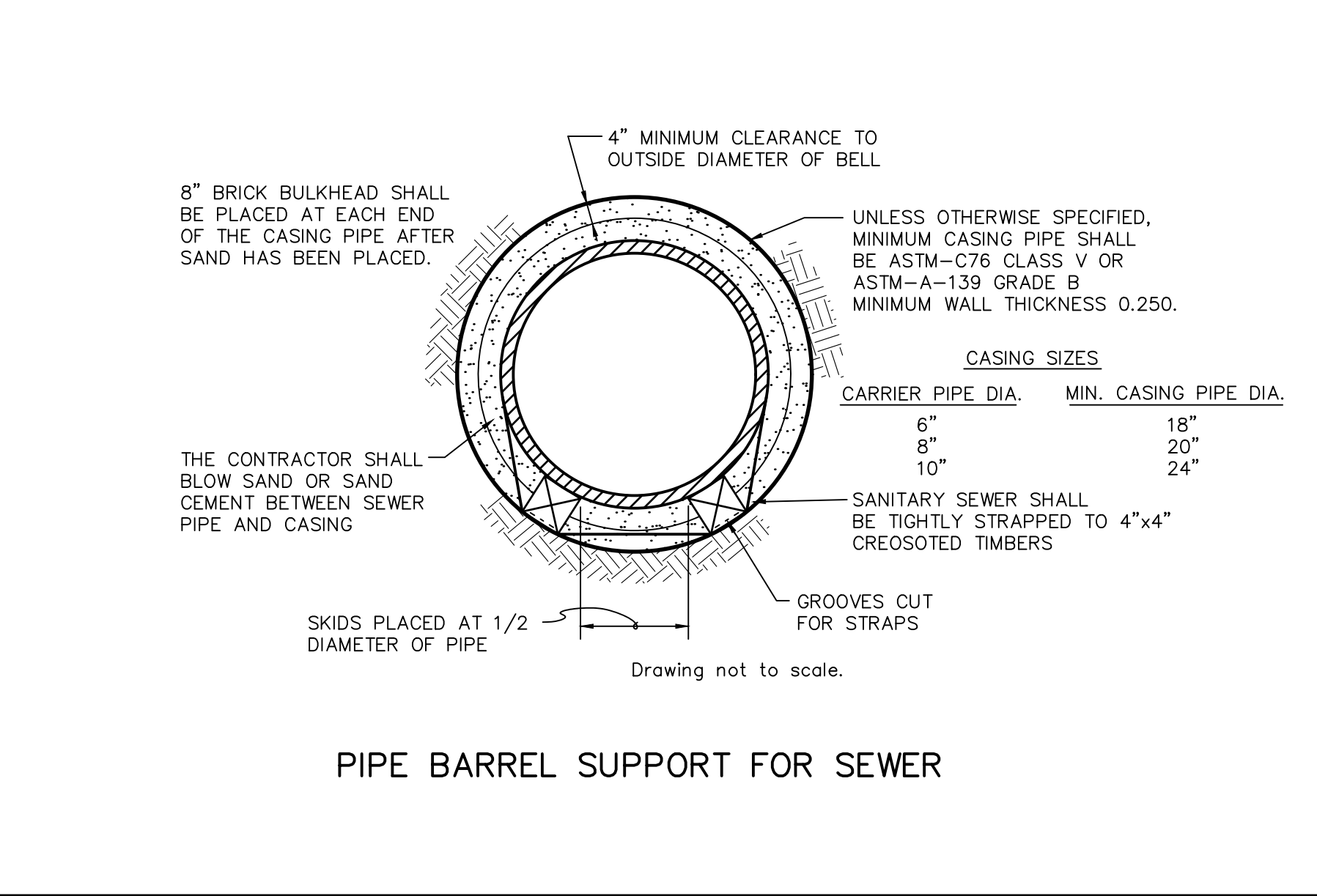
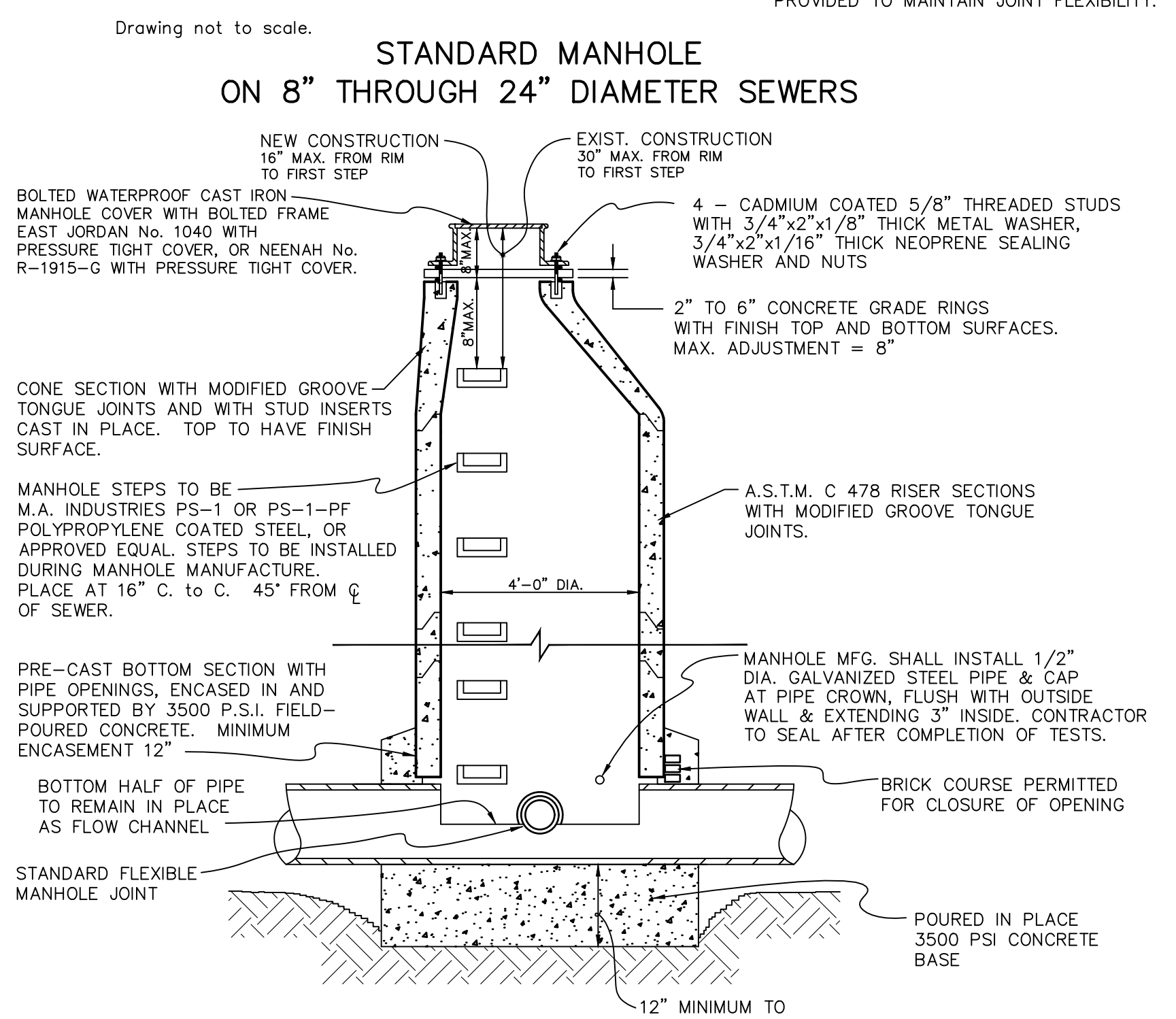
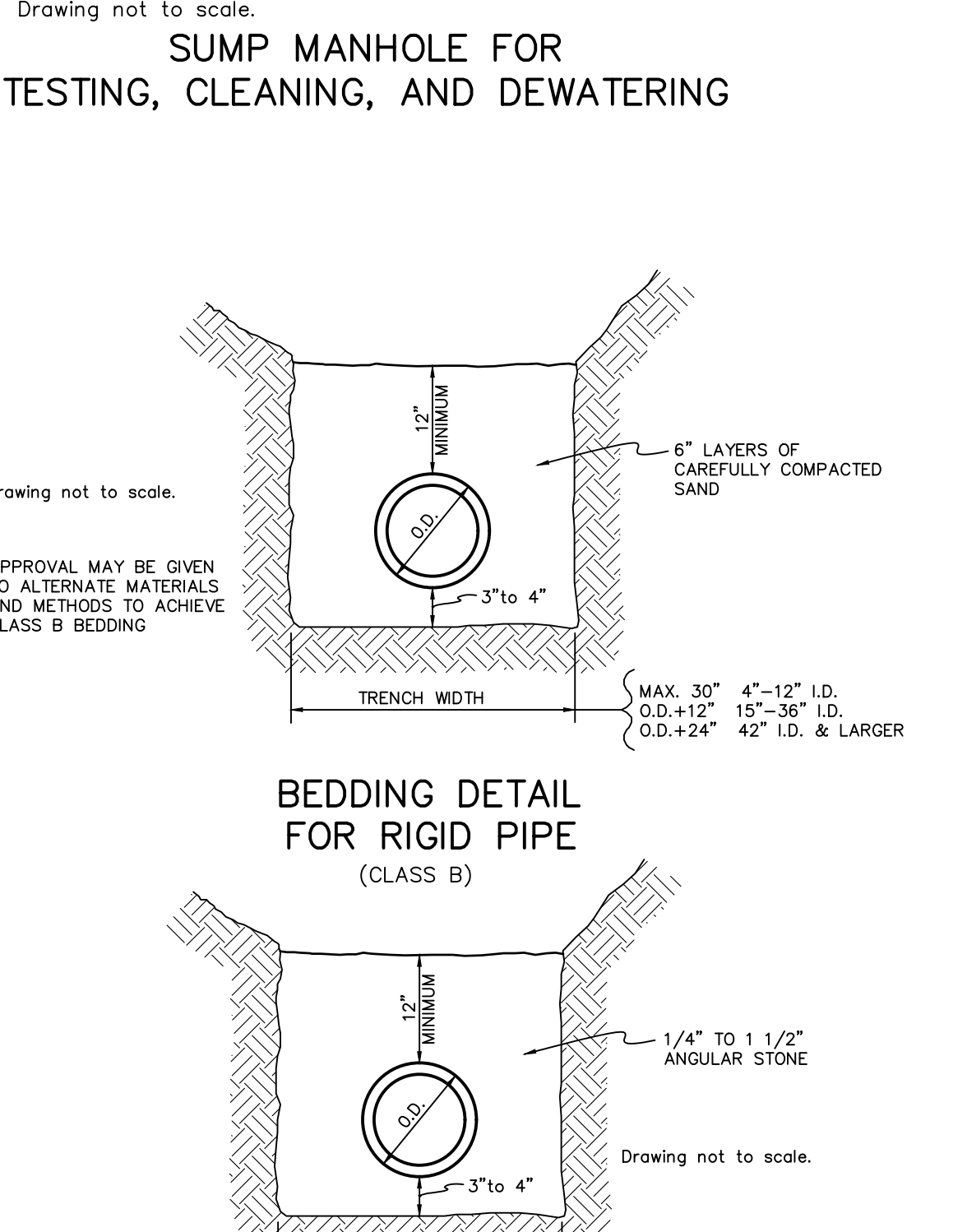
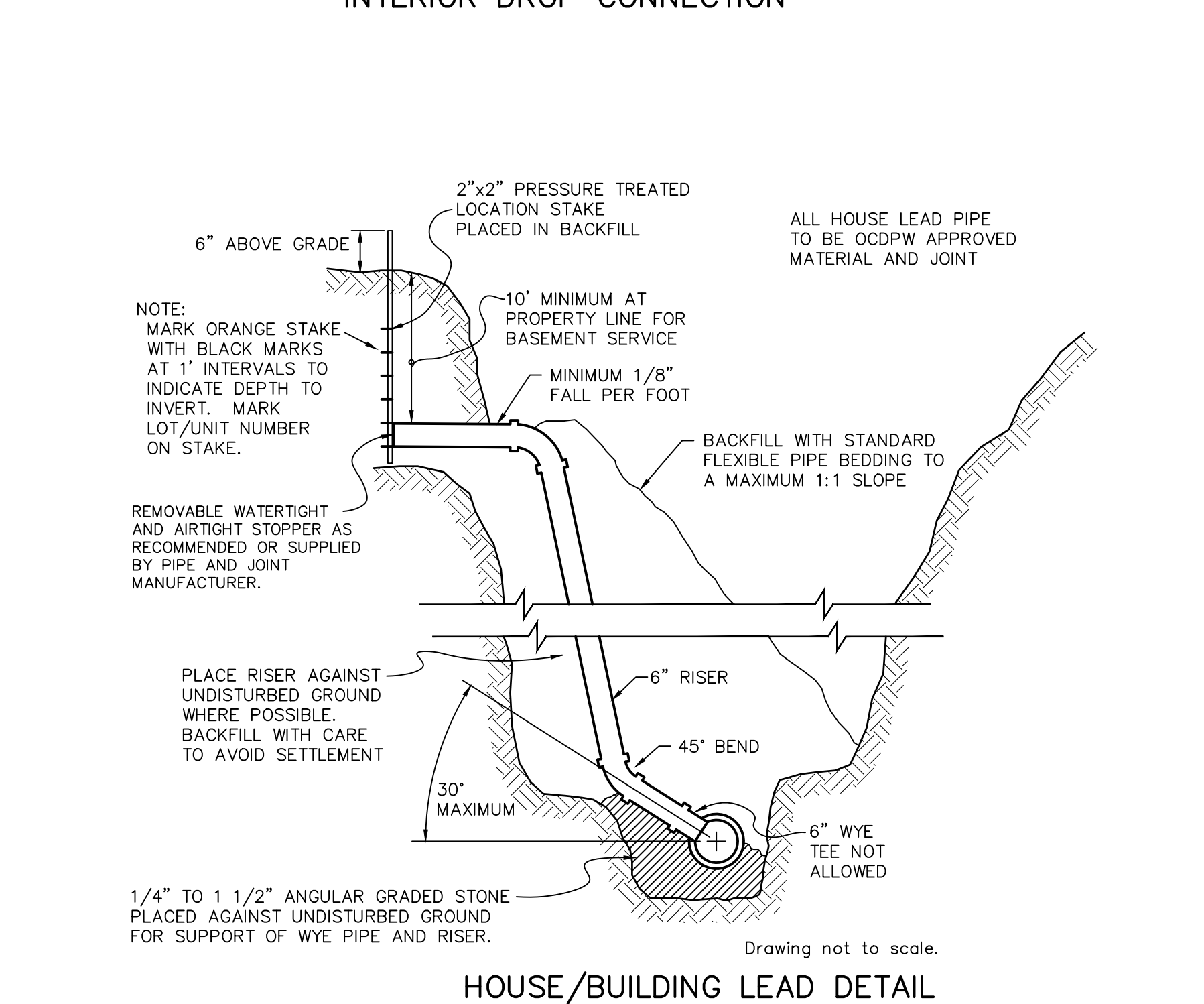
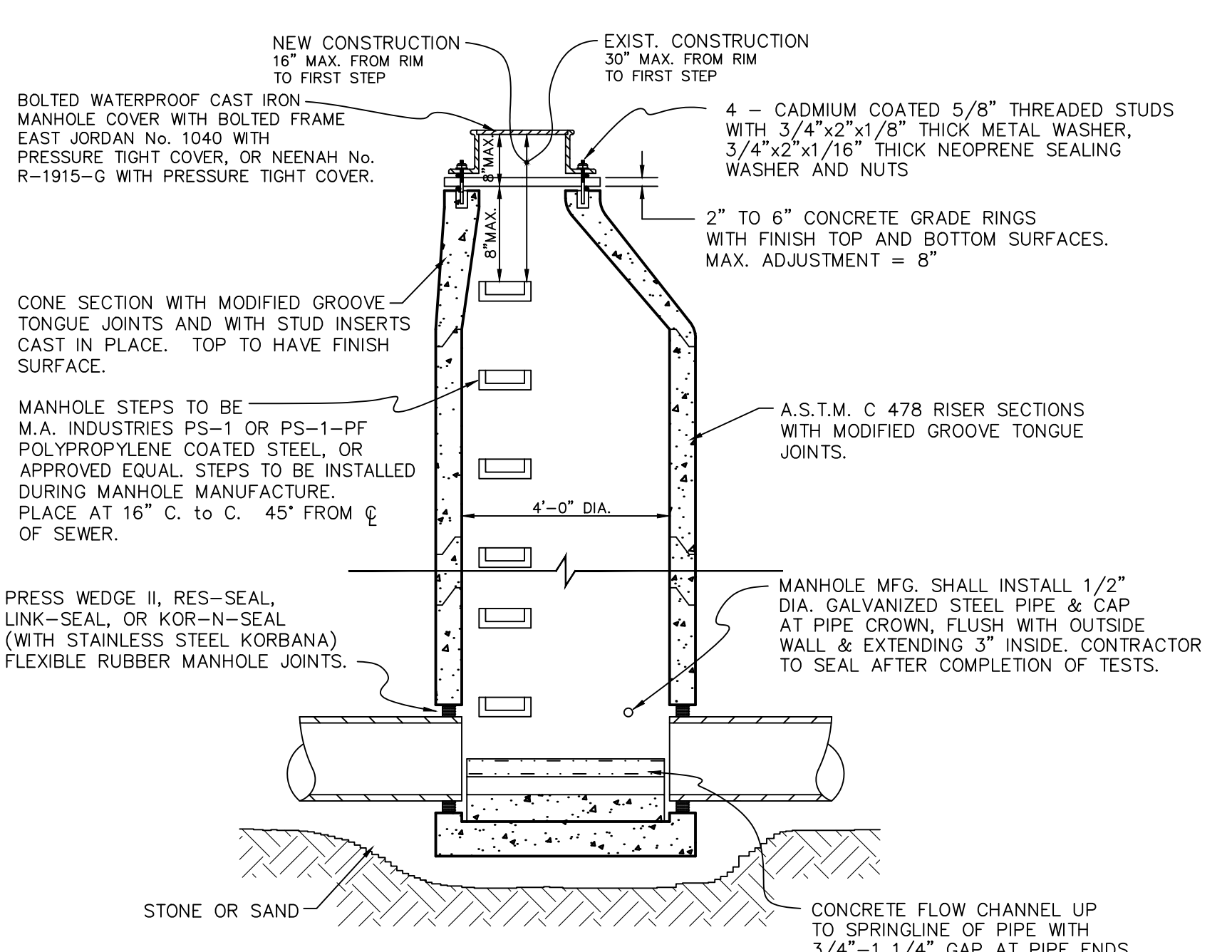
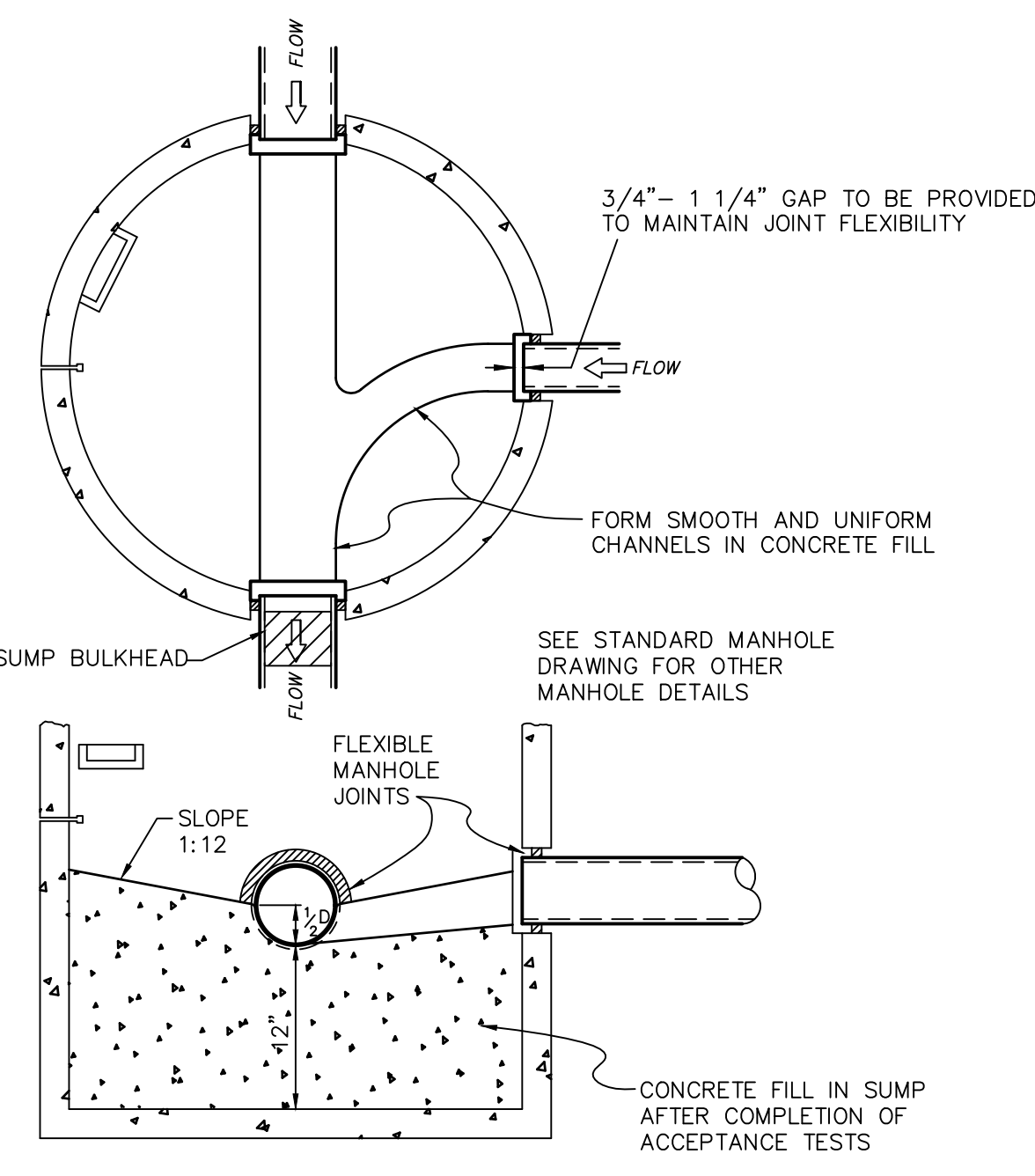
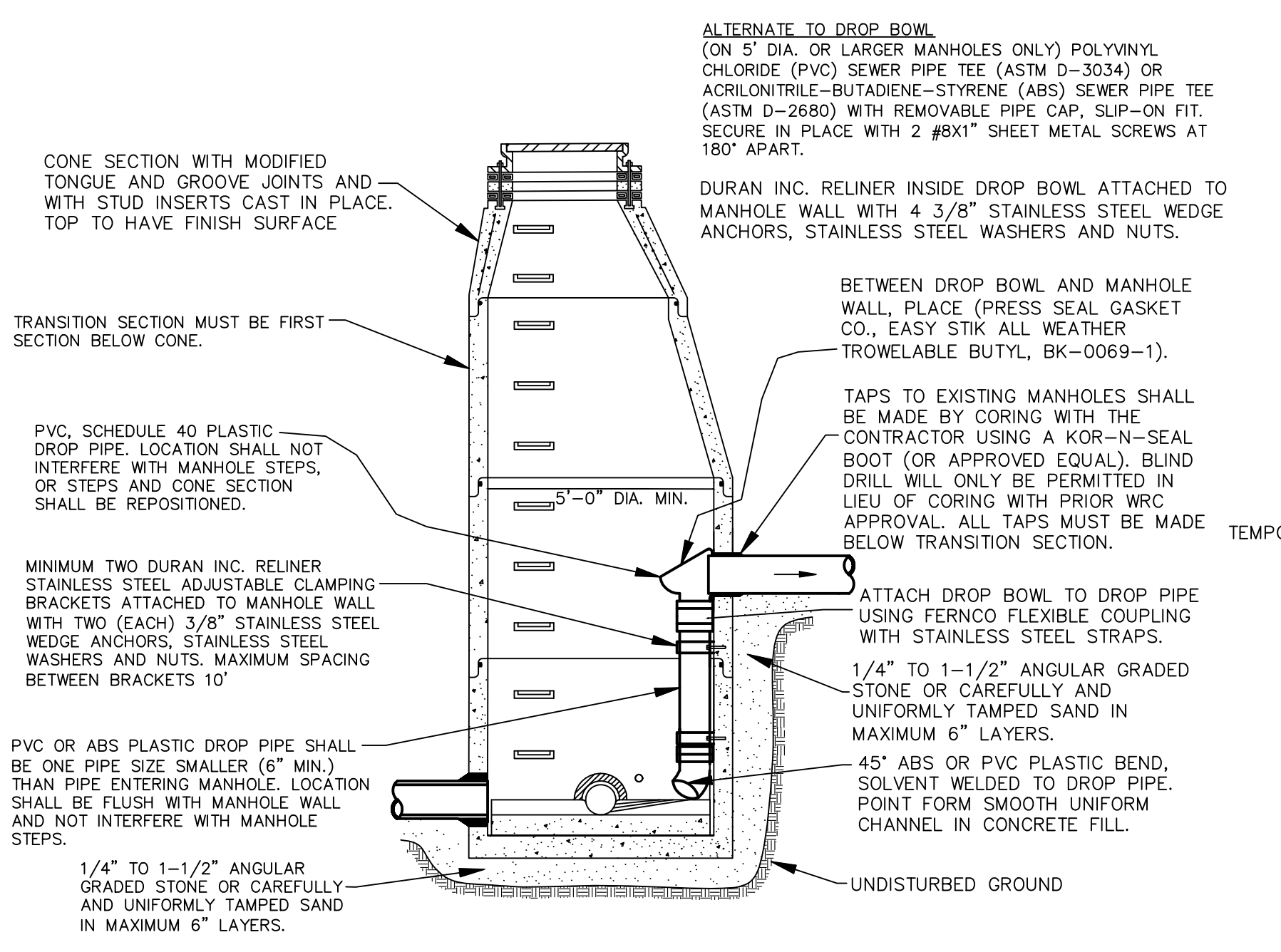
SO-2 DETENTION BASIN OUTLET FILTER (CMP)  
(SEE ODDC STANDARD DETAILS FOR SEDIMENT BASIN OR FOREBAY OUTLET STRUCTURE)

- STORM SEWER NOTES**
- PRECAST CONC. RISERS SHALL MEET A.S.T.M. C478
  - DIAMETER OF CONC. BASE: I.D. + 2(WALL) + 8"
  - MANHOLE STEP SPACING SHALL MEET MOSHA REQUIREMENTS. NO MORE THAN 21" FROM RIM TO FIRST STEP. MAX. 18" O.C. STEPS SHALL BE CAST POLYPROPYLENE REINFORCED WITH A 1/2" STEEL ROD.
  - WALL THICKNESS OF BLOCK STRUCTURES SHALL BE:
 

0-8"	6"
8-15"	8"
OVER 15'	12"
  - 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.
  - ALL LIFTING HOLES AND VOIDS IN INTERIOR JOINTS SHALL BE FILLED BY MORTAR.
  - 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.
  - PRECAST ONE PIECE BASES AND RISERS ARE ACCEPTABLE FOR INLETS, CATCH BASINS AND MANHOLES
  - FRAMES & COVERS WITH INLET CAPACITY (1.0 CFS/90 SQ IN) -TRAFFIC AND PARKING AREAS: MDOOT "D" (EJW 5105) 1.9 CFS\* -REAR YARD AND DITCH INLETS: (EJW 1040-02) 2.1 CFS\* -MANHOLES: MDOOT "A" (EJW 1060) -CURB AND GUTTER INLETS: MDOOT "K" (EJW 7045) 1.8 CFS\* -MOUNTABLE CURB & GUTTER: (EJW 7065) 2.2 CFS\* -MAY VARY DUE TO MANUFACTURER CHANGES
  - 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
  - PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL HAVE IN HIS POSSESSION A CURRENT SOIL EROSION CONTROL PERMIT AS ISSUED BY WHITE LAKE TOWNSHIP.
  - A 2' DEEP SUMP SHALL BE USED IN ANY STRUCTURE SUBJECT TO A WATER DROP GREATER THAN 2.0' FROM AN INLET PIPE.
  - 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
  - THE MINIMUM PIPE SIZE IN PUBLIC RIGHT-OF-WAY OR EASEMENTS AND FOR PIPES CARRYING OFF-SITE STORM WATER SHALL BE 12"
  - 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.
  - ALL DRAINAGE STRUCTURES WITHIN THE ROAD SHALL BE SEALED WITH WRAPPED GEOTEXTILE PER ROCC STANDARDS

<p>REVISIONS</p> <table border="1"> <tr><th>MARK</th><th>ADDENDUM/CHANGE ORDER</th><th>DATE</th><th>MARK</th><th>ADDENDUM/CHANGE ORDER</th><th>DATE</th><th>MARK</th><th>ADDENDUM/CHANGE ORDER</th><th>DATE</th></tr> <tr><td></td><td>FIRST ISSUE</td><td>08/16/95</td><td></td><td>REVISE</td><td>10-03-02</td><td></td><td>REVISE</td><td>06-01-07</td></tr> <tr><td></td><td>ADD SO-1</td><td>06-17-96</td><td></td><td>REVISE</td><td>12-17-03</td><td></td><td>UPDATED TITLE BLOCK</td><td>04/30/13</td></tr> <tr><td></td><td>NEW BAR GRATE</td><td>11-03-97</td><td></td><td>SEC. REFERENCE</td><td>05-17-05</td><td></td><td></td><td></td></tr> </table>	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				<p><b>Johnson &amp; Anderson</b></p> <p>4494 Elizabeth Lake Road Waterford, Michigan 48388 tel (248) 951-7900 fax (248) 681-2860</p> <p>1060 W. Norton Avenue, Suite 7 Muskegon, Michigan 49441 tel (231) 793-3100 fax (231) 793-3115</p> <p>3910 Lapeer Road Port Huron, Michigan 48060 tel (810) 987-7620 fax (810) 987-7895</p>	<p>White Lake Township 7525 Highland Road (M-59) White Lake, Michigan 48383 248-698-3300</p>	<p><b>STORM SEWER STANDARD DETAILS</b></p> <p>DATE ISSUED: 08/16/95 SHEET NO. 8 of 9</p>	<p>2019.071</p> <p>DATE ISSUED: 08/16/95 SHEET NO. 8 of 9</p>
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SANITARY SEWER CONSTRUCTION NOTES

- All construction shall conform to the current standards and specifications of the local unit of government and the Oakland County Water Resources Commissioner (OCWRC). All sanitary sewer construction shall have full time inspection supervised by a professional engineer provided by or caused to be provided by the local unit of government.
- At all connections to Oakland County Water Resources Commissioner's sewers or extensions, and before start of construction, the Contractor must obtain a Sewer Inspection Permit issued by the OCWRC. Gravity sewer permit charges are \$250.00 for each connection plus \$25.00 for each manhole constructed. Pressure sewer permit charges are \$250.00 per 2460 L.F. of force main with a minimum permit fee of \$250.00. Failure to pass any test segment will result in an additional charge to the Contractor for each retest, in accordance with the above price schedule. The Contractor shall also have posted with the OCWRC a \$5,000.00 surety bond and \$500.00 cash deposit. The Contractor shall notify the local unit of government and the OCWRC (248-858-1110) 24 hours prior to the beginning of any construction. Final acceptance tests must be witnessed by County personnel and must be scheduled by Municipality or its consultant in advance with 24 hour notice at 248-858-1110.
- No sewer installation shall have an infiltration or exfiltration exceeding 100 gallons per inch diameter per mile of pipe in a 24 hour period, and no single run of sewer between manholes shall exceed 100 gallons per inch diameter per mile. Air tests in lieu of infiltration tests shall be as specified in the OCWRC "Acceptance Tests", dated September, 1972. Only pipe and pipe joints approved by the Oakland County Water Resources Commissioner may be used for sanitary sewer construction.
- Located in the first manhole upstream from the point of all connections to an existing OCWRC sewer, or extension thereto, a temporary 12-inch deep sump shall be provided in the first manhole above the connection which will be filled in after such successful completion of any acceptance test up to the standard fill provided for the flow channel. A watertight bulkhead shall be provided on the downstream of the sump manhole.
- All building leads and risers shall be 6-inch S.D.R. 23.5 ABS OR PVC pipe with chemically fused joints, or an approved equal pipe and joint. Sewer pipe wye shall contain factory installed premium joint material of an approved type compatible with that of the building lead pipe used. Building leads to be furnished with removable air tight and water-tight stoppers.
- All rigid sewer pipe shall be installed in Class "B" bedding or better. All flexible, semi-flexible or composite sewer pipe shall be installed in conformance to the Oakland County Water Resources Commissioner specifications.
- All new manholes shall have Oakland County Water Resources Commissioner approved flexible, water-tight seals where pipes pass through walls. Manholes shall be of precast sections with modified groove tongue and rubber gasket type joints. Precast manhole cone sections shall be Oakland County Water Resources Commissioner approved modified eccentric cone type. All manholes shall be provided with bolted, water-tight covers.
- At all connections to manholes on Oakland County Water Resources Commissioner's sewers or extensions thereto drop connections will be required when the difference in invert elevations exceeds 18-inches. Outside drop connections only will be approved.
- Taps to existing manholes shall be made by coring. The Contractor shall place a KOR-N-SEAL boot (or OCWRC approved equal) after coring is completed. Blind drilling will not be permitted in lieu of coring.
- New manholes constructed directly on Oakland County Water Resources Commissioner's sewers shall be provided with covers reading "Oakland County - Sanitary" in raised letters. New manholes built over an existing sanitary sewer shall have monolithic poured bottoms.
- No ground water, storm water, construction water, downspout drainage or weep tile drainage shall be allowed to enter any sanitary sewer installation.
- Prior to excavation, the Contractor shall telephone MISS DIG (647-7344) for the location of underground pipeline and cable facilities, and shall also notify representatives of other utilities located in the vicinity of the work.
- 18" minimum vertical separation and 10' minimum horizontal separation must be maintained between sanitary sewer and water main.
- Manhole frame and cover shall be as follows: East Jordan heavy manhole cover, base flange type #1040 or Neenah Foundry heavy duty #R-1642 manhole frame. Solid lid cover shall be non-rocking and marked "WHITE LAKE TOWNSHIP SEWER DEPARTMENT."

DRAWN:CAD DESIGN:OA CHECKED:--

SCALE: VERT. - HORZ. AS NOTED

REVISIONS	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE
		FIRST ISSUE	09/11/97		OCWRC COMMENTS	11/06/15			
		UPDATED TITLE BLOCK	04/30/13						
		UPDATED NOTES	02/17/15						

**Johnson & Anderson**

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

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2291 Water Street, Suite 6 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

**SANITARY SEWER STANDARD DETAILS**

JOB NO. 2019.071

DATE ISSUED 09/11/97

SHEET NO. 9 of 9



# 12-UNIT RESIDENTIAL BUILDING

8565 PONTIAC LAKE ROAD  
WHITE LAKE TOWNSHIP, MICHIGAN

**HF:architecture**<sup>®</sup>  
HARMONY | FORM  
512 NORTH MAIN STREET | SUITE 100  
ROYAL OAK | MICHIGAN 48067  
248 | 388 | 8563 www.hfarchitecture.com

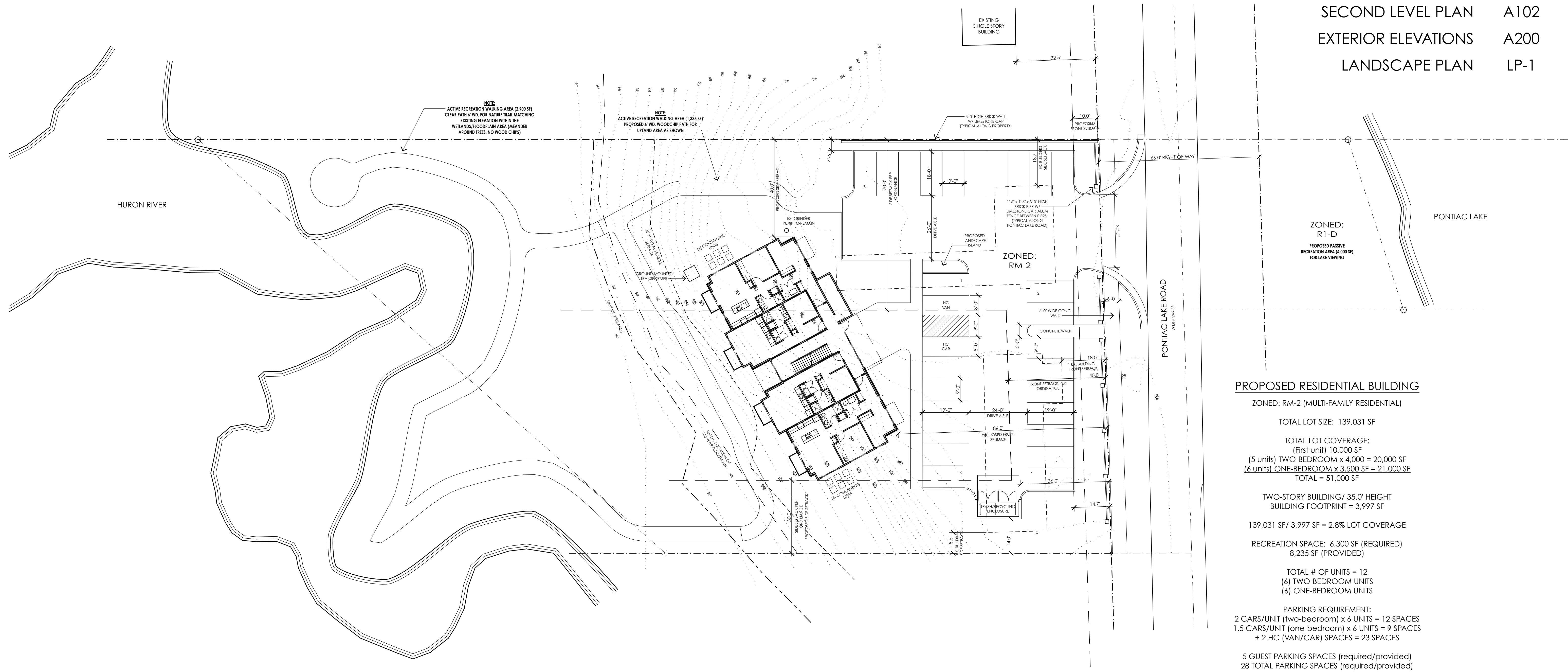
## ARCHITECTURAL SHEET INDEX:

ARCHITECTURAL SITE PLAN	AS00
GARDEN LEVEL PLAN	A100
FIRST LEVEL PLAN	A101
SECOND LEVEL PLAN	A102
EXTERIOR ELEVATIONS	A200
LANDSCAPE PLAN	LP-1

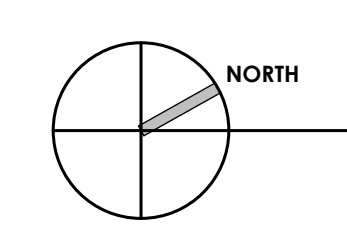
ISSUE DATE  
05.20.21  
10.05.21

ISSUE FOR  
PLANNING COMMISSION SUBMITTAL  
FINAL PLANNING COMMISSION SUBMITTAL

PROJECT  
**12 UNIT-RESIDENTIAL BUILDING**  
8565 PONTIAC TRAIL ROAD  
WHITE LAKE, MICHIGAN



**PROPOSED RESIDENTIAL BUILDING**  
 ZONED: RM-2 (MULTI-FAMILY RESIDENTIAL)  
 TOTAL LOT SIZE: 139,031 SF  
 TOTAL LOT COVERAGE:  
 (First unit) 10,000 SF  
 (5 units) TWO-BEDROOM x 4,000 = 20,000 SF  
 (6 units) ONE-BEDROOM x 3,500 SF = 21,000 SF  
 TOTAL = 51,000 SF  
 TWO-STORY BUILDING/ 35.0' HEIGHT  
 BUILDING FOOTPRINT = 3,997 SF  
 139,031 SF / 3,997 SF = 2.8% LOT COVERAGE  
 RECREATION SPACE: 6,300 SF (REQUIRED)  
 8,235 SF (PROVIDED)  
 TOTAL # OF UNITS = 12  
 (6) TWO-BEDROOM UNITS  
 (6) ONE-BEDROOM UNITS  
 PARKING REQUIREMENT:  
 2 CARS/UNIT (two-bedroom) x 6 UNITS = 12 SPACES  
 1.5 CARS/UNIT (one-bedroom) x 6 UNITS = 9 SPACES  
 + 2 HC (VAN/CAR) SPACES = 23 SPACES  
 5 GUEST PARKING SPACES (required/provided)  
 28 TOTAL PARKING SPACES (required/provided)



## ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

# AS00



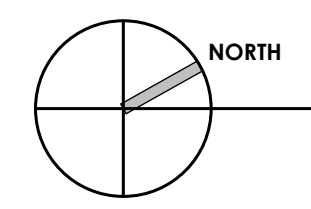


ZONED:  
RM-2

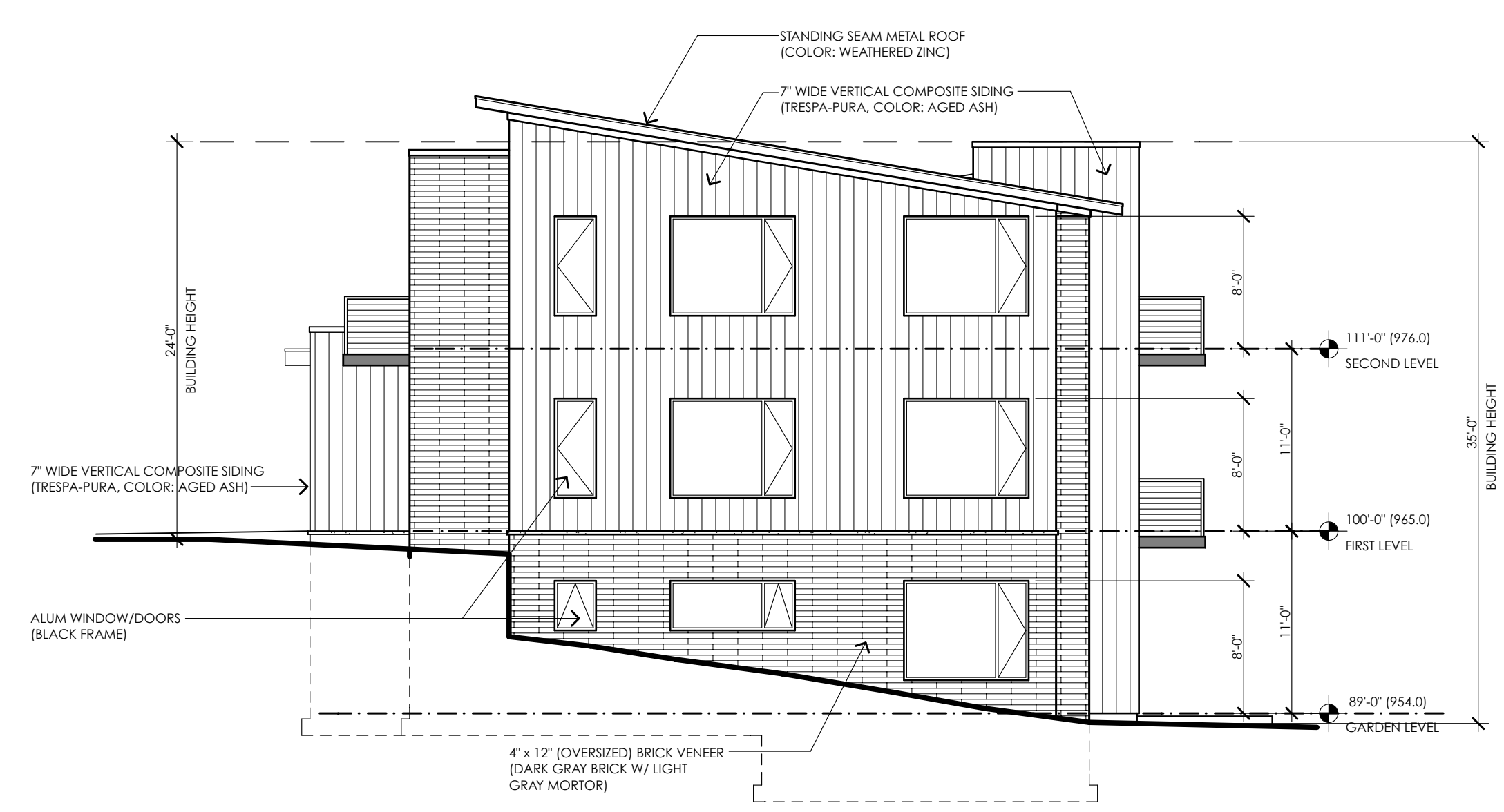
PONTIAC LAKE ROAD  
WIDTH VARIES

**GARDEN LEVEL PLAN**

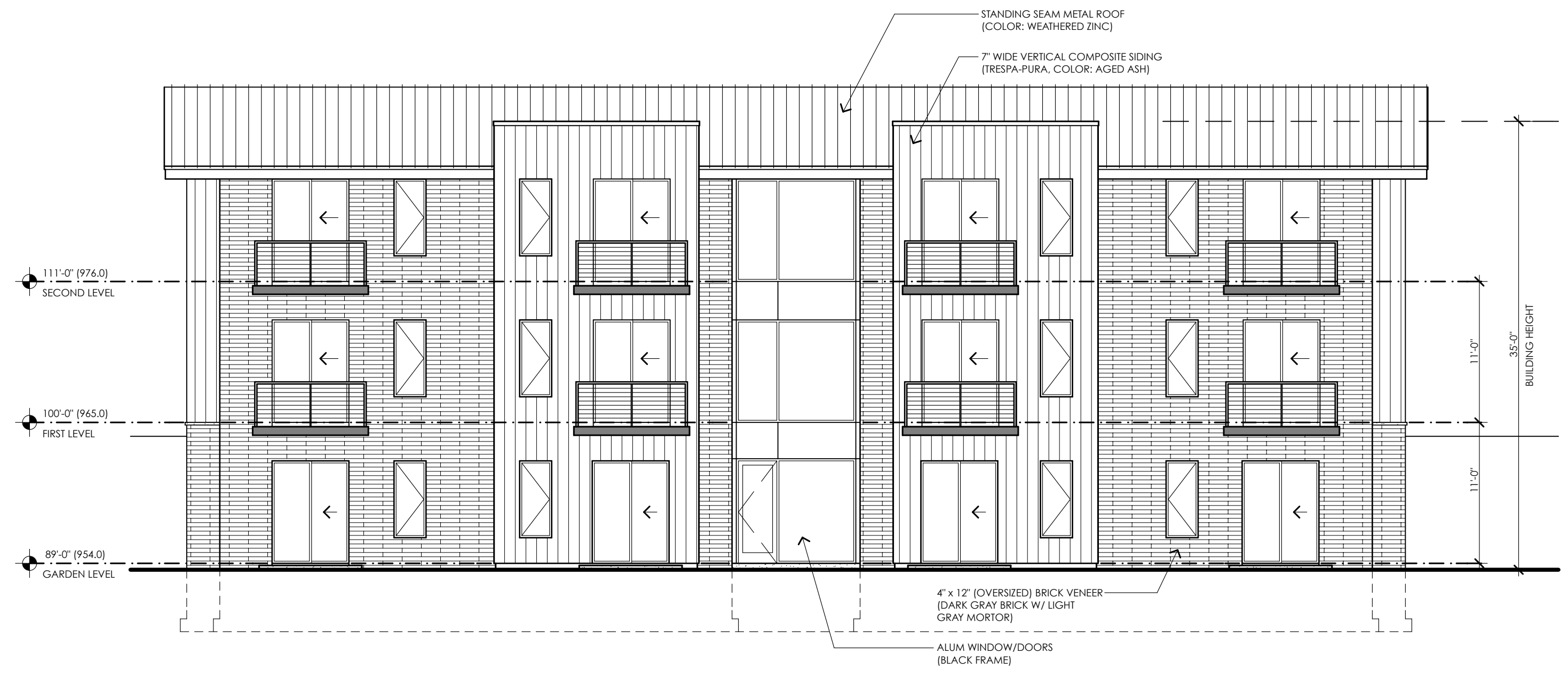
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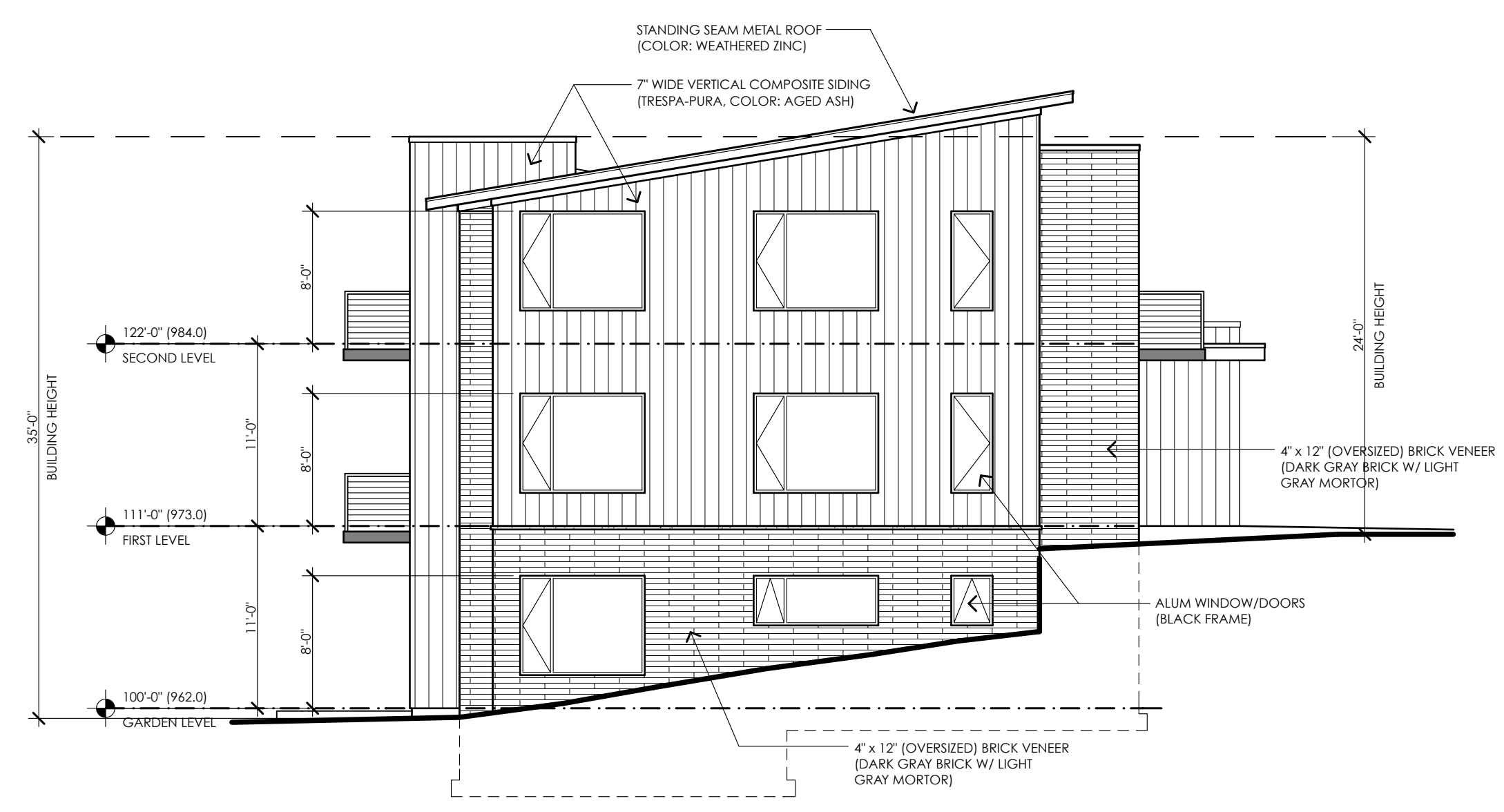
**NOTE:**  
ACTIVE RECREATION WALKING AREA (1,335 SF)  
PROPOSED WITH WOODCHIP PATH FOR  
UPLAND AREA AS SHOWN



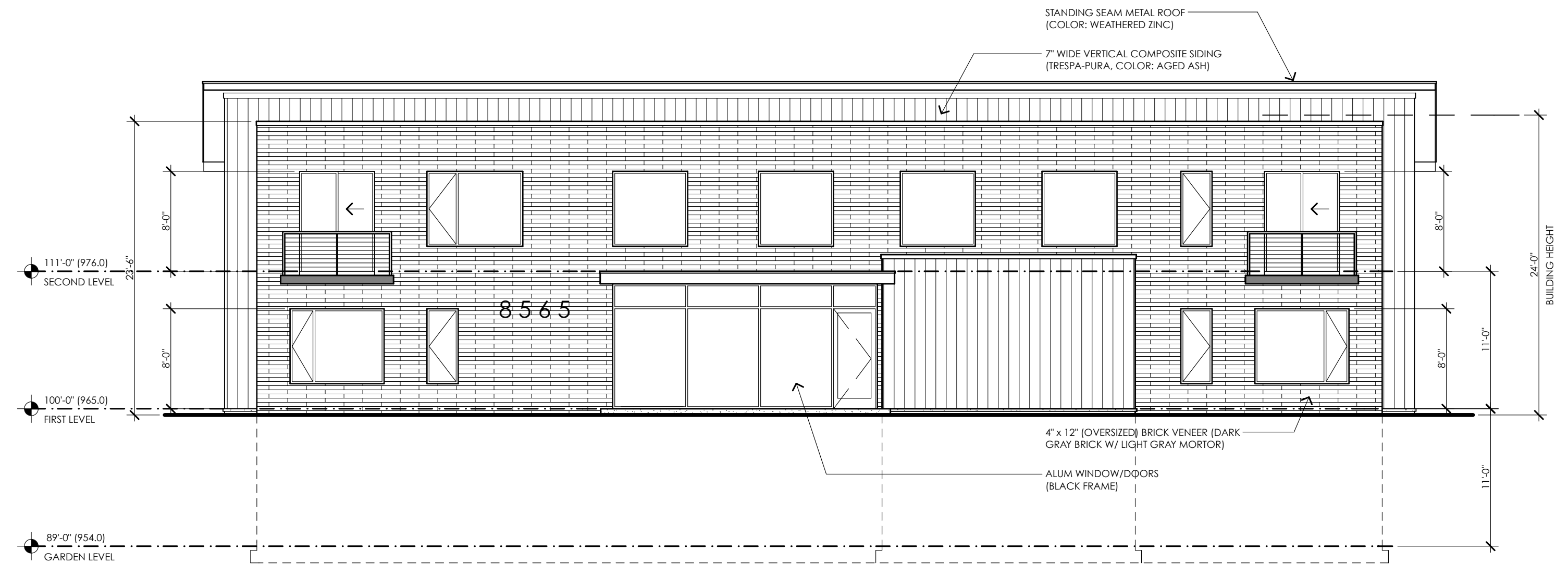
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



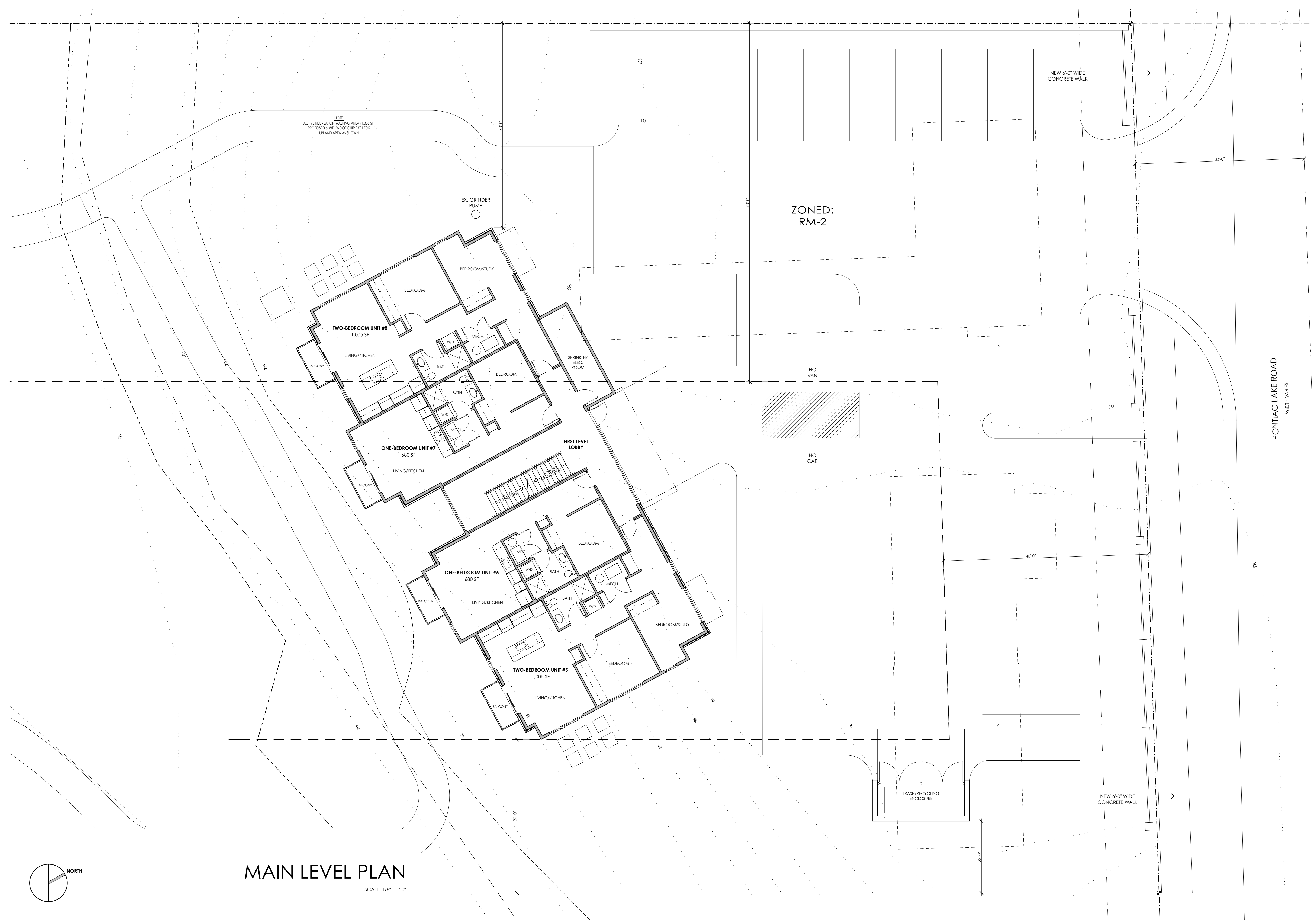
SOUTH (HURON RIVER) ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



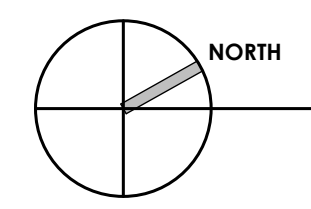
NORTH (PONTIAC LAKE ROAD) ELEVATION  
SCALE: 1/8" = 1'-0"



NOTE  
ACTIVE RECREATION WADING AREA (1,335 SF)  
PROPOSED W/ WOODCHIP PATH FOR  
UPLAND AREA AS SHOWN

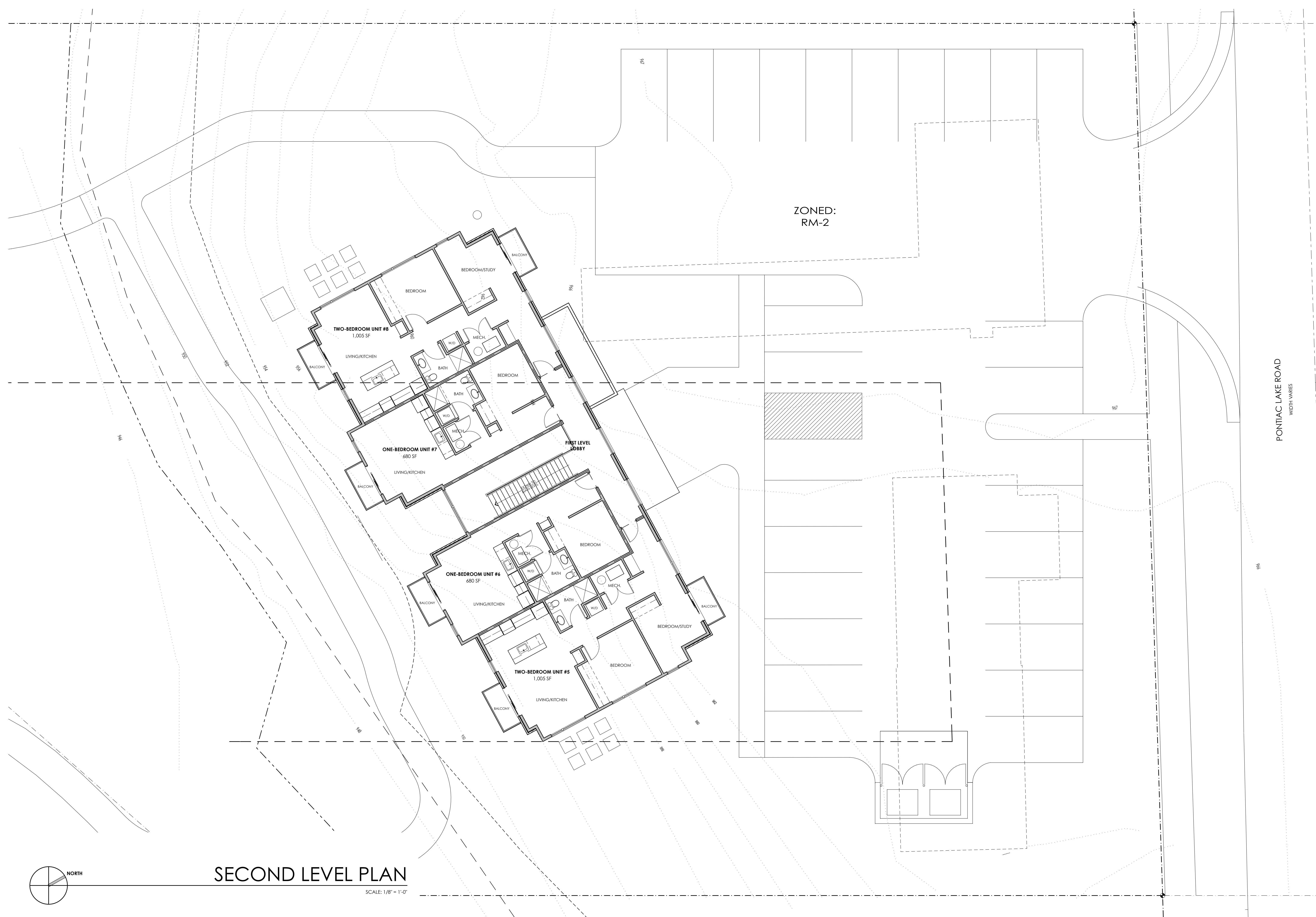
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PONTIAC LAKE ROAD  
WIDTH VARIES



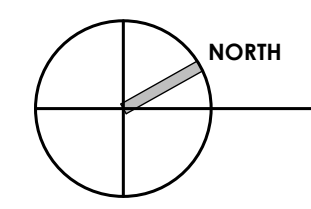
**MAIN LEVEL PLAN**

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



**SECOND LEVEL PLAN**

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



PONTIAC LAKE ROAD  
WIDTH VARIES

ZONED:  
RM-2

FIRST LEVEL  
LOBBY

TWO-BEDROOM UNIT #8  
1,005 SF

ONE-BEDROOM UNIT #7  
680 SF

ONE-BEDROOM UNIT #6  
680 SF

TWO-BEDROOM UNIT #5  
1,005 SF

BEDROOM

BEDROOM/STUDY

BALCONY

BEDROOM

BATH

MECH.

BATH

BEDROOM

BALCONY

LIVING/KITCHEN

BEDROOM

BATH

MECH.

BATH

BEDROOM

BALCONY

LIVING/KITCHEN

BEDROOM

BEDROOM/STUDY

BALCONY

LIVING/KITCHEN

BEDROOM

BALCONY

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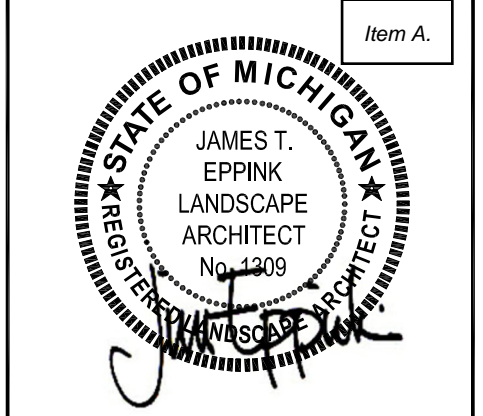
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**J EPPINK PARTNERS, INC.**  
Urban Design Studio  
Landscape Architecture  
Traditional Town Planning

9336 Sashabaw Road  
Clarkston, Michigan 48348  
248.922.0789

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Project:

**Pontiac Lake Overlook**  
White Lake Township,  
Oakland County, Michigan

Applicant:

**John Rozanski**  
2704 Wabum  
White Lake, Michigan 48386  
(248) 231-8529

Sheet:

**Landscape  
Planting Plan**

Issues / Revisions

10/03/21 REVISIONS PER  
TOWNSHIP COMMENTS

Drawn by:

JJS

Checked By:

JTE

Date:

August 9, 2021

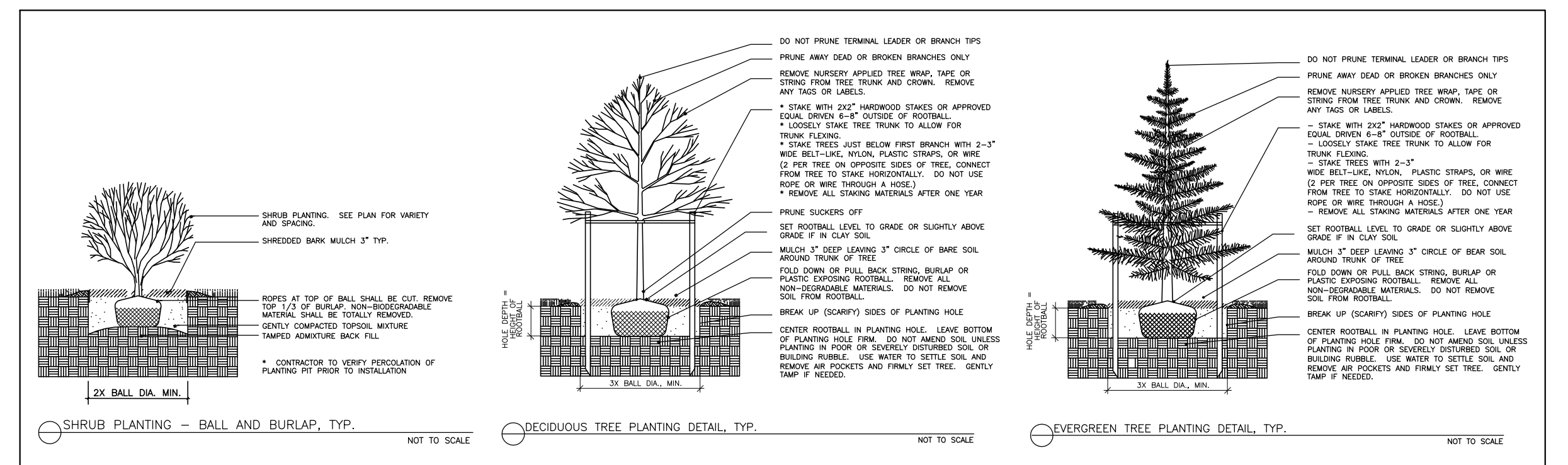
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As Shown

Sheet

LP-1

**PLANTING DETAILS:**

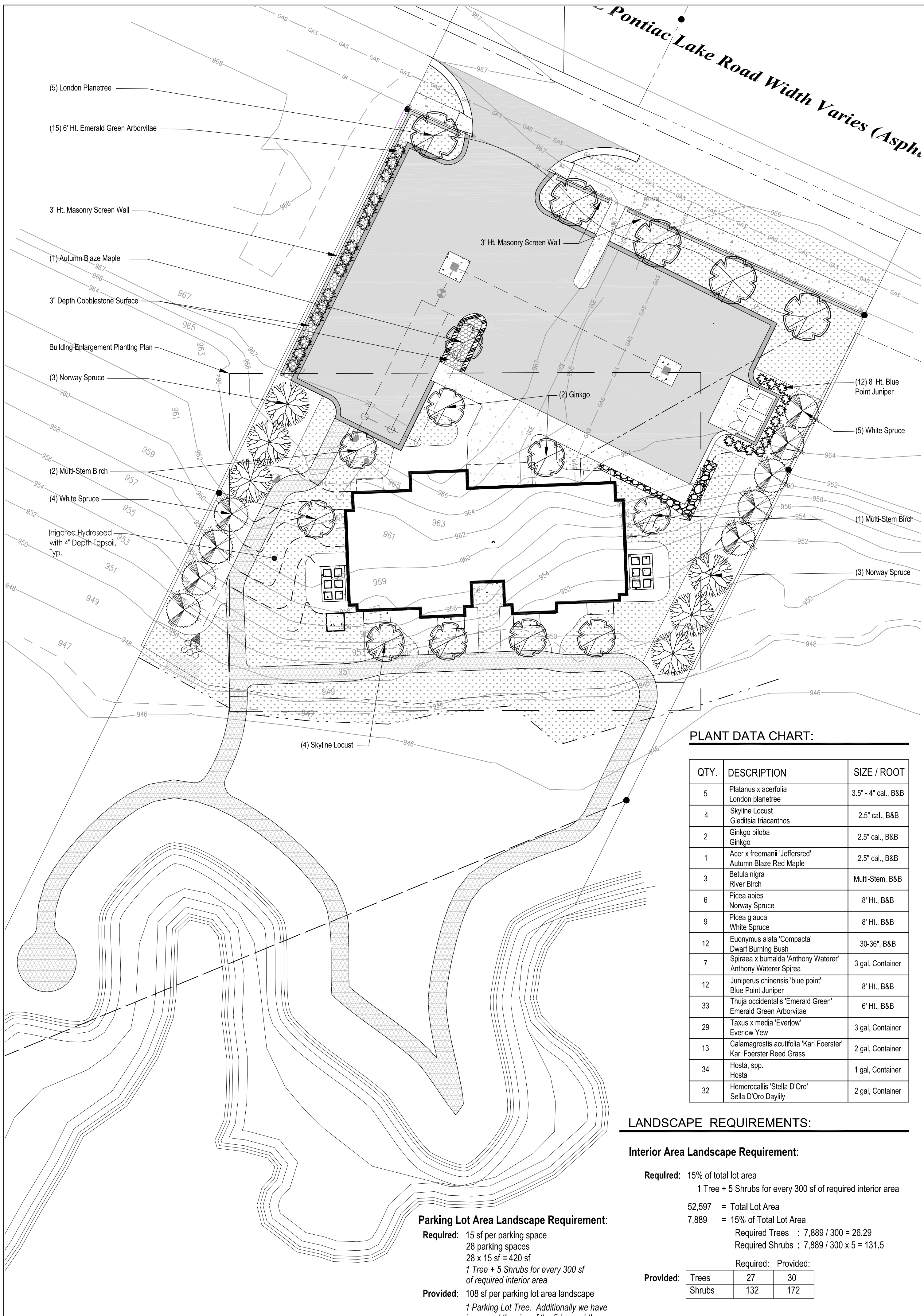


**IRRIGATION NOTES:**

- Contractor shall supply and install an automated irrigation system throughout all landscape planting beds and sod lawn areas within the site.
- Contractor shall provide automated irrigation system on a design build basis and shall provide an irrigation system layout plan and material specifications to owner prior to installation for review and approval from the owner and White Lake Twp Planning Department.
- Contractor shall provide separate watering zones for lawn areas and planting bed areas.
- The irrigation system shall include a rain sensor or similar measure to ensure irrigation does not occur during or shortly after precipitation events.

**PLANTING NOTES:**

- Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make themselves familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities or structures.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall immediately be brought to the attention of the Owner's Representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's Representative. Failure to make such discrepancies known will result in contractor's responsibility and liability for any changes and associated costs.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations.
- Contractor shall provide and maintain positive surface drainage.
- Contractor shall be responsible for any existing materials that are damaged during construction.
- See Plant Data Chart and Planting Details for planting requirements, materials and execution.
- All trees shall have a clay loam or clay root ball. Trees with sand root balls will not be accepted. Trees shall not be located or installed within 4' of the property line, typ.
- All tree varieties and substitutions to be approved by the Owners Representative prior to being delivered to site. Any plant material delivered to site not previously approved may be rejected and are the sole responsibility of the contractor.
- The location of all plant material shall be scaled from drawings or interpreted from plant list. Final location of all plant material shall be subject to approval from the Owner's Representative. Trees shall not be planted closer than four (4) feet to any property line.
- The contractor shall "water in" and fertilize all plants immediately after planting.
- Contractor shall install 2 - 4" of screened Top Soil on all planting areas and all new lawn areas. Contractor shall install a sod lawn and an automated irrigation system. Irrigation system to be installed to cover all landscape planting areas and lawn areas in excess of 200 SF. Site irrigation system shall include a rain sensor or similar measure to ensure that irrigation does not occur during or shortly after precipitation events.
- Contractor shall install 3" depth Shredded Mulch in all shrub and tree planting beds unless otherwise indicated. Peat Moss is to be installed in all annual flower, perennial flower and ground cover planting beds. Such beds shall have no shredded mulch, typ.
- The contractor shall guarantee all trees, shrubs, ground cover and other plant materials for one year from the date of acceptance, including labor and removal and disposal of dead material. Project owner shall be responsible maintenance program.
- All plant material shall be nursery grown. All trees and plant material shall meet the current standards of the American Society of Nurseries.
- All diseased, damaged, or dead material shown on the site plan shall be replaced by the end of the following growing season. Property owner shall be responsible to maintain plant material in healthy condition and/or replace dead plant material for the life of the project.
- Contractor shall adhere to all soil erosion prevention methods as directed within civil engineering drawings and within the municipal Ordinance including maintaining silt fencing and ensuring that soil, silt and other debris is prevented from leaving site or entering area drains, sewer inlets, creeks or natural areas.



**PLANT DATA CHART:**

QTY.	DESCRIPTION	SIZE / ROOT
5	Platanus x acerifolia London planetree	3.5" - 4" cal., B&B
4	Skyline Locust Gleditsia triacanthos	2.5" cal., B&B
2	Ginkgo biloba Ginkgo	2.5" cal., B&B
1	Acer x freemani 'Jeffersred' Autumn Blaze Red Maple	2.5" cal., B&B
3	Betula nigra River Birch	Multi-Stem, B&B
6	Picea abies Norway Spruce	8' Ht., B&B
9	Picea glauca White Spruce	8' Ht., B&B
12	Eunonymus alata 'Compacta' Dwarf Burning Bush	30-36", B&B
7	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spiraea	3 gal. Container
12	Juniperus chinensis 'blue point' Blue Point Juniper	8' Ht., B&B
33	Thuja occidentalis 'Emerald Green' Emerald Green Arborvitae	6' Ht., B&B
29	Taxus x media 'Everlow' Everlow Yew	3 gal. Container
13	Calamagrostis acutifolia 'Karl Foerster' Karl Foerster Reed Grass	2 gal. Container
34	Hosta, spp. Hosta	1 gal. Container
32	Hemerocallis 'Stella D'Oro' Sella D'Oro Daylily	2 gal. Container

**LANDSCAPE REQUIREMENTS:**

**Interior Area Landscape Requirement:**

**Required:** 15% of total lot area  
1 Tree + 5 Shrubs for every 300 sf of required interior area  
52,597 = Total Lot Area  
7,889 = 15% of Total Lot Area  
Required Trees : 7,889 / 300 = 26.29  
Required Shrubs : 7,889 / 300 x 5 = 131.5

**Provided:**

Trees	27	30
Shrubs	132	172

**Parking Lot Area Landscape Requirement:**

**Required:** 15 sf per parking space  
28 parking spaces  
28 x 15 sf = 420 sf  
1 Tree + 5 Shrubs for every 300 sf of required interior area

**Provided:** 108 sf per parking lot area landscape  
1 Parking Lot Tree. Additionally we have increased the size of the 5 trees at the road to be 3.5" - 4" cal. trees at time of installation

**OVERALL LANDSCAPE PLANTING PLAN**  
1"=20'-0"

**BUILDING ENLARGEMENT PLANTING PLAN**  
1"=10'-0"

