

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
JUNE 3, 2021 @ 7:00 p.m.
Electronic Meeting

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

ROLL CALL: Peter Meagher, White Lake, MI
Matt Slicker, White Lake, MI
Rhonda Grubb – Secretary, White Lake, MI
Joe Seward, White Lake, MI
Debbie Dehart, White Lake, MI
Merrie Carlock, White Lake, MI

Absent: Steve Anderson, White Lake, MI
Scott Ruggles, White Lake, MI
Mark Fine, White Lake, MI

Also Present: Sean O’Neil, WLT Planning Director
Aaron Potter, WLT DPS Director
Sherri Barber, Recording Secretary

Visitors: Michael Leuffgen, DLZ

Approval of Agenda

Commissioner Meagher moved to approve the agenda as presented. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Seward – yes). 6 yes votes.

Approval of Minutes

a. May 6, 2021

Commissioner Seward moved to approve the minutes of May 6, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Seward – yes). 6 yes votes.

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

No callers were waiting to speak at the Call to the Public.

Public Hearing:

None

Continuing Business:

a.) Preserve at Hidden Lake

Location: Located on the west side of Union Lake Road, and south of Hutchins Road, consisting of approximately 38.33 acres. Identified as parcel 12-36-101-001, 12-36-101-003, and 12-36-101-004. Currently zoned as (PD) Planned Development.

Requests: **1) Amended Final Site Plan Approval**
2) Amended Planned Development Agreement Approval

Applicant: PH Homes (Craig Piasecki)
8255 Cascade Ave, Suite 110
Commerce Twp, MI 48382

Mr. O'Neil noted that PH Homes felt the duplex condos are more marketable than the Townhouses and the Planning Department agrees. This reduces density by 23 units. This is zoned PD and they need to amend the Final Site Plan and Final Planned Development Agreement. Mr. O'Neil discussed the approval letter from McKenna. There was some discussion about the setback of Unit 89. It will be 25' feet. Mr. O'Neil would like to see some more buffering with landscaping in certain areas. It appears to be more dense because they are duplexes instead of Townhouses, but the end result is better. The Planning Commission asked to see elevations. Mr. O'Neil was able to show the elevation to the Planning Commission members. They are garage to garage. There will be a loft option. Commissioner Dehart asked about guest parking. You can fit two cars in each driveway and the rest of any visitor parking would be in the street. They have full basements. Mr. O'Neil noted that DLZ approved the plan subject to verification of unit numbering and phasing and some other items that need to be cleaned up. This is almost a 20% reduction in density. We want to help them keep moving along during construction season. Mr. Leuffgen said that it's a pretty easy approval but stressed the unit numbering.

Commissioner Slicker wanted to comment about the sidewalk dead ending at Hutchins. At the sidewalk connections near the existing side streets, he would like to see some protection or some kind of buffer. Fencing and landscaping could box it in. The watermain is going under the wall for the entrance and Mr. Leuffgen noted that the watermain is already in. The sidewalk at Hutchins runs into the adjacent property, but it could be moved out more toward the right of way.

Commissioner Seward moved to recommend the approval of the amended Final Site Plan for the parcel located on the west side of Union Lake Road, and south of Hutchins Road, consisting of approximately 38.33 acres. Identified as parcel 12-36-101-001, 12-36-101-003, and 12-36-101-004. Currently zoned as (PD) Planned Development. The approval is subject to adding additional trees to the Northeast corner of Lot 97, subject to the elevations as presented, subject to adding fencing and landscape to box in the sidewalks ending at Millward, Ashdown, Mandon and Kettering, subject to rerouting the sidewalk that stubs out along Hutchins, subject to all consultant and Planning Department comments. Commissioner Dehart supported and the MOTION

CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Seward – yes). 6 yes votes.

Commissioner Meagher moved to recommend the approval of the amended Final Planned Development Agreement for the parcel located on the west side of Union Lake Road, and south of Hutchins Road, consisting of approximately 38.33 acres. Identified as parcel 12-36-101-001, 12-36-101-003, and 12-36-101-004. Currently zoned as (PD) Planned Development. The approval is subject to all consultant and Planning Department comments. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Seward – yes). 6 yes votes.

Old Business:

No old business.

New Business

a) Elizabeth Lake Retail (Elizabeth Lake Road & Highland Road)

Location: located on the south side of Highland Road at the southwest corner of Elizabeth Lake Road, consisting of approximately 9 acres.

Request: **Conceptual Discussion and Review (No action to be taken)**

Applicant: MA Archmaster (Nazir Jawich)

Ms. Carlock noted that this looks like what came before us as a concept previously. The review comments are due back to Planning on June 9th. Mr. O’Neil noted that this is an opportunity to provide feedback. You had given some direction back in March, and the Township board was in agreement with the Planning Commission comments.

David Yaldo was in attendance to discuss his conceptual plan. He noted the drive along the rear of the property is for future access for the adjacent site. There is some outside seating, the buildings have been pushed back along Highland Road. Nazir Jawich discussed the concept. He thinks it will be more of an area for walkability, people can come out and walk the shops. They have proposed a sidewalk to the library. He noted that this has been in the making prior to Covid. They lost Aldi during Covid, it was originally planned to be here. There is also an open area for future development. He feels this is the best setup for this parcel. Commissioner Meagher asked if this property is owned or under contract. It’s under contract. The previous site plan was very similar. The library is immediately south. Looking at it as a developer, what could I build here that would fit better with the Township and be more harmonious for the Township. Mr. O’Neil noted that previously you had concerns about the Master Plan. Is this in keeping with the Master Plan? Planned Business doesn’t allow for residential. The future development couldn’t contain residential. It allows for a mix of non-residential uses, but might allow for a care facility. It’s tough without knowing what they would plan for the future development area. The ring road could be reoriented. We’re just flushing ideas out right now, we speak through our master plan. This is a mixed use area and they should work within that framework. Commissioner Meagher is concerned with the potential traffic with two drive thrus. Commissioner Seward has some of the same comments as Commissioner Meagher. It looks like another strip mall, some of them don’t look great and they are empty. The elevations he sees don’t seem to mesh together. For example, Town Center containing Waterfall, etc. looks like they were planned together. Mr. Yaldo noted that they are open to discussion, they want it to be a nice development too.

Bear in mind this is a commercial development. Commissioner Grubb was hoping to be more wowed. She doesn't care for the drive thru. Mr. Yaldo stated that in Northville they fought it, but drive thru are the way after Covid. Commissioner Dehart can't see where people would consider this a walkable with two drive thru. She would really want to know what was planned for the future area. Commissioner Slicker is concerned about the walkability. The sit down areas between the building doesn't seem like quality outdoor seating and good fill with trash easily. Commissioner Slicker noted that the corner of 59 and Elizabeth Lake Road as proposed isn't accurate, he's not sure if this is accurate without a survey. He would like to see more of a focal point that people would go to see. How do you make the turn out of the drive thru, he's not sure that would work.

Commissioner Carlock concurs with everyone's comments. It's pretty much the same site plan. You have added some things. The corner treatments in Canton and other areas would be better examples. She was looking for something more pedestrian friendly. With Covid, people need to be outside.

Mr. O'Neil wanted to ask what your plans were with the 25' wetland buffer. There is a good deal of the ring road touching the wetland. How will you address that? It shows significant storm water basins within the wetlands buffer. Mr. Jawich said the ordinance doesn't prevent them being in the buffer and they have to have detention, a variance may achieve that. The ring road is a big deal. Mr. O'Neil noted that it's one of the features that stands out. There are some concerns with it being right at the edge of the wetlands. When it's a shared area, no one really takes care of the outdoor space and it would need to be addressed in the development agreement. Mr. Jawich stated that we feel we've come up with a major development. We all want to come up with a sound project, that's why we asked for the meeting.

Commissioner Carlock was expecting to see more changes. Commissioner Anderson would like them to listen to what we're saying and come back with a viable plan. Mr. O'Neil asked if the applicant had any questions, they do not. Mr. Jawich thanked everyone for their time, hopefully we'll have a project that will serve us and the community.

Liaison's Report

Commissioner Grubb reported on the last Parks and Recreation meeting.

Commission Dehart reported that they had two applicants for the last ZBA meeting. There was an issue with the maximum building height on one case. The monument sign for the McDonald's remodel near Meijer will be moved back.

Planning Consultant's Report

DPS Director Potter reported that they are finaling up the SAD near Sugden. They are working on a Drinking Water Revolving Fund. They are adding iron filtration to Aspen Meadows which serves a large portion of residents on the North end of the Township.

Director's Report:

Mr. O'Neil reported that the Township received a grant from the Ralph Wilson Foundation for the Triangle Trial for \$ 50,000. Mr. Quagliata put the grant together so Mr. O'Neil wants to give him

accolades. The foundation has already sent the money. They may be able to go back and ask for additional funds. The second reading for Stanford Holdings rezoning along Cooley Lake will happen soon. River Caddis is the company that the Township will engage with for the CCDC. We are getting our third Taco Bell at the Meijer outlot. Centerpointe Plaza is being wrapped up and he would love to hear from possible tenants. 4 Corners apartments has 13 tenants to date. Commissioner Dehart noted that we have such a creative vision for the downtown area, could we suggest that Yaldo work with River Caddis? Mr. O'Neil stated that is an interesting idea. The uses aren't out of line for a parcel along 59, but he agrees with a lot of what was said tonight. How it looks and how it functions is important. I hope they heard that and want to have further conversation. They have come in at a time when we're hyper focused. They have an opportunity to be a part of a really great plan. It's not us pushing back, we're nudging towards Master Plan. River Caddis would probably sit down with them. Commissioner Meagher stated it's a great idea for them to talk with River Caddis.

Other Business:

None.

Communications:

None.

Next Meeting Dates: June 17, 2021
July 1, 2021

Adjournment:

Commissioner Meagher moved to adjourn the meeting at 8:38 p.m. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Carlock – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Seward – yes). 6 yes votes

Director's Report

Project Name: Pontiac Lakeview Apartments

Description: Preliminary Site Plan Approval

Date on Agenda this packet pertains to: June 17th, 2021

- | | |
|---|--|
| <input type="checkbox"/> Public Hearing
<input type="checkbox"/> Initial Submittal
<input type="checkbox"/> Revised Plans
<input type="checkbox"/> Preliminary Approval
<input type="checkbox"/> Final Approval | <input type="checkbox"/> Special Land Use
<input type="checkbox"/> Rezoning
<input type="checkbox"/> Tentative Preliminary Plat
<input type="checkbox"/> Final Preliminary Plat
<input type="checkbox"/> Other _____ |
|---|--|

Contact	Consultants & Departments	Approval	Denial	Approved w/ Conditions	Comments
DLZ	Engineering Consultant				
McKenna	Planning Consultant				
John Holland	WLT Fire Chief				
Sean O'Neil	Planning Director				



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

June 3, 2021

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

RE: Pontiac Lake Overlook (FKA Pontiac Lakeview Apartments)- Preliminary Site Plan Review – 4th Review

Ref: DLZ No. 1945-7030-00

Design Professional: Kieft Engineering, Inc.

Dear Mr. O' Neil,

Our office has performed a revised Preliminary Site Plan review for the above-mentioned revised plans which were prepared by Kieft Engineering, Inc. and dated May 12, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is approximately 3.19 acres and is located in Section 13 on the south side of Pontiac Lake Road and north of M-59. There are currently two (2) existing one story buildings on the site which are proposed to be razed.

Site Improvement Information:

- A 3,997 square foot one- and two- bedroom unit apartment building. 12 units total.
- Associated paved parking area.
- One point of access off Pontiac Lake Road.
- Site to be serviced by proposed Type III domestic well. Existing site is served by an existing sanitary sewer grinder pump station which, with upgrades will service the proposed building.
- Stormwater is proposed to be detained via installation of underground detention with a pre-treatment structure at appropriate location.

We offer the following comments with respect to the revised preliminary site plan review:

Please note that our previous comments from our February 9, 2021 review are in italics. Responses to those comments are in bold. New comments are in standard typeface.

Preliminary Site Plan Comments-

General

1. *The plans have been sealed by a Licensed Professional Engineer. However, a signature on the seal has not been provided and is required.* **Comment outstanding. A signature in addition to the engineer's seal is required. The design engineer has indicated in their response letter that a signature has been added to their seal on Sheet 1. We are unable to locate signature on the electronic submittal.**
2. *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.**
3. *It appears that a portion of the proposed building is within the 25' Natural Features Setback. The balcony scales approximately 17 feet from the wetland line at its closest point. We defer to the Township regarding which features of the proposed facility count towards the setback requirement.* **Comment addressed, the plan has been updated and provides the minimum setback or greater, even to the balconies.**

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.**
 2. *A 6' wide public sidewalk located 1' inside the Pontiac Lake Road right of way is required (Ord. 5.21). Proposed sidewalk has been provided outside the Pontiac Lake Road Right-of-Way. If the Township is accepting of this configuration, we note that owner/ applicant will either need to dedicate right of way or provide an easement for proposed sidewalk based on proposed location of sidewalk (outside*
-

the existing Pontiac Lake Road right of way). **Comment addressed; the proposed sidewalk has been relocated within the Pontiac Lake Road Right-of-Way.**

3. *Additional details regarding the proposed retaining wall will be required at time of FSP/FEP submittal. The impact of the wall footings on the proposed storm outlet and the proposed depth of the storm outlet will need to be addressed. Additionally, a railing will need to be provided for all wall sections that are greater than 30" in height. The proposed wall is no longer in proximity to the proposed storm outlet so above comment regarding this is no longer a concern. Comment remains regarding requirement for a railing.* **Comment addressed. Design engineer has indicated on plans that a railing will be provided at top of wall. A more detailed review of the railing in terms of height required will be done at time of Final Engineering Plan submittal.**
4. 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.
 - b. Township Zoning Ordinance Article 5.19 B.v indicates that all required landscape areas which abut vehicular drives, parking, or other use areas shall be separated from the vehicular use area with a 6 inch minimum concrete curb.

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.* **Comment remains.**
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.**

Sanitary Sewer

1. Our Previous comments have been addressed, no further comment.

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.**
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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- Pontiac Lake Overlook-PSP Review.04

June 3, 2021

Page 4 of 4

Recommendation

We recommend approval of the Preliminary Site Plan subject to any remaining comments being addressed on the Final Engineering Plan and inclusion of any required curbing as referenced in Grading/Paving #4 above, or successful variance from the requirement.

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

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Project Engineer

Victoria Loemker, P.E.
Senior Engineer

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

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MCKENNA

June 3, 2021

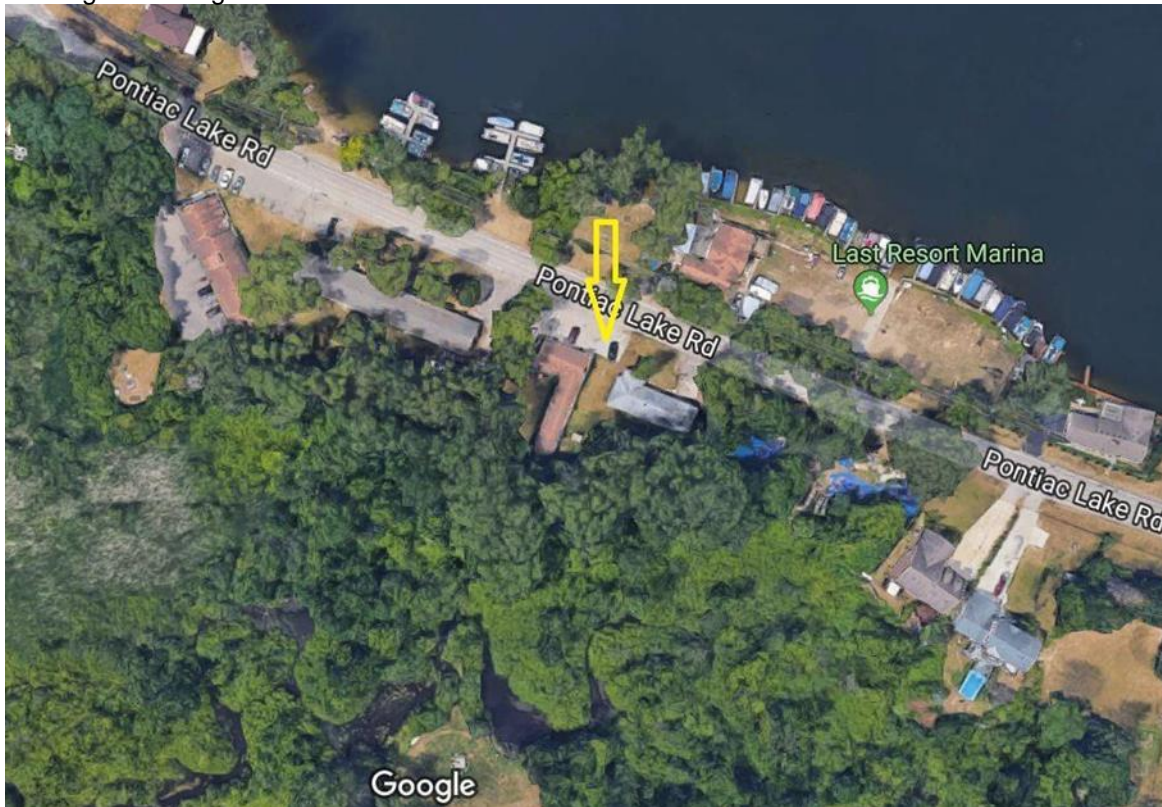
Planning Commission
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

Subject: Pontiac Lakeview Apartments Preliminary Site Plan Review #4
Tax Parcel No. 12-13-328-001

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

Dear Planning Commissioners:

This 3.19-acre site is zoned Multiple-Family Residential (RM-2) as to the site lying south of Pontiac Lake Road and Single-Family District (R-1D) as to the land north of the road. The site currently contains two residential structures. The applicant has proposed to remove these existing structures and replace them with one apartment building containing 12 units.



Source: Google Maps

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

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:

	Zoning Districts	Current Land Uses	Future Land Use
Site	RM-2	Residential	Residential Resort
North	R1-D	Vacant/Marina	Residential Resort
East	R1-C	Single Family/Vacant	Residential Resort
South	GB	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 feet	40+ feet Building, <u>10-foot parking</u>
Side Yard Setback	70 feet	<u>30 feet</u>
Rear Yard Setback	45 feet	45+ feet
Wetland Setback	25 eet	>25 feet
Building Height	35 feet or two stories	35-foot
Minimum Lot Width	200 feet	<u>170 feet</u>
Minimum Lot Area	10,000 SF + 3,500 SF each for 4 one-bedroom units and 4,000 SF each for 9 two-bedroom units, totaling 60,000 SF (1.38 A).	3.19 acres
Lot Coverage	20%	3%
Recreation Space	6,300 SF	8,235 square feet
Wetland setbacks	25-feet	25+ feet
Minimum Floor Area	400 SF per 1-bedroom unit; 700 per 2-bedroom	560 SF per 1-bedroom; 830 per 2-bedroom.

There are at least three deficiencies noted in the proposed dimensional standards. The applicant has identified two of these on the site plan and noted that they intend to pursue variances for both the parking and building setback deficiencies. A third dimensional deficiency is related to lot width. At 170-feet wide, the lot falls 30-feet short of the required minimum lot width in the RM-2 district. Because the proposed building does not comply with the applicable setbacks, a variance must be sought from this standard in section 3.1.9.E.

In addition to the setback and lot width deficiencies related to the principal building and parking, the proposed trash enclosure does not comply with the standards in the Zoning Ordinance. Section 5.19.N.i.C states that



trash enclosures may not be located in the required front yard and may not be located closer to Pontiac Lake Road than the principal building. The applicant may resolve this by proposing a new location for the trash enclosure on the side or rear of the building. The applicant has indicated that they do not believe there is a viable space to place the trash enclosure which complies with the standards of section 5.19. In which case a variance must be requested from the standards, in addition to setback deficiencies noted above.

3. **Landscaping and Screening:** A landscaping plan will be required for final site plan approval.
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 14 units, 6,300 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." If new grass or plant material is planned for the space to better ensure the space is utilized, it should be included on the landscape plan included in the final site plan submittal.
5. **Sidewalks and Non-Motorized Pathway:** Section 6.7(C)(i) recommends sidewalks along all frontage streets and sidewalk connections to all major rights-of-way. The plan depicts a six-foot-wide walk in the Pontiac Lake Road right-of-way. While there is no sidewalk connection to the interior of the site, there is a limited interior sidewalk network which connects the proposed building to both the east and west sections of the proposed parking lot.
6. **Building Architecture and Design:** Elevation drawings have been included in the application materials; At two stories and 35-feet the building complies with the dimensional standards. The applicant has proposed a building largely comprised of dark grey brick veneer on the front elevation, with an ash colored composite siding and a standing-seam metal roof. The building will also feature a significant amount of glazing (windows) on the front and rear elevations, in addition to small patios attached to several of the units. Though the patios are shown on the elevation page, proposed materials have not been labeled. Because there are limited number of comments on the preliminary plan and the patio a small portion of the overall elevations, we believe it is appropriate for the revision to occur when the final site plan is submitted.

Finally, details for a proposed eight-foot poured concrete trash enclosure with a lockable metal gate are provided on sheet three of the site plan submittal. The applicant has proposed a poured concrete wall to screen the trash enclosure on three sides, with a metal gate on the fourth. In item two of this review, we noted deficiencies with the proposed location for the enclosure, which will require a variance.

7. **Roads and Access:** The proposed development has one, 24-foot wide access point onto Pontiac Lake Road. Road Commission approval is needed for the driveway location.
8. **Off-Street Parking:** Two parking spaces per unit are required for residents, plus an additional six guest parking spaces. The site plan proposes 23 parking spaces to satisfy these requirements plus two accessible spaces to fulfil the ADA requirements for a parking lot of this size.



9. **Lighting:** Section 5.18(G) of the Zoning Ordinance includes standards for outdoor lighting. No information on exterior lighting has been provided, but should be with a final site plan.

Recommendation

At this time there are a few minor issues noted which we believe can be addressed at the final site plan stage. There are also several issues which will require variances, but do not need to delay preliminary approval. If the Planning Commission finds it appropriate, then we would suggest that the project could be recommended for approval.

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

Respectfully submitted,

McKENNA



Chris Madigan, AICP
Associate Planner

cc: Mr. Sean O'Neal, AICP
Ms. Hannah Micallef





Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 06/03/21

Project: Pontiac Lakeview Apartments

File #: Not Shown

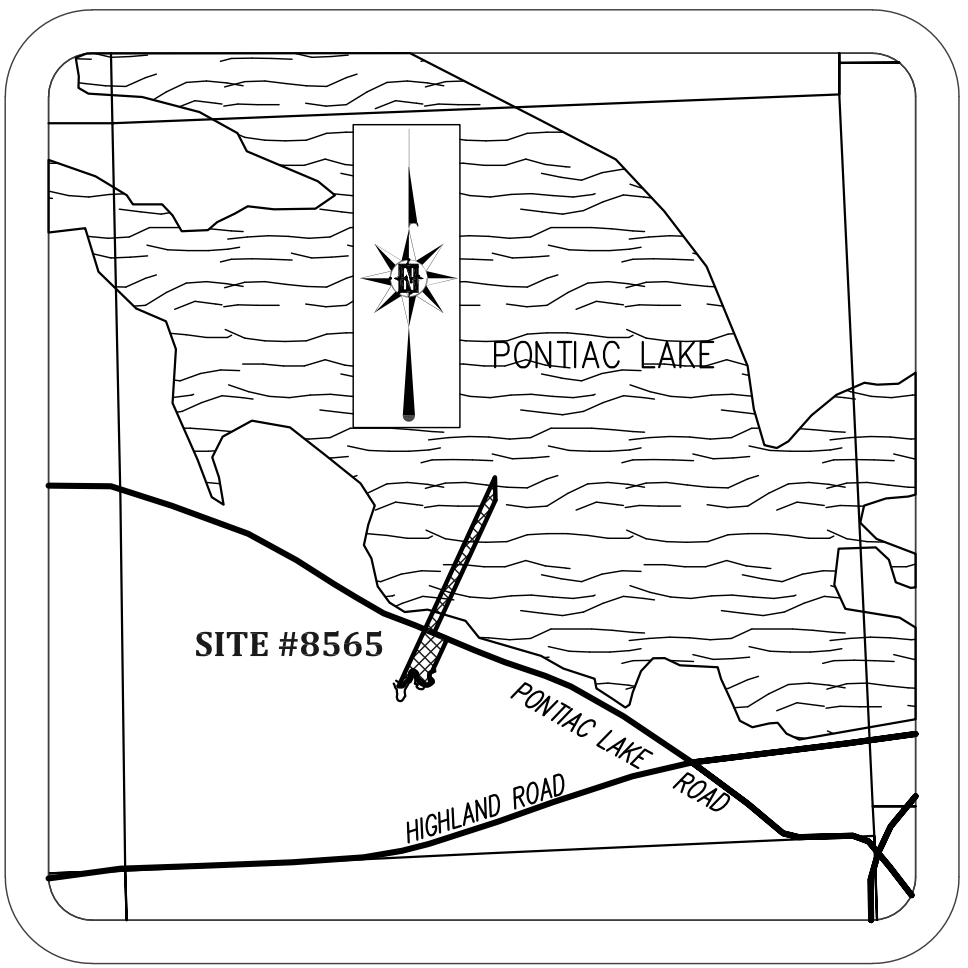
Date on Plans: 01/30/20

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

1. Turning Radius. The required turning radius shall accommodate the largest Fire Department Apparatus (40 feet). Provide an apparatus movement profile on future submittals. **Pending**
2. Angle of approach/departure. The angles of approach and departure for fire apparatus access shall not exceed 8 degrees. **Pending**
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. **Pending**
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.
Pending

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

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



SITE LOCATION MAP
(NO SCALE)

Zoning Requirements

RM-2 MULTIPLE FAMILY RESIDENTIAL
 LOT - MIN. AREA: FT.²
 - 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.²
 - 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.²
 - WIDTH: ≈ 170 FT.
 COVERAGE - 3,820 FT.² - 2.7%
PROPOSED CONDITIONS - SEE NOTES SHEET 2
 COVERAGE - ADDITION: XXX.X FT.²
 - TOTAL BLD.: X,XXX.X FT.² XX.X%
 - TOTAL IMP.: X,XXX.X FT.² XX.X%

Benchmark Notes

- #1) NGS REFERENCE MARK DESIGNATION 63649, PID DI6195 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

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 166.67 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;

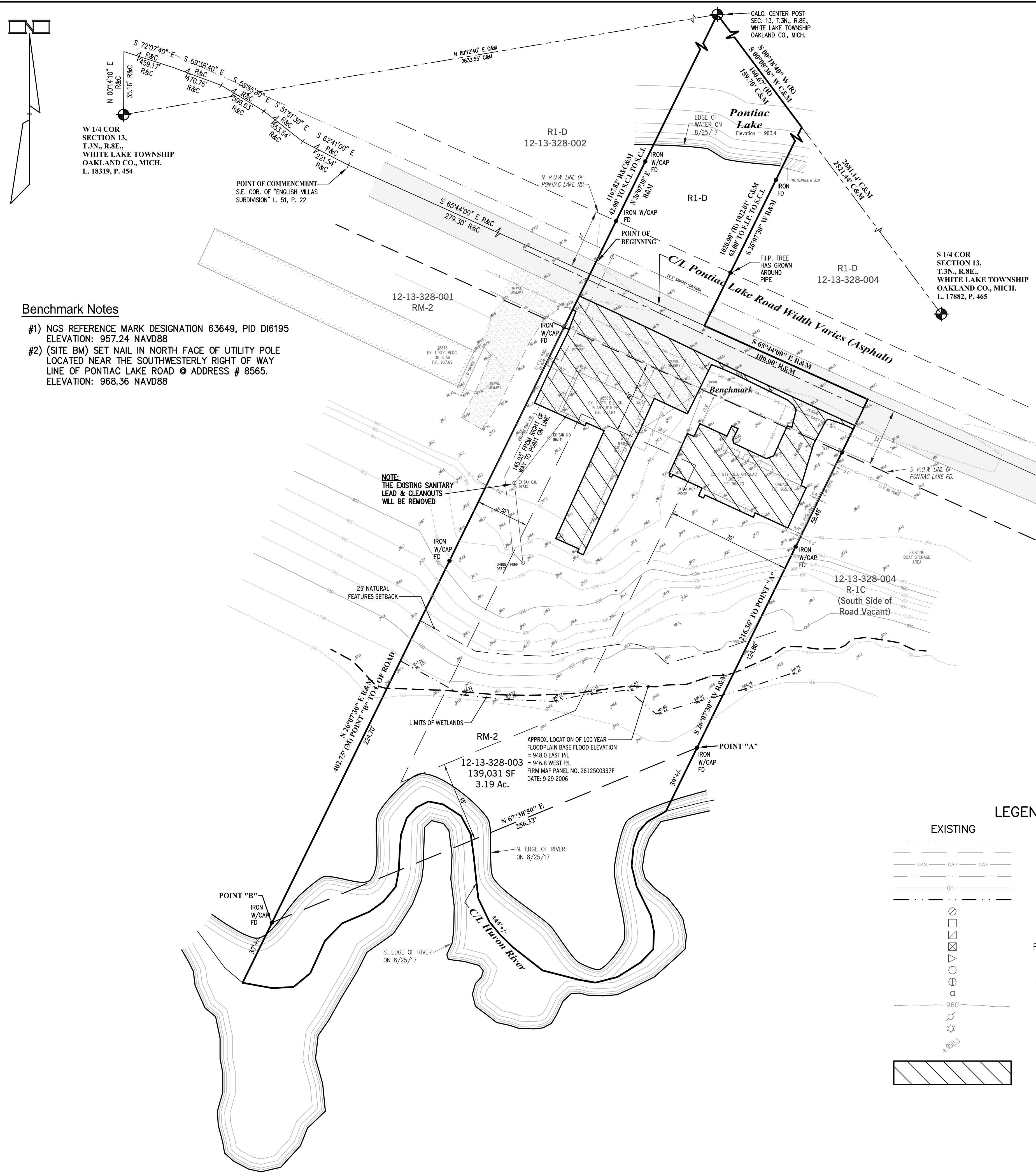
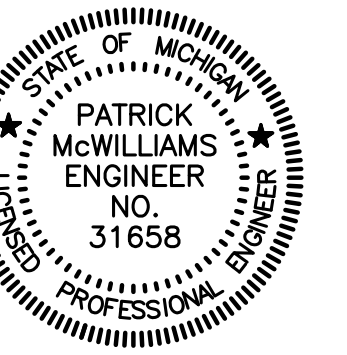
LEGAL DESCRIPTION AS SURVEYED
 PARCEL ID# 12-13-328-003
 COMMONLY KNOWN AS: 8565 PONTIAC LAKE ROAD

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 35 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.

Sheet Index:

- 1. Existing Conditions Plan
- 2. Preliminary Site Plan
- 3. Notes, Calculations & Details



LEGEND

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

DATE	ISSUE
1-8-2020	ADDED WETLANDS
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
 2704 WABUM
 WHITE LAKE, MICHIGAN 48386
 (248) 231-8529

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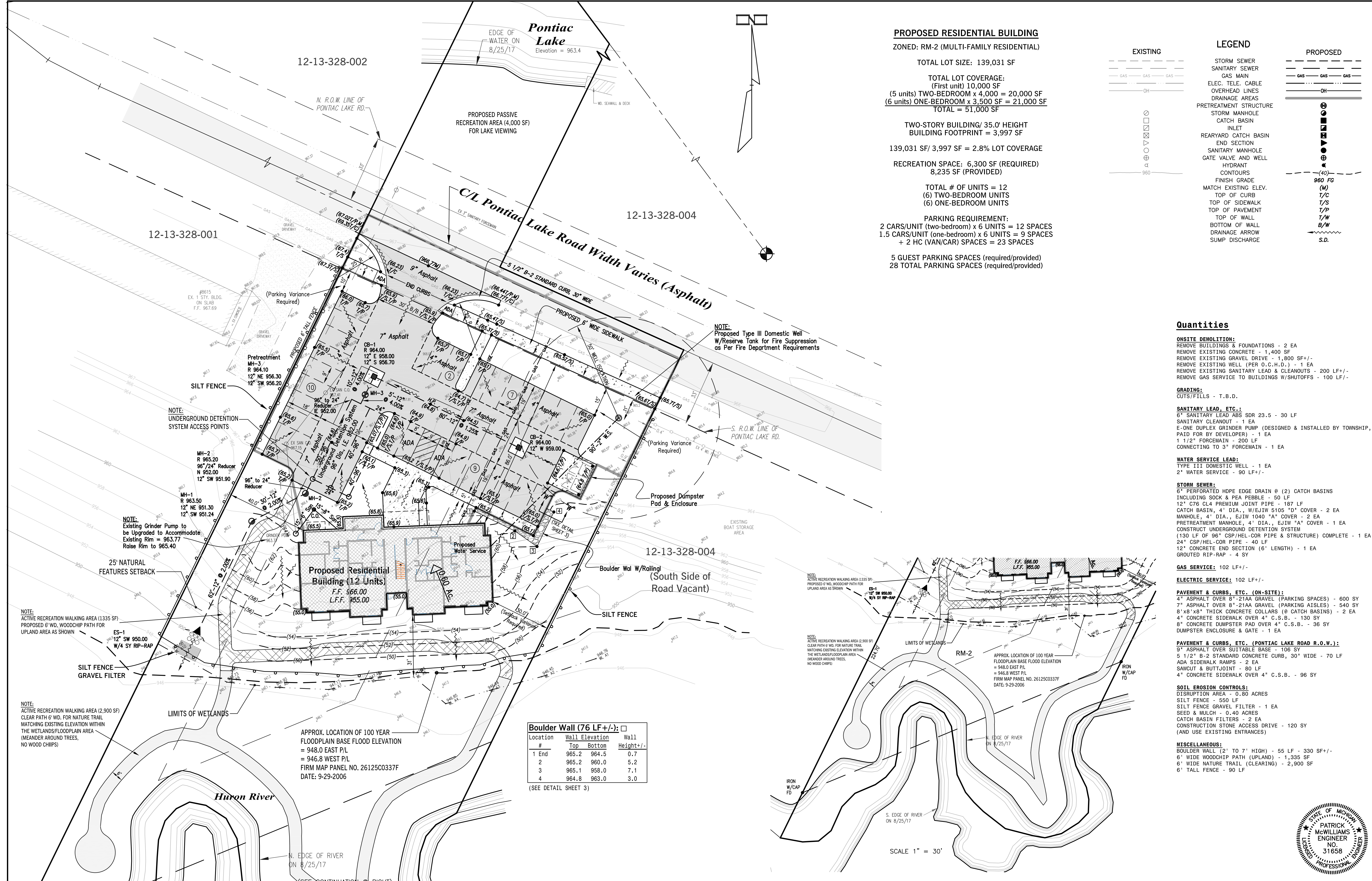
KIEFT ENGINEERING, INC.
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 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

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 1 OF 3
 KE 2019.071



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

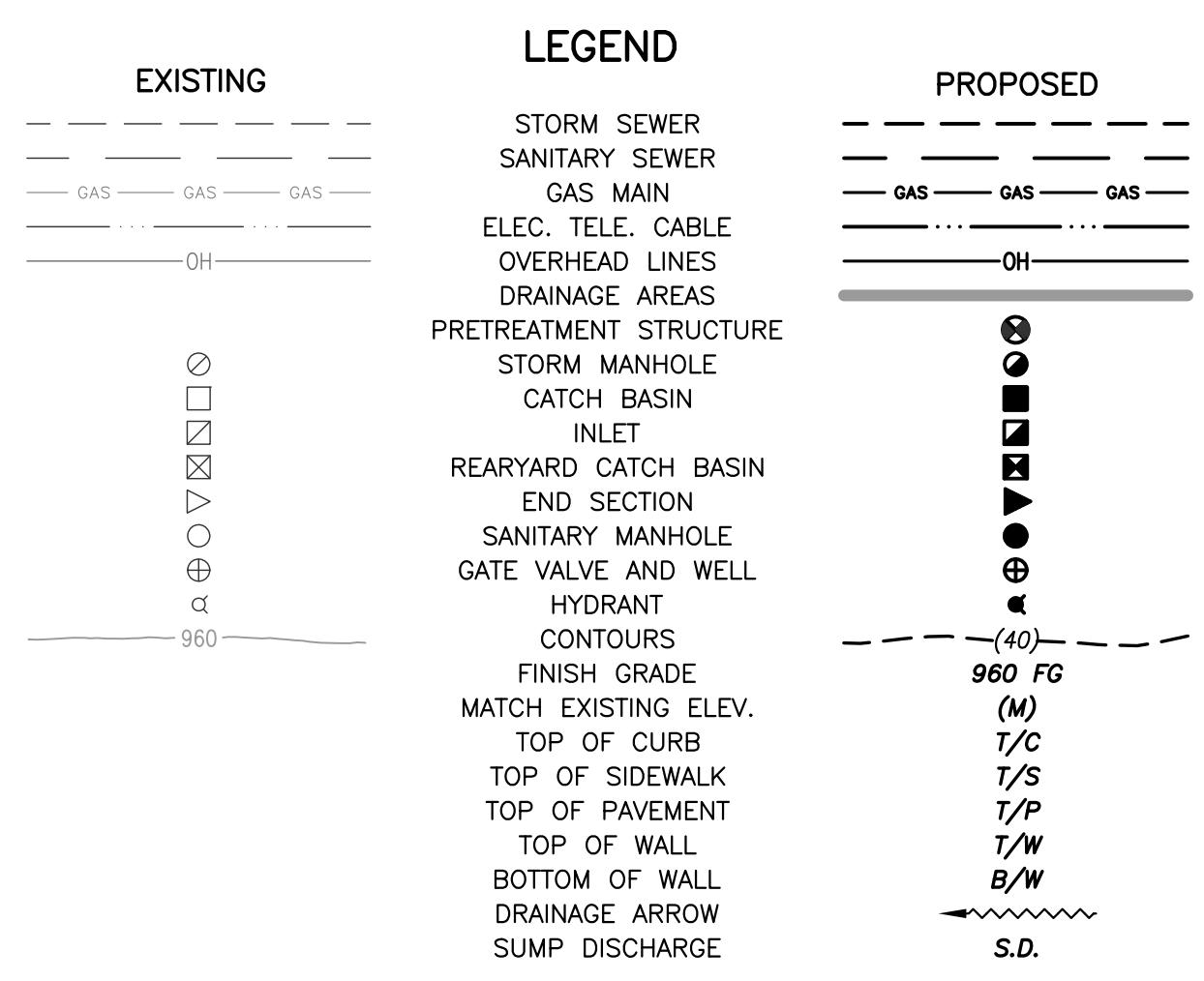
139,031 SF / 3,997 SF = 2.8% LOT COVERAGE

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)



Quantities

ON-SITE DEMOLITION:
 REMOVE BUILDINGS & FOUNDATIONS - 2 EA
 REMOVE EXISTING CONCRETE - 1,400 SF
 REMOVE EXISTING GRAVEL DRIVE - 1,800 SF +/-
 REMOVE EXISTING WELL (PER O.C.H.D.) - 1 EA
 REMOVE EXISTING SANITARY LEAD & CLEANOUTS - 200 LF +/-
 REMOVE GAS SERVICE TO BUILDINGS W/SHUTOFFS - 100 LF +/-

GRADING:
 CUTS/FILLS - T.B.D.

SANITARY LEAD, ETC.:
 6" SANITARY LEAD ABS SDR 23.5 - 30 LF
 SANITARY CLEANOUT - 1 EA
 E-ONE DUPLEX GRINDER PUMP (DESIGNED & INSTALLED BY TOWNSHIP, PAID FOR BY DEVELOPER) - 1 EA
 1 1/2" FORCEMAIN - 200 LF
 CONNECTING TO 3" FORCEMAIN - 1 EA

WATER SERVICE LEAD:
 TYPE III DOMESTIC WELL - 1 EA
 2" WATER SERVICE - 90 LF +/-

STORM SEWER:
 6" PERFORATED HDPE EDGE DRAIN @ (2) CATCH BASINS INCLUDING SOCK & PEA PEBBLE - 50 LF
 12" C76 CL4 PREMIUM JOINT PIPE - 187 LF
 CATCH BASIN, 4' DIA., W/EJTW 5105 "D" COVER - 2 EA
 MANHOLE, 4' DIA., EJIW 1040 "A" COVER - 2 EA
 PRETREATMENT MANHOLE, 4' DIA., EJIW "A" COVER - 1 EA
 CONSTRUCT UNDERGROUND DETENTION SYSTEM (130 LF OF 96" CSP/HEL-COR PIPE & STRUCTURE) COMPLETE - 1 EA
 24" CSP/HEL-COR PIPE - 40 LF
 12" CONCRETE END SECTION (6' LENGTH) - 1 EA
 GROUTED RIP-RAP - 4 SY

GAS SERVICE: 102 LF +/-

ELECTRIC SERVICE: 102 LF +/-

PAVEMENT & CURBS, ETC. (ON-SITE):
 4" ASPHALT OVER 8"-21AA GRAVEL (PARKING SPACES) - 600 SY
 7" ASPHALT OVER 8"-21AA GRAVEL (PARKING AISLES) - 540 SY
 8"x8"x8" THICK CONCRETE COLLARS (@ CATCH BASINS) - 2 EA
 4" CONCRETE SIDEWALK OVER 4" C.S.B. - 130 SY
 8" CONCRETE DUMPSTER PAD OVER 4" C.S.B. - 36 SY
 DUMPSTER ENCLOSURE & GATE - 1 EA

PAVEMENT & CURBS, ETC. (PONTIAC LAKE ROAD R.O.W.):
 9" ASPHALT OVER SUITABLE BASE - 106 SY
 5 1/2" B-2 STANDARD CONCRETE CURB, 30" WIDE - 70 LF
 ADA SIDEWALK RAMPS - 2 EA
 SAWCUT & BUTTJOINT - 80 LF
 4" CONCRETE SIDEWALK OVER 4" C.S.B. - 96 SY

SOIL EROSION CONTROLS:
 DISRUPTION AREA - 0.80 ACRES
 SILT FENCE - 550 LF
 SILT FENCE GRAVEL FILTER - 1 EA
 SEED & MULCH - 0.40 ACRES
 CATCH BASIN FILTERS - 2 EA
 CONSTRUCTION STONE ACCESS DRIVE - 120 SY
 (AND USE EXISTING ENTRANCES)

MISCELLANEOUS:
 BOULDER WALL (2' TO 7' HIGH) - 55 LF - 330 SF +/-
 6" WIDE WOODCHIP PATH (UPLAND) - 1,335 SF
 6" WIDE NATURE TRAIL (CLEARING) - 2,900 SF
 6' TALL FENCE - 90 LF

Boulder Wall (76 LF +/-):

Location	Wall Elevation	Wall
#	Top Bottom	Height +/-
1 End	965.2 964.5	0.7
2	965.2 960.0	5.2
3	965.1 958.0	7.1
4	964.8 963.0	3.0

(SEE DETAIL SHEET 3)

