

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
TAX COLLECTIONS						
101-000-402.000	CURRENT PROPERTY TAX	0.00	1,157,145.06	1,130,455.00	(26,690.06)	102.36
101-000-403.001	SPECIAL ASSMT STREET LIGHTS	0.00	17,127.43	17,130.00	2.57	99.98
101-000-405.000	TRAILER PARK TAX	856.00	3,421.50	7,500.00	4,078.50	45.62
101-000-412.000	DELINQUENT PROPERTY TAX	2,098.31	2,807.42	0.00	(2,807.42)	100.00
101-000-445.000	PENALTIES	0.00	13,428.74	17,000.00	3,571.26	78.99
101-000-445.001	PRIN RESIDENCE DENIALS	929.75	1,443.39	2,000.00	556.61	72.17
TAX COLLECTIONS		3,884.06	1,195,373.54	1,174,085.00	(21,288.54)	101.81
OTHER LICENSE & PERMITS						
101-000-457.000	MISCELLANEOUS LICENSES	0.00	150.00	0.00	(150.00)	100.00
101-000-459.000	SOLICITOR PERMIT	70.00	(30.00)	500.00	530.00	(6.00)
101-000-481.000	DOG LICENSES	153.00	503.00	1,200.00	697.00	41.92
OTHER LICENSE & PERMITS		223.00	623.00	1,700.00	1,077.00	36.65
TRANSPORTATION						
101-000-542.000	OCPTA FUNDS	0.00	14,763.00	0.00	(14,763.00)	100.00
101-000-651.000	SENIOR ACTIVITIES	0.00	0.00	21,000.00	21,000.00	0.00
101-000-652.001	SENIOR CENTER REVENUE	100.00	1,886.08	180.00	(1,706.08)	1,047.82
TRANSPORTATION		100.00	16,649.08	21,180.00	4,530.92	78.61
PLANNING REVENUE						
101-000-608.000	ZONING BOARD OF APPEALS	385.00	2,435.00	6,500.00	4,065.00	37.46
101-000-609.000	PLANNING COMMISSION FEES	795.00	1,592.00	4,250.00	2,658.00	37.46
101-000-622.000	ZONING APPLICATION FEES	2,480.00	5,285.00	4,000.00	(1,285.00)	132.13
101-000-622.002	PLANNING DEPARTMENT REVIEWS	1,400.00	2,250.00	2,500.00	250.00	90.00
101-000-622.003	LANDSCAPING INSPECTION FEES	0.00	0.00	750.00	750.00	0.00
101-000-622.004	PUNCH LIST ADMIN FEES	0.00	7,802.96	500.00	(7,302.96)	1,560.59
101-000-622.005	FINAL BACK CHECK FEES	0.00	0.00	350.00	350.00	0.00
101-000-625.000	SPECIAL MEETING FEES	0.00	0.00	500.00	500.00	0.00
PLANNING REVENUE		5,060.00	19,364.96	19,350.00	(14.96)	100.08
STATE SHARED						
101-000-576.000	STATE SHARED REV-CONSTITUTIONA	469,340.00	922,220.00	2,400,000.00	1,477,780.00	38.43
STATE SHARED		469,340.00	922,220.00	2,400,000.00	1,477,780.00	38.43
FEES FOR SERVICES						
101-000-607.000	PASSPORT PROCESSING FEE	525.00	3,045.00	7,000.00	3,955.00	43.50
101-000-621.000	PLATTING & LOT SPLIT FEES	110.00	385.00	1,500.00	1,115.00	25.67
101-000-623.000	N S F FEE	0.00	150.00	500.00	350.00	30.00
101-000-627.000	DUPLICATING & PHOTOSTAT	2.00	148.64	350.00	201.36	42.47
101-000-643.000	CEMETERY LOTS	0.00	3,600.00	8,000.00	4,400.00	45.00
101-000-644.000	GRAVESITE OPENINGS/CLOSINGS	950.00	7,700.00	10,000.00	2,300.00	77.00
101-000-644.001	MONUMENT FOUNDATIONS/BRICK PAVERS	0.00	649.00	6,600.00	5,951.00	9.83
101-000-650.000	OTHER MAPS, CODES, ETC	5.00	5.00	50.00	45.00	10.00
101-000-654.000	OC ENHANCED REVENUE	843.59	2,367.48	2,000.00	(367.48)	118.37
101-000-689.000	SUMMER TAX COLLECTION REIMB	0.00	0.00	70,000.00	70,000.00	0.00
101-000-695.001	OTHER CABLE TV	8,591.05	144,332.95	500,000.00	355,667.05	28.87
101-000-695.002	ADMINISTRATIVE FEES	164.50	429.20	1,200.00	770.80	35.77
101-000-695.003	ADMIN FEES - GARBAGE FUND	0.00	0.00	92,748.00	92,748.00	0.00
101-000-695.004	ADMIN FEES - TRUST & AGENCY	1,149.05	1,305.05	25,000.00	23,694.95	5.22
101-000-695.007	ADMIN FEE SPECIAL ASSESSMENTS	0.00	0.00	5,000.00	5,000.00	0.00

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Fund 101 - GENERAL FUND						
Revenues						
FEEES FOR SERVICES		12,340.19	164,117.32	729,948.00	565,830.68	22.48
ORDINANCE FINES						
101-000-656.000	ORDINANCE FINES	100.00	(137.50)	0.00	137.50	100.00
ORDINANCE FINES		100.00	(137.50)	0.00	137.50	100.00
MISCELLANEOUS						
101-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	568,958.00	568,958.00	0.00
101-000-530.001	FEDERAL GRANTS	0.00	1,797.00	0.00	(1,797.00)	100.00
101-000-575.001	METRO ACT REVENUE	0.00	0.00	16,600.00	16,600.00	0.00
101-000-664.000	INTEREST INCOME	11,555.40	21,366.54	20,000.00	(1,366.54)	106.83
101-000-664.001	INTEREST - TRUST AND AGENCY	0.00	1,775.17	2,000.00	224.83	88.76
101-000-673.000	SALE OF FIXED ASSETS	0.00	2,550.00	0.00	(2,550.00)	100.00
101-000-675.002	DONATIONS HOIDAY EVENTS	0.00	0.00	10,000.00	10,000.00	0.00
101-000-677.000	POSTAGE REVENUE	0.00	81.10	100.00	18.90	81.10
101-000-678.000	MISCELLANEOUS	50.00	172.52	2,000.00	1,827.48	8.63
101-000-679.002	TRANSFER FROM SEWER DEBT	0.00	100,000.00	0.00	(100,000.00)	100.00
101-000-695.000	OTHER SUNDRY	5.00	128.51	500.00	371.49	25.70
MISCELLANEOUS		11,610.40	127,870.84	620,158.00	492,287.16	20.62
RENTS						
101-000-667.001	RENT COMMUNITY HALL	0.00	0.00	6,000.00	6,000.00	0.00
101-000-667.005	RENT-ORMOND RD TOWER	1,182.11	4,640.07	12,000.00	7,359.93	38.67
RENTS		1,182.11	4,640.07	18,000.00	13,359.93	25.78
TOTAL REVENUES						
		503,839.76	2,450,721.31	4,984,421.00	2,533,699.69	49.17
Expenditures						
TOWNSHIP BOARD						
101-101-703.000	SALARIES TRUSTEES	3,321.32	13,420.28	38,884.00	25,463.72	34.51
101-101-710.000	FEEES & PER DIEM	1,009.99	5,346.77	6,500.00	1,153.23	82.26
101-101-715.000	SOCIAL SECURITY	263.69	1,089.82	2,975.00	1,885.18	36.63
101-101-716.000	HOSPITAL & OPTICAL INS	0.00	34.20	150.00	115.80	22.80
101-101-717.000	GROUP LIFE INSURANCE	35.00	140.00	435.00	295.00	32.18
101-101-719.000	WORKERS' COMP INSURANCE	0.00	14.75	120.00	105.25	12.29
101-101-722.000	UNEMPLOYMENT INSURANCE	0.00	7.14	0.00	(7.14)	100.00
101-101-801.000	PROFESSIONAL FEEES - ACTUARIAL	4,900.00	4,900.00	8,000.00	3,100.00	61.25
101-101-801.001	PROFESSIONAL FEEES	0.00	0.00	10,000.00	10,000.00	0.00
101-101-807.000	AUDIT FEEES	17,100.00	22,000.00	27,000.00	5,000.00	81.48
101-101-860.000	CONFERENCEES & MILEAGE	0.00	318.00	4,000.00	3,682.00	7.95
101-101-957.000	SUBSCRIPTIONS	0.00	0.00	500.00	500.00	0.00
101-101-958.000	MEMBERSHIPS & DUES	100.00	380.00	16,000.00	15,620.00	2.38
101-101-962.000	MISCELLANEOUS	0.00	8,880.00	13,000.00	4,120.00	68.31
TOWNSHIP BOARD		26,730.00	56,530.96	127,564.00	71,033.04	44.32
SUPERVISOR						
101-171-703.000	SALARIES SUPERVISOR	7,035.76	31,660.92	89,235.00	57,574.08	35.48
101-171-704.000	SALARIES, ADMIN ASSISTANT	4,732.79	21,297.59	61,050.00	39,752.41	34.89
101-171-707.000	SALARIES CLERICAL PART TIME	970.52	3,460.81	30,000.00	26,539.19	11.54
101-171-708.000	SALARIES HR WAGES	6,228.90	31,832.67	83,050.00	51,217.33	38.33
101-171-709.000	OVERTIME	0.00	647.78	500.00	(147.78)	129.56

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DB: White Lake Twp

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Fund 101 - GENERAL FUND						
Expenditures						
101-171-715.000	SOCIAL SECURITY	1,392.45	6,673.51	20,200.00	13,526.49	33.04
101-171-716.000	HOSP & OPTICAL INSURANCE	5,537.43	18,519.23	75,300.00	56,780.77	24.59
101-171-717.000	GROUP LIFE INSURANCE	26.25	105.00	325.00	220.00	32.31
101-171-718.000	PENSION	7,449.33	35,351.71	94,525.00	59,173.29	37.40
101-171-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	400.00	1,200.00	800.00	33.33
101-171-719.000	WORKERS COMP INSURANCE	0.00	69.25	805.00	735.75	8.60
101-171-722.000	UNEMPLOYMENT INSURANCE	9.36	371.18	710.00	338.82	52.28
101-171-724.000	DENTAL INSURANCE	394.05	1,576.20	4,950.00	3,373.80	31.84
101-171-853.000	CELLULAR PHONE	50.70	152.06	800.00	647.94	19.01
101-171-860.000	MILEAGE	0.00	0.00	50.00	50.00	0.00
101-171-864.000	CONFERENCES & MEETINGS	0.00	0.00	1,400.00	1,400.00	0.00
101-171-931.000	HR SERVICES ALLOCATION	(443.20)	(2,743.20)	(112,035.00)	(109,291.80)	2.45
101-171-957.000	SUBSCRIPTIONS	0.00	0.00	200.00	200.00	0.00
101-171-958.000	MEMBERSHIPS & DUES	0.00	125.00	500.00	375.00	25.00
101-171-959.000	COMMUNITY COMMUNICATIONS	0.00	0.00	20,000.00	20,000.00	0.00
101-171-960.000	TRAINING	0.00	0.00	300.00	300.00	0.00
101-171-962.000	MISCELLANEOUS	0.00	203.85	500.00	296.15	40.77
SUPERVISOR		33,484.34	149,703.56	373,565.00	223,861.44	40.07
ELECTIONS						
101-191-706.000	PART TIME ELECTIONS	0.00	7.68	0.00	(7.68)	100.00
101-191-709.001	OVERTIME ELECTIONS	0.00	1,432.65	0.00	(1,432.65)	100.00
101-191-715.000	SOCIAL SECURITY	0.00	0.59	0.00	(0.59)	100.00
101-191-740.000	OPERATING SUPPLIES	0.00	0.00	2,500.00	2,500.00	0.00
101-191-903.000	LEGAL NOTICES	0.00	0.00	1,500.00	1,500.00	0.00
101-191-934.000	EQUIPMENT MAINTENANCE	0.00	0.00	7,500.00	7,500.00	0.00
101-191-962.000	MISCELLANEOUS	0.00	0.00	1,000.00	1,000.00	0.00
101-191-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	5,000.00	5,000.00	0.00
ELECTIONS		0.00	1,440.92	17,500.00	16,059.08	8.23
ACCOUNTING						
101-192-701.000	SALARIES SENIOR ACCOUNT MANAGER	6,402.30	28,810.36	81,200.00	52,389.64	35.48
101-192-702.000	SALARIES BOOKKEEPER	5,174.40	23,284.82	65,630.00	42,345.18	35.48
101-192-709.000	OVERTIME	0.00	90.55	200.00	109.45	45.28
101-192-715.000	SOCIAL SECURITY	873.54	3,937.86	11,250.00	7,312.14	35.00
101-192-716.000	HOSP & OPTICAL INSURANCE	1,231.98	4,843.72	17,100.00	12,256.28	28.33
101-192-717.000	GROUP LIFE INSURANCE	17.50	70.00	220.00	150.00	31.82
101-192-718.000	PENSION	3,144.72	12,382.35	38,250.00	25,867.65	32.37
101-192-719.000	WORKERS COMP INSURANCE	0.00	101.50	660.00	558.50	15.38
101-192-722.000	UNEMPLOYMENT INSURANCE	0.00	342.00	540.00	198.00	63.33
101-192-724.000	DENTAL INSURANCE	80.20	320.80	1,020.00	699.20	31.45
101-192-957.000	SUBSCRIPTIONS	0.00	0.00	50.00	50.00	0.00
101-192-958.000	MEMBERSHIPS & DUES	0.00	0.00	450.00	450.00	0.00
101-192-960.000	TRAINING	0.00	0.00	300.00	300.00	0.00
101-192-962.000	MISCELLANEOUS	0.00	0.00	100.00	100.00	0.00
ACCOUNTING		16,924.64	74,183.96	216,970.00	142,786.04	34.19
ASSESSING						
101-209-706.001	SALARIES ASSESSOR	7,176.60	32,294.70	95,690.00	63,395.30	33.75
101-209-706.002	SALARIES PROPERTY APPRAISER	9,450.76	42,440.08	119,865.00	77,424.92	35.41
101-209-706.003	SALARIES CLERICAL	4,096.19	18,432.90	51,955.00	33,522.10	35.48
101-209-707.000	SALARIES PART TIME	1,359.55	5,331.71	10,000.00	4,668.29	53.32
101-209-709.000	OVERTIME	0.00	0.00	1,500.00	1,500.00	0.00
101-209-715.000	SOCIAL SECURITY	1,649.58	7,356.23	21,350.00	13,993.77	34.46

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Fund 101 - GENERAL FUND						
Expenditures						
101-209-716.000	HOSP & OPTICAL INSURANCE	4,451.73	16,943.00	57,550.00	40,607.00	29.44
101-209-717.000	GROUP LIFE INSURANCE	35.00	140.00	435.00	295.00	32.18
101-209-718.000	PENSION	3,595.24	14,420.46	42,300.00	27,879.54	34.09
101-209-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	800.00	2,400.00	1,600.00	33.33
101-209-719.000	WORKERS COMP INSURANCE	0.00	264.50	2,950.00	2,685.50	8.97
101-209-722.000	UNEMPLOYMENT INSURANCE	24.47	779.98	1,080.00	300.02	72.22
101-209-724.000	DENTAL INSURANCE	230.12	920.48	2,900.00	1,979.52	31.74
101-209-801.000	PROFESSIONAL SERVICES	0.00	0.00	20,000.00	20,000.00	0.00
101-209-818.000	OC SOFTWARE SUPPORT FEES	0.00	1,821.41	2,000.00	178.59	91.07
101-209-820.000	LEGAL FEES	240.00	900.00	5,000.00	4,100.00	18.00
101-209-864.000	CONFERENCES & MEETINGS	0.00	0.00	200.00	200.00	0.00
101-209-903.000	LEGAL NOTICES	2,077.50	3,981.60	1,500.00	(2,481.60)	265.44
101-209-958.000	MEMBERSHIPS & DUES	0.00	0.00	1,500.00	1,500.00	0.00
101-209-960.000	TRAINING	0.00	0.00	1,000.00	1,000.00	0.00
101-209-962.000	MISCELLANEOUS	0.00	0.00	500.00	500.00	0.00
ASSESSING		34,586.74	146,827.05	441,675.00	294,847.95	33.24
LEGAL FEES						
101-210-826.000	LEGAL FEES	4,622.00	16,958.75	80,000.00	63,041.25	21.20
101-210-826.001	TAX TRIBUNAL REFUNDS	0.00	0.00	2,500.00	2,500.00	0.00
101-210-826.002	LEGAL FEES-ORDINANCE	784.00	2,333.00	40,000.00	37,667.00	5.83
LEGAL FEES		5,406.00	19,291.75	122,500.00	103,208.25	15.75
CLERK						
101-215-703.000	SALARIES CLERK	6,535.80	29,411.10	82,895.00	53,483.90	35.48
101-215-704.000	SALARIES DEPUTY CLERK	4,738.96	15,401.62	60,105.00	44,703.38	25.62
101-215-706.001	SALARIES CLERICAL	8,023.66	35,901.32	101,765.00	65,863.68	35.28
101-215-709.000	OVERTIME	0.00	1,385.93	300.00	(1,085.93)	461.98
101-215-715.000	SOCIAL SECURITY	1,423.79	6,060.97	18,750.00	12,689.03	32.33
101-215-716.000	HOSP & OPTICAL INSURANCE	6,369.63	25,002.57	67,960.00	42,957.43	36.79
101-215-717.000	GROUP LIFE INSURANCE	35.00	163.18	380.00	216.82	42.94
101-215-718.000	PENSION	7,485.27	29,691.84	96,000.00	66,308.16	30.93
101-215-718.001	HEALTH CARE SAVINGS PROGRAM	494.61	1,944.71	3,600.00	1,655.29	54.02
101-215-719.000	WORKERS COMP INSURANCE	0.00	132.75	915.00	782.25	14.51
101-215-722.000	UNEMPLOYMENT INSURANCE	0.00	526.06	810.00	283.94	64.95
101-215-724.000	DENTAL INSURANCE	509.11	1,698.10	4,050.00	2,351.90	41.93
101-215-853.000	CELLULAR PHONE	92.62	375.52	0.00	(375.52)	100.00
101-215-864.000	CONFERENCES & MEETINGS	0.00	159.00	6,258.00	6,099.00	2.54
101-215-903.000	LEGAL NOTICES	1,369.50	2,854.50	4,500.00	1,645.50	63.43
101-215-957.000	SUBSCRIPTIONS	0.00	0.00	630.00	630.00	0.00
101-215-958.000	MEMBERSHIPS & DUES	0.00	135.00	790.00	655.00	17.09
101-215-960.000	TRAINING	0.00	0.00	1,040.00	1,040.00	0.00
101-215-962.000	MISCELLANEOUS	209.50	375.50	400.00	24.50	93.88
CLERK		37,287.45	151,219.67	451,148.00	299,928.33	33.52
BOARD OF REVIEW						
101-247-710.000	FEES & PER DIEM	0.00	900.00	2,500.00	1,600.00	36.00
101-247-864.000	CONFERENCES & MEETINGS	0.00	0.00	150.00	150.00	0.00
101-247-903.000	LEGAL PUBLICATIONS	0.00	445.50	400.00	(45.50)	111.38
BOARD OF REVIEW		0.00	1,345.50	3,050.00	1,704.50	44.11
POSTAGE & MAILING						
101-248-730.000	POSTAGE	4,861.40	8,279.73	25,000.00	16,720.27	33.12

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Fund 101 - GENERAL FUND						
Expenditures						
101-248-934.000	EQUIPMENT MAINTENANCE-POSTAGE METER	204.00	441.01	2,000.00	1,558.99	22.05
101-248-946.000	POSTAGE METER RENTAL	0.00	0.00	800.00	800.00	0.00
POSTAGE & MAILING		5,065.40	8,720.74	27,800.00	19,079.26	31.37
OFFICE SUPPLIES						
101-249-727.000	OFFICE SUPPLIES	6,932.76	14,006.11	35,000.00	20,993.89	40.02
OFFICE SUPPLIES		6,932.76	14,006.11	35,000.00	20,993.89	40.02
TREASURER						
101-253-703.000	SALARIES TREASURER	6,535.80	29,411.10	82,895.00	53,483.90	35.48
101-253-704.000	SALARIES DEPUTY TREASURER	6,725.82	29,423.98	72,635.00	43,211.02	40.51
101-253-706.001	SALARIES CLERICAL FT	8,073.59	36,331.20	102,840.00	66,508.80	35.33
101-253-709.000	OVERTIME	0.00	40.96	500.00	459.04	8.19
101-253-715.000	SOCIAL SECURITY	1,585.97	7,085.86	19,800.00	12,714.14	35.79
101-253-716.000	HOSP & OPTICAL INSURANCE	5,551.16	22,317.03	83,830.00	61,512.97	26.62
101-253-717.000	GROUP LIFE INSURANCE	35.00	140.00	435.00	295.00	32.18
101-253-718.000	PENSION	7,588.99	31,705.46	87,410.00	55,704.54	36.27
101-253-718.001	HEALTH CARE SAVINGS PROGRAM	244.74	844.74	2,400.00	1,555.26	35.20
101-253-719.000	WORKERS COMP INSURANCE	0.00	131.00	1,085.00	954.00	12.07
101-253-722.000	UNEMPLOYMENT INSURANCE	23.01	536.03	810.00	273.97	66.18
101-253-724.000	DENTAL INSURANCE	377.76	1,511.04	4,750.00	3,238.96	31.81
101-253-818.000	OC SOFTWARE SUPPORT FEES	0.00	0.00	2,500.00	2,500.00	0.00
101-253-860.000	MILEAGE	0.00	0.00	300.00	300.00	0.00
101-253-864.000	CONFERENCES & MEETINGS	345.00	345.00	2,500.00	2,155.00	13.80
101-253-903.000	LEGAL NOTICES	0.00	0.00	100.00	100.00	0.00
101-253-958.000	MEMBERSHIPS & DUES	0.00	0.00	1,000.00	1,000.00	0.00
101-253-960.000	TRAINING	0.00	0.00	500.00	500.00	0.00
101-253-962.000	MISCELLANEOUS	0.00	128.88	1,000.00	871.12	12.89
TREASURER		37,086.84	159,952.28	467,290.00	307,337.72	34.23
TOWNSHIP HALL & GROUNDS						
101-265-706.000	SALARIES MAINTENANCE	4,171.80	18,773.10	52,910.00	34,136.90	35.48
101-265-707.000	SALARIES CUSTODIAN	3,368.45	15,116.27	42,785.00	27,668.73	35.33
101-265-709.000	OVERTIME	333.74	5,232.50	8,000.00	2,767.50	65.41
101-265-715.000	SOCIAL SECURITY	585.15	2,915.38	7,935.00	5,019.62	36.74
101-265-716.000	HOSP & OPTICAL INSURANCE	2,101.02	10,557.38	28,760.00	18,202.62	36.71
101-265-717.000	GROUP LIFE INSURANCE	17.50	70.00	220.00	150.00	31.82
101-265-718.000	PENSION	2,138.92	9,262.66	24,925.00	15,662.34	37.16
101-265-719.000	WORKERS COMP INSURANCE	0.00	1,084.00	5,330.00	4,246.00	20.34
101-265-722.000	UNEMPLOYMENT INSURANCE	0.00	342.00	540.00	198.00	63.33
101-265-724.000	DENTAL INSURANCE	115.06	460.24	1,450.00	989.76	31.74
101-265-853.000	TELEPHONE	1,994.19	4,034.02	12,000.00	7,965.98	33.62
101-265-863.000	VEHICLE MAINTENANCE	1,007.44	1,288.40	8,000.00	6,711.60	16.11
101-265-867.000	GASOLINE	0.00	1,368.21	6,000.00	4,631.79	22.80
101-265-910.000	INSURANCE	0.00	28,574.71	56,000.00	27,425.29	51.03
101-265-921.001	ELECTRIC TWP HALL	2,461.41	10,918.11	40,000.00	29,081.89	27.30
101-265-922.000	UTILITIES-TWP HALL	117.79	1,548.62	5,000.00	3,451.38	30.97
101-265-923.000	HEAT TWP HALL	515.97	2,528.95	6,200.00	3,671.05	40.79
101-265-931.001	BLDG MAINTENANCE & SUPPLIES	3,433.93	8,080.90	17,000.00	8,919.10	47.53
101-265-931.002	GROUNDS MAINTENANCE	0.00	4,625.25	30,000.00	25,374.75	15.42
101-265-931.003	BLDG EQUIP MAINTENANCE	265.42	2,676.42	6,000.00	3,323.58	44.61
101-265-933.000	GROUNDS EQUIP MAINTENANCE	0.00	86.58	1,000.00	913.42	8.66
101-265-934.000	OFFICE EQUIP MAINTENANCE	0.00	0.00	3,000.00	3,000.00	0.00
101-265-940.000	TOWNSHIP RECORD RETENTION COSTS	1,556.09	1,556.09	0.00	(1,556.09)	100.00

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-265-971.000	TECHNOLOGY EQUIPMENT	19,956.67	26,760.17	110,000.00	83,239.83	24.33
101-265-974.000	IMPROVEMENTS & BETTERMENTS	0.00	0.00	165,000.00	165,000.00	0.00
101-265-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	110,000.00	110,000.00	0.00
TOWNSHIP HALL & GROUNDS		44,140.55	157,859.96	748,055.00	590,195.04	21.10
CEMETERY						
101-276-910.000	INSURANCE	0.00	30.99	200.00	169.01	15.50
101-276-921.000	ELECTRIC OXBOW	0.00	0.00	200.00	200.00	0.00
101-276-921.001	ELECTRIC WHITE LAKE	59.80	119.60	300.00	180.40	39.87
101-276-932.000	CEMETERY MAINT	1,660.00	1,660.00	22,720.00	21,060.00	7.31
101-276-935.000	CEMETERY-GRAVESITE OPENING/CLOSINGS	1,900.00	5,600.00	8,000.00	2,400.00	70.00
101-276-936.000	CEMETERY FOUNDATIONS/MONUMENTS EXPENSE	150.00	495.60	4,400.00	3,904.40	11.26
101-276-962.000	MISCELLANEOUS	0.00	0.00	400.00	400.00	0.00
101-276-974.000	LAND IMPROVEMENTS	500.39	500.39	17,500.00	16,999.61	2.86
101-276-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	300.00	300.00	0.00
CEMETERY		4,270.19	8,406.58	54,020.00	45,613.42	15.56
OTHER TOWNSHIP PROPERTIES						
101-269-853.001	TELEPHONE FISK FARM	66.87	131.90	360.00	228.10	36.64
101-269-910.001	INSURANCE COMM HALL	0.00	278.87	1,000.00	721.13	27.89
101-269-910.004	INSURANCE FISK	0.00	950.13	2,600.00	1,649.87	36.54
101-269-910.008	INSURANCE-ANNEX	0.00	3,006.43	7,500.00	4,493.57	40.09
101-269-921.001	ELECTRIC COMM HALL	78.96	167.69	700.00	532.31	23.96
101-269-921.004	ELECTRIC FISK	99.62	430.75	1,800.00	1,369.25	23.93
101-269-921.006	M59/BOGIE PROP STREET LIGHT	117.23	486.80	1,200.00	713.20	40.57
101-269-921.011	ELECTRIC-TWP ANNEX	734.02	3,116.55	10,000.00	6,883.45	31.17
101-269-922.004	UTILITIES FISK	44.00	410.88	1,800.00	1,389.12	22.83
101-269-922.010	UTILITIES-TWP ANNEX	0.00	0.00	6,550.00	6,550.00	0.00
101-269-923.001	HEAT COMM HALL	183.61	740.83	2,000.00	1,259.17	37.04
101-269-923.004	HEAT FISK	223.82	684.08	1,000.00	315.92	68.41
101-269-923.011	GAS-TWP ANNEX	551.34	2,501.49	5,000.00	2,498.51	50.03
101-269-931.001	BLDG MAINT COMM HALL	0.00	83.24	3,000.00	2,916.76	2.77
101-269-931.004	BLDG EQUIPMENT MAINT COMM HALL	0.00	0.00	500.00	500.00	0.00
101-269-931.007	BLDG MAINT FISK	0.00	0.00	7,000.00	7,000.00	0.00
101-269-931.008	EQUIP MAINT FISK	0.00	163.50	1,000.00	836.50	16.35
101-269-931.013	BUILDING MAINTENANCE-TWP ANNEX	0.00	5,205.94	10,000.00	4,794.06	52.06
101-269-932.000	ANNEX GROUND MAINTENANCE	0.00	0.00	2,500.00	2,500.00	0.00
101-269-962.000	MISCELLANEOUS	0.00	0.00	500.00	500.00	0.00
OTHER TOWNSHIP PROPERTIES		2,099.47	18,359.08	66,010.00	47,650.92	27.81
HEALTH & WELFARE						
101-285-801.000	ENVIRONMENTAL PROFESSIONAL SERVICES	0.00	0.00	12,000.00	12,000.00	0.00
HEALTH & WELFARE		0.00	0.00	12,000.00	12,000.00	0.00
PLANNING						
101-402-706.001	SALARIES PLANNING DIRECTOR	7,176.61	32,294.72	91,020.00	58,725.28	35.48
101-402-706.002	SALARIES CLERICAL	4,036.80	18,290.60	51,200.00	32,909.40	35.72
101-402-707.000	SALARIES STAFF PLANNER	5,431.96	24,081.91	68,895.00	44,813.09	34.95
101-402-709.000	OVERTIME	640.14	2,554.17	5,362.00	2,807.83	47.63
101-402-710.000	PLANNING/ZBA BOARD FEES	1,691.14	4,611.14	10,000.00	5,388.86	46.11
101-402-715.000	SOCIAL SECURITY	1,323.10	5,985.31	17,320.00	11,334.69	34.56
101-402-716.000	HOSP & OPTICAL INSURANCE	2,252.13	6,763.77	25,290.00	18,526.23	26.74
101-402-717.000	GROUP LIFE INSURANCE	26.25	105.00	325.00	220.00	32.31

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-402-718.000	PENSION	2,427.99	9,770.84	28,780.00	19,009.16	33.95
101-402-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	800.00	2,400.00	1,600.00	33.33
101-402-719.000	WORKERS COMP INSURANCE	0.00	242.50	2,110.00	1,867.50	11.49
101-402-722.000	UNEMPLOYMENT INSURANCE	0.00	511.16	810.00	298.84	63.11
101-402-724.000	DENTAL INSURANCE	206.31	825.24	2,590.00	1,764.76	31.86
101-402-729.000	PRINTING	0.00	0.00	1,750.00	1,750.00	0.00
101-402-757.000	OPERATING SUPPLIES	0.00	0.00	750.00	750.00	0.00
101-402-801.000	PROFESSIONAL FEES	1,273.00	2,318.00	44,750.00	42,432.00	5.18
101-402-853.000	CELLULAR PHONE	102.02	305.99	1,275.00	969.01	24.00
101-402-864.000	CONFERENCES & MEETINGS	0.00	0.00	3,884.00	3,884.00	0.00
101-402-903.000	LEGAL NOTICES	1,551.00	1,699.50	3,500.00	1,800.50	48.56
101-402-910.000	INSURANCE	0.00	2,041.18	4,100.00	2,058.82	49.78
101-402-957.000	SUBSCRIPTIONS	0.00	0.00	650.00	650.00	0.00
101-402-958.000	MEMBERSHIPS & DUES	0.00	0.00	2,108.00	2,108.00	0.00
101-402-960.000	TRAINING	0.00	0.00	4,100.00	4,100.00	0.00
101-402-962.000	MISCELLANEOUS	0.00	0.00	500.00	500.00	0.00
PLANNING		28,338.45	113,201.03	373,469.00	260,267.97	30.31
HIGHWAYS & STREETS						
101-446-930.000	TRAFFIC SIGNAL MAINTENANCE	0.00	267.44	1,000.00	732.56	26.74
101-448-926.000	STREET LIGHTING	5,114.33	15,025.27	50,000.00	34,974.73	30.05
101-451-970.000	ROAD CONSTRUCTION/TRI PARTY	0.00	59,326.00	135,000.00	75,674.00	43.95
HIGHWAYS & STREETS		5,114.33	74,618.71	186,000.00	111,381.29	40.12
STORM & SEWER						
101-536-724.000	DENTAL INSURANCE	(149.92)	(224.88)	0.00	224.88	100.00
STORM & SEWER		(149.92)	(224.88)	0.00	224.88	100.00
TRANSPORTATION						
101-672-880.000	WOTA PARTICIPATION	14,763.00	199,763.00	185,000.00	(14,763.00)	107.98
TRANSPORTATION		14,763.00	199,763.00	185,000.00	(14,763.00)	107.98
SENIOR CENTER						
101-757-703.000	SALARIES SENIOR DIRECTOR	4,329.31	19,481.89	54,910.00	35,428.11	35.48
101-757-704.000	SALARIES PROGRAM DEVELOPER	2,748.20	11,575.37	48,190.00	36,614.63	24.02
101-757-709.000	OVERTIME	0.00	0.00	500.00	500.00	0.00
101-757-715.000	SOCIAL SECURITY	529.95	2,324.19	7,925.00	5,600.81	29.33
101-757-716.000	HOSP & OPTICAL INSURANCE	2,970.06	13,271.04	40,460.00	27,188.96	32.80
101-757-717.000	GROUP LIFE INSURANCE	17.50	70.00	220.00	150.00	31.82
101-757-718.000	PENSION	1,292.28	5,111.34	16,340.00	11,228.66	31.28
101-757-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	400.00	1,200.00	800.00	33.33
101-757-719.000	WORKERS COMP INSURANCE	0.00	38.00	680.00	642.00	5.59
101-757-722.000	UNEMPLOYMENT INSURANCE	12.11	341.98	540.00	198.02	63.33
101-757-724.000	DENTAL INSURANCE	149.92	599.68	1,880.00	1,280.32	31.90
101-757-751.000	SENIOR ACTIVITIES	314.48	781.12	30,000.00	29,218.88	2.60
101-757-757.000	OPERATING SUPPLIES	131.00	239.29	1,800.00	1,560.71	13.29
101-757-853.000	TELEPHONE	325.35	638.36	2,700.00	2,061.64	23.64
101-757-864.000	CONFERENCES & MEETINGS	0.00	0.00	500.00	500.00	0.00
101-757-910.000	INSURANCE	0.00	1,232.21	3,310.00	2,077.79	37.23
101-757-921.000	ELECTRIC	357.00	1,091.03	4,500.00	3,408.97	24.25
101-757-922.000	UTILITIES	44.00	410.88	1,800.00	1,389.12	22.83
101-757-923.000	HEAT	216.21	799.63	2,200.00	1,400.37	36.35
101-757-931.000	BUILDING MAINTENANCE	144.93	1,152.26	9,000.00	7,847.74	12.80

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-757-957.000	SUBSCRIPTIONS	0.00	0.00	100.00	100.00	0.00
101-757-958.000	MEMBERSHIPS & DUES	0.00	0.00	150.00	150.00	0.00
101-757-962.000	MISCELLANEOUS	0.00	157.33	800.00	642.67	19.67
101-757-976.000	ADD & IMPROVEMENTS	0.00	0.00	5,000.00	5,000.00	0.00
SENIOR CENTER		13,682.30	59,715.60	234,705.00	174,989.40	25.44
RETIREE BENEFITS						
101-863-730.000	RETIREE HEALTH INSURANCE	8,715.50	30,701.13	95,000.00	64,298.87	32.32
101-863-730.003	OPEB FUNDING	270,000.00	270,000.00	270,000.00	0.00	100.00
RETIREE BENEFITS		278,715.50	300,701.13	365,000.00	64,298.87	82.38
OTHER						
101-299-956.000	UNALLOCATED MISCELLANEOUS	529.23	2,704.49	15,000.00	12,295.51	18.03
101-849-969.000	SPECIAL PROJECTS CONTRIB	0.00	0.00	10,000.00	10,000.00	0.00
101-863-801.000	PAYROLL SERVICE	1,134.91	6,721.25	27,000.00	20,278.75	24.89
101-906-991.000	PRINCIPAL-CAPITAL LEASE	962.21	2,503.57	5,860.00	3,356.43	42.72
101-906-995.000	INTEREST-CAPITAL LEASE	143.79	409.43	780.00	370.57	52.49
OTHER		2,770.14	12,338.74	58,640.00	46,301.26	87.09
ORDINANCE						
101-372-706.001	SALARIES ORDINANCE OFFICER	4,625.56	20,815.02	58,670.00	37,854.98	35.48
101-372-709.000	OVERTIME	46.26	647.58	100.00	(547.58)	647.58
101-372-715.000	SOCIAL SECURITY	340.87	1,567.55	6,500.00	4,932.45	24.12
101-372-716.000	HOSP & OPTICAL INSURANCE	1,845.81	7,576.69	25,100.00	17,523.31	30.19
101-372-717.000	GROUP LIFE INSURANCE	8.75	35.00	110.00	75.00	31.82
101-372-718.000	PENSION	1,269.07	5,086.96	15,300.00	10,213.04	33.25
101-372-719.000	WORKERS COMP INSURANCE	0.00	70.75	890.00	819.25	7.95
101-372-722.000	UNEMPLOYMENT INSURANCE	0.00	171.00	270.00	99.00	63.33
101-372-724.000	DENTAL INSURANCE	131.35	525.40	1,650.00	1,124.60	31.84
101-372-744.000	UNIFORMS-ORDINANCE	0.00	102.98	500.00	397.02	20.60
101-372-757.000	OPERATING SUPPLIES	0.00	0.00	200.00	200.00	0.00
101-372-853.000	CELLULAR PHONE	51.31	180.13	1,000.00	819.87	18.01
101-372-863.000	VEHICLE MAINTENANCE	0.00	119.53	3,000.00	2,880.47	3.98
101-372-864.000	CONFERENCE & MEETINGS	0.00	0.00	750.00	750.00	0.00
101-372-867.000	GASOLINE	0.00	183.68	1,720.00	1,536.32	10.68
101-372-910.000	INSURANCE	0.00	361.93	800.00	438.07	45.24
101-372-958.000	MEMBERSHIPS & DUES	0.00	0.00	150.00	150.00	0.00
101-372-960.000	TRAINING	0.00	0.00	500.00	500.00	0.00
101-372-962.000	MISCELLANEOUS	84.77	214.77	250.00	35.23	85.91
101-372-963.000	DANGEROUS BLDG DEMOLITIONS	73.75	8,612.75	0.00	(8,612.75)	100.00
ORDINANCE		8,477.50	46,271.72	117,460.00	71,188.28	39.39
OTHER						
101-965-999.004	TRANSFER TO PA 188	0.00	300,000.00	300,000.00	0.00	100.00
OTHER		0.00	300,000.00	300,000.00	0.00	87.09
TOTAL EXPENDITURES		605,725.68	2,074,233.17	4,984,421.00	2,910,187.83	41.61

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
	TOTAL REVENUES	503,839.76	2,450,721.31	4,984,421.00	2,533,699.69	49.17
	TOTAL EXPENDITURES	605,725.68	2,074,233.17	4,984,421.00	2,910,187.83	41.61
	NET OF REVENUES & EXPENDITURES	(101,885.92)	376,488.14	0.00	(376,488.14)	100.00

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
Revenues						
REVENUES						
206-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	41,026.00	41,026.00	0.00
206-000-402.000	TAX COLLECTIONS	0.00	3,473,773.54	3,393,589.00	(80,184.54)	102.36
206-000-607.000	PERMIT AND INSPECTION FEES	500.00	678.00	15,000.00	14,322.00	4.52
206-000-665.000	INTEREST	0.00	7,104.13	17,000.00	9,895.87	41.79
206-000-673.000	SALE OF FIXED ASSETS	0.00	9,000.00	0.00	(9,000.00)	100.00
206-000-695.000	MISC REVENUE	0.00	13,645.53	300.00	(13,345.53)	4,548.51
206-336-977.002	USE OF FUND BALANCE	0.00	0.00	800,000.00	800,000.00	0.00
REVENUES		500.00	3,504,201.20	4,266,915.00	762,713.80	82.12
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TOTAL REVENUES		500.00	3,504,201.20	4,266,915.00	762,713.80	82.12
Expenditures						
OTHER						
206-336-801.001	HR SERVICES	0.00	0.00	33,185.00	33,185.00	0.00
OTHER		0.00	0.00	33,185.00	33,185.00	19.58
CIVIL SERVICE						
206-220-710.000	FEES & PER DIEM	0.00	300.00	1,000.00	700.00	30.00
206-220-727.000	SUPPLIES	0.00	440.00	500.00	60.00	88.00
206-220-903.000	LEGAL NOTICES	0.00	0.00	500.00	500.00	0.00
CIVIL SERVICE		0.00	740.00	2,000.00	1,260.00	37.00
SALARIES						
206-336-705.000	SALARIES CHIEF	5,471.49	37,240.85	118,000.00	80,759.15	31.56
206-336-705.001	SALARIES CAPTAIN	19,851.21	89,585.32	252,770.00	163,184.68	35.44
206-336-706.001	SALARIES FIRE SERGEANT	28,474.92	131,101.86	370,500.00	239,398.14	35.39
206-336-706.005	SALARIES FIREFIGHTERS	55,462.72	244,373.33	664,750.00	420,376.67	36.76
206-336-706.007	FIRE MARSHAL/DEPUTY CHIEF	3,741.06	27,547.78	86,300.00	58,752.22	31.92
206-336-709.000	OVERTIME	21,149.96	101,406.99	120,000.00	18,593.01	84.51
206-336-710.000	PAID ON CALL WAGES	1,241.09	12,498.80	100,000.00	87,501.20	12.50
206-336-720.000	HOLIDAY/PERSONAL PAY	78,948.44	81,141.04	183,400.00	102,258.96	44.24
SALARIES		214,340.89	724,895.97	1,895,720.00	1,170,824.03	38.24
PAYROLL BENEFITS						
206-336-715.000	SOCIAL SECURITY	16,139.39	54,231.55	145,300.00	91,068.45	37.32
206-336-716.000	HOSP & OPTICAL INSURANCE	28,362.68	110,841.36	414,000.00	303,158.64	26.77
206-336-716.002	RETIREE HEALTH CARE PREMIUMS	2,091.48	9,035.17	38,800.00	29,764.83	23.29
206-336-717.000	GROUP LIFE INSURANCE	183.75	807.62	2,270.00	1,462.38	35.58
206-336-718.000	PENSION	20,737.06	72,717.12	210,000.00	137,282.88	34.63
206-336-718.002	HEALTH CARE SAVINGS PLAN	1,378.11	6,196.56	16,120.00	9,923.44	38.44
206-336-718.003	OPEB FUNDING	150,000.00	150,000.00	150,000.00	0.00	100.00
206-336-719.000	WORKERS COMP INSURANCE	0.00	13,037.00	90,000.00	76,963.00	14.49
206-336-722.000	UNEMPLOYMENT INSURANCE	0.00	3,761.98	5,670.00	1,908.02	66.35
206-336-724.000	DENTAL INSURANCE	1,985.29	7,941.16	25,000.00	17,058.84	31.76
PAYROLL BENEFITS		220,877.76	428,569.52	1,097,160.00	668,590.48	39.06
OTHER						
206-336-727.000	OFFICE SUPPLIES	159.25	331.31	3,500.00	3,168.69	9.47
206-336-730.000	SHIPPING & FREIGHT	0.00	7.58	500.00	492.42	1.52

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
Expenditures						
206-336-744.000	UNIFORMS	1,406.91	6,956.63	20,000.00	13,043.37	34.78
206-336-744.002	FOOD ALLOWANCE	0.00	2,559.25	11,050.00	8,490.75	23.16
206-336-757.000	OPERATING SUPPLIES	1,197.67	5,328.87	25,000.00	19,671.13	21.32
206-336-758.000	OXYGEN & AIR	76.00	461.58	5,000.00	4,538.42	9.23
206-336-767.000	MEDICAL SUPPLIES	443.28	2,464.83	20,000.00	17,535.17	12.32
206-336-801.000	CONSULTANT/PROFESSIONAL SERVICES	0.00	475.00	5,000.00	4,525.00	9.50
206-336-807.000	AUDIT FEES	5,000.00	5,000.00	5,000.00	0.00	100.00
206-336-826.000	LEGAL FEES	500.00	2,612.50	20,000.00	17,387.50	13.06
206-336-826.002	TAX TRIBUNAL REFUNDS	0.00	0.00	4,000.00	4,000.00	0.00
206-336-835.000	MEDICAL SERVICES	78.00	414.00	8,000.00	7,586.00	5.18
206-336-851.000	RADIO MAINTENANCE	0.00	0.00	2,000.00	2,000.00	0.00
206-336-853.000	CELL PHONES	169.07	811.30	3,500.00	2,688.70	23.18
206-336-853.001	TELEPHONE STATION 1	385.71	644.71	1,600.00	955.29	40.29
206-336-853.002	TELEPHONE STATION 2	169.48	354.99	1,500.00	1,145.01	23.67
206-336-853.003	TELEPHONE STATION 3	62.47	167.99	1,000.00	832.01	16.80
206-336-863.001	VEHICLE MAINTENANCE	3,569.88	10,812.25	60,000.00	49,187.75	18.02
206-336-863.002	TIRES	520.00	1,376.00	10,000.00	8,624.00	13.76
206-336-864.000	CONFERENCES & MEETINGS	0.00	300.00	7,500.00	7,200.00	4.00
206-336-867.000	GASOLINE	0.00	5,444.42	30,000.00	24,555.58	18.15
206-336-903.000	LEGAL NOTICES	0.00	0.00	200.00	200.00	0.00
206-336-910.000	INSURANCE	0.00	22,103.04	56,000.00	33,896.96	39.47
206-336-921.001	ELECTRIC STATION 1	2,135.40	4,512.95	12,000.00	7,487.05	37.61
206-336-921.002	ELECTRIC STATION 2	231.63	1,063.09	5,500.00	4,436.91	19.33
206-336-921.003	ELECTRIC STATION 3	332.19	687.28	2,500.00	1,812.72	27.49
206-336-922.001	UTILITIES - STATION 1	0.00	300.00	0.00	(300.00)	100.00
206-336-923.001	HEAT STATION 1	387.17	1,595.48	5,000.00	3,404.52	31.91
206-336-923.002	HEAT STATION 2	184.99	791.41	4,000.00	3,208.59	19.79
206-336-923.003	HEAT STATION 3	0.00	1,063.40	3,000.00	1,936.60	35.45
206-336-931.001	MAINTENANCE STATION 1	1,728.22	2,737.49	20,000.00	17,262.51	13.69
206-336-931.002	MAINTENANCE STATION 2	253.85	2,057.28	8,000.00	5,942.72	25.72
206-336-931.003	MAINTENANCE STATION 3	35.00	1,080.72	5,000.00	3,919.28	21.61
206-336-933.000	EQUIPMENT MAINTENANCE	208.25	4,385.68	15,000.00	10,614.32	29.24
206-336-957.000	SUBSCRIPTIONS	0.00	0.00	3,500.00	3,500.00	0.00
206-336-958.000	MEMBERSHIPS & DUES	1,384.00	1,804.00	12,000.00	10,196.00	15.03
206-336-960.000	TRAINING	400.75	1,583.69	40,000.00	38,416.31	3.96
206-336-962.000	MISCELLANEOUS	139.50	139.50	3,000.00	2,860.50	4.65
OTHER		21,158.67	92,428.22	438,850.00	346,421.78	19.58
AQUISTITIONS						
206-336-977.000	EQUIPMENT ACQUISITIONS 04M	9,390.00	18,316.38	750,000.00	731,683.62	2.44
206-336-977.001	SUPPLY ACQUISITIONS 04M	0.00	2,905.30	50,000.00	47,094.70	5.81
AQUISTITIONS		9,390.00	21,221.68	800,000.00	778,778.32	2.65
TOTAL EXPENDITURES						
		465,767.32	1,267,855.39	4,266,915.00	2,999,059.61	29.71
Fund 206 - FIRE:						
TOTAL REVENUES		500.00	3,504,201.20	4,266,915.00	762,713.80	82.12
TOTAL EXPENDITURES		465,767.32	1,267,855.39	4,266,915.00	2,999,059.61	29.71
NET OF REVENUES & EXPENDITURES		(465,267.32)	2,236,345.81	0.00	(2,236,345.81)	100.00

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE						
Revenues						
REVENUES						
207-000-393.000	DESIGNATED FUND BALANCE	0.00	0.00	539,190.00	539,190.00	0.00
207-000-402.000	TAX COLLECTIONS	0.00	5,660,642.39	5,529,760.00	(130,882.39)	102.37
207-000-530.000	FEDERAL GRANTS	0.00	8,850.08	0.00	(8,850.08)	100.00
207-000-530.001	GRANTS - OTHER	896.25	6,202.86	0.00	(6,202.86)	100.00
207-000-546.000	CRIMINAL JUSTICE TRNG 302 FUNDS	1,499.58	1,499.58	4,500.00	3,000.42	33.32
207-000-577.000	LIQUOR LICENSES	0.00	0.00	11,000.00	11,000.00	0.00
207-000-601.000	LIASON OFFICER REIMBURSEMENT	0.00	0.00	30,000.00	30,000.00	0.00
207-000-607.000	SEX OFFENDERS REGISTRY FEE	600.00	1,850.00	1,500.00	(350.00)	123.33
207-000-608.001	WARRANT PROCESSING FEES	150.00	530.00	1,000.00	470.00	53.00
207-000-627.000	DUPLICATING & PHOTOSTAT	0.00	1,442.11	2,500.00	1,057.89	57.68
207-000-656.000	ORDINANCE FINES & COSTS	15,575.67	53,099.79	110,000.00	56,900.21	48.27
207-000-665.000	INTEREST	0.00	3,953.40	14,000.00	10,046.60	28.24
207-000-665.002	INTEREST INCOME-TAX FUND	0.00	1,833.25	1,500.00	(333.25)	122.22
207-000-673.000	SALE OF FIXED ASSETS	12,795.00	17,795.00	12,000.00	(5,795.00)	148.29
207-000-684.000	CROSSING GUARDS REIMBURSEMENT	0.00	0.00	4,900.00	4,900.00	0.00
207-000-685.000	OAKLAND CTY 911 REIMBURSEMENT	0.00	3,626.00	5,500.00	1,874.00	65.93
207-000-695.000	MISCELLANEOUS REVENUE	6,780.95	28,496.45	1,000.00	(27,496.45)	2,849.65
REVENUES		38,297.45	5,789,820.91	6,268,350.00	478,529.09	92.37
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TOTAL REVENUES		38,297.45	5,789,820.91	6,268,350.00	478,529.09	92.37
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Expenditures						
OTHER						
207-301-801.001	HR SERVICES	0.00	0.00	54,420.00	54,420.00	0.00
OTHER		0.00	0.00	54,420.00	54,420.00	27.52
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CIVIL SERVICE						
207-220-710.000	FEES & PER DIEM-CIVIL SVC	0.00	0.00	1,000.00	1,000.00	0.00
207-220-727.000	SUPPLIES-CIVIL SVC	0.00	0.00	1,000.00	1,000.00	0.00
207-220-903.000	LEGAL NOTICES-CIVIL SVC	0.00	0.00	1,000.00	1,000.00	0.00
CIVIL SERVICE		0.00	0.00	3,000.00	3,000.00	0.00
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SALARIES						
207-301-705.000	SALARIES CHIEF	7,904.00	35,568.00	100,250.00	64,682.00	35.48
207-301-706.001	SALARIES LIEUTENANTS	20,745.57	95,364.13	273,115.00	177,750.87	34.92
207-301-706.002	SALARIES SERGEANTS	25,731.37	121,126.75	337,365.00	216,238.25	35.90
207-301-706.003	SALARIES POLICE OFFICERS	113,172.83	508,222.32	1,504,065.00	995,842.68	33.79
207-301-706.004	SALARIES DISPATCHERS	22,904.50	92,812.09	290,820.00	198,007.91	31.91
207-301-706.005	SALARIES CLERICAL	15,433.96	69,452.82	195,200.00	125,747.18	35.58
207-301-706.006	SALARIES CADET	1,800.00	8,100.00	46,800.00	38,700.00	17.31
207-301-709.001	OVERTIME	5,111.75	43,643.81	155,500.00	111,856.19	28.07
207-301-709.002	COURT TIME	512.04	1,958.21	35,000.00	33,041.79	5.59
207-301-709.003	SHIFT PREMIUM	3,139.01	14,449.10	35,000.00	20,550.90	41.28
207-301-720.000	HOLIDAY PAY	0.00	172.25	115,345.00	115,172.75	0.15
SALARIES		216,455.03	990,869.48	3,088,460.00	2,097,590.52	32.08
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PAYROLL BENEFITS						
207-301-715.000	SOCIAL SECURITY	16,013.42	74,837.69	230,220.00	155,382.31	32.51
207-301-716.000	HOSP & OPTICAL INSURANCE	55,333.64	214,524.78	740,000.00	525,475.22	28.99
207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	22,024.59	90,232.79	301,800.00	211,567.21	29.90

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PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE						
Expenditures						
207-301-717.000	GROUP LIFE INSURANCE	323.75	1,306.37	4,210.00	2,903.63	31.03
207-301-718.000	PENSION	48,609.66	208,308.62	600,950.00	392,641.38	34.66
207-301-718.001	HEALTH CARE SAVINGS PROGRAM	4,020.57	17,604.88	51,600.00	33,995.12	34.12
207-301-718.003	OPEB FUNDING	250,000.00	250,000.00	250,000.00	0.00	100.00
207-301-719.000	WORKERS COMP INSURANCE	0.00	10,425.25	85,410.00	74,984.75	12.21
207-301-722.000	UNEMPLOYMENT INSURANCE	97.29	6,752.84	11,490.00	4,737.16	58.77
207-301-724.000	DENTAL INSURANCE	3,439.94	13,684.80	41,650.00	27,965.20	32.86
PAYROLL BENEFITS		399,862.86	887,678.02	2,317,330.00	1,429,651.98	38.31
OTHER						
207-301-727.000	OFFICE SUPPLIES	1,261.61	2,867.55	11,000.00	8,132.45	26.07
207-301-729.000	PRINTING	0.00	0.00	500.00	500.00	0.00
207-301-741.000	FIRE ARMS, TRNG & RANGE SUPPLIES	1,938.55	3,709.75	5,000.00	1,290.25	74.20
207-301-744.000	UNIFORMS	0.00	50.00	6,000.00	5,950.00	0.83
207-301-744.004	UNIFORM ALLOWANCE PAYOUT	0.00	20,000.00	24,000.00	4,000.00	83.33
207-301-757.000	OPERATING SUPPLIES	424.50	2,234.65	6,000.00	3,765.35	37.24
207-301-805.000	SEX OFFENDERS REGISTRY FEE	360.00	960.00	1,500.00	540.00	64.00
207-301-807.000	AUDIT FEES	8,000.00	8,000.00	4,000.00	(4,000.00)	200.00
207-301-818.000	COMPUTER SERVICES	19.98	2,551.98	10,000.00	7,448.02	25.52
207-301-826.000	LEGAL FEES-PROSECUTIONS	7,500.00	22,500.00	91,000.00	68,500.00	24.73
207-301-826.001	TAX TRIBUNAL REFUNDS	0.00	0.00	8,000.00	8,000.00	0.00
207-301-826.002	LEGAL FEES - LABOR RELATED	1,162.50	1,162.50	30,000.00	28,837.50	3.88
207-301-851.000	EQUIPMENT REPAIRS	0.00	0.00	3,000.00	3,000.00	0.00
207-301-853.000	TELEPHONE	1,602.87	3,354.47	10,000.00	6,645.53	33.54
207-301-860.000	MILEAGE	0.00	0.00	1,000.00	1,000.00	0.00
207-301-861.000	WITNESS FEES	0.00	14.00	750.00	736.00	1.87
207-301-863.001	VEHICLE MAINTENANCE	1,476.65	5,698.47	45,000.00	39,301.53	12.66
207-301-863.002	TIRES	0.00	679.60	4,000.00	3,320.40	16.99
207-301-864.000	CONFERENCES	0.00	2,251.59	4,500.00	2,248.41	50.04
207-301-867.000	GASOLINE	0.00	12,003.79	60,000.00	47,996.21	20.01
207-301-903.000	LEGAL NOTICES	0.00	0.00	500.00	500.00	0.00
207-301-910.000	INSURANCE	0.00	66,624.63	150,000.00	83,375.37	44.42
207-301-931.001	BLDG MAINTENANCE & SUPPLIES	734.00	1,699.95	10,000.00	8,300.05	17.00
207-301-933.000	EQUIP LEASE/ MAINT CONTRACTS	556.25	9,015.87	55,000.00	45,984.13	16.39
207-301-934.000	OFFICE EQUIP MAINTENANCE	0.00	6,375.00	5,000.00	(1,375.00)	127.50
207-301-958.000	MEMBERSHIPS & DUES	345.00	880.00	2,000.00	1,120.00	44.00
207-301-960.000	TRAINING	219.00	544.53	22,000.00	21,455.47	2.48
207-301-960.001	CRIMINAL JUSTICE TRNG 302 FUNDS	0.00	0.00	5,700.00	5,700.00	0.00
207-301-960.002	SNC (STATE 911) TRAINING FUNDS	1,349.00	2,648.00	5,400.00	2,752.00	49.04
207-301-962.001	MISCELLANEOUS	158.25	388.25	8,000.00	7,611.75	4.85
207-301-962.003	EVIDENCE COLLECTION	100.00	1,666.48	3,000.00	1,333.52	55.55
OTHER		27,208.16	177,881.06	591,850.00	413,968.94	27.52
AQUISTITIONS						
207-301-977.000	EQUIPMENT ACQUISITIONS	4,056.00	5,523.49	190,000.00	184,476.51	2.91
207-301-977.003	ACCREDITATION, SOFTWARE, MTCE	0.00	1,000.00	7,000.00	6,000.00	14.29
AQUISTITIONS		4,056.00	6,523.49	197,000.00	190,476.51	3.31
CROSSING GUARDS						
207-316-707.000	SALARIES PT - CROSSING GUARDS	1,323.00	5,346.00	14,000.00	8,654.00	38.19
207-316-715.000	SOCIAL SECURITY-CROSSING GUARDS	101.12	408.98	1,070.00	661.02	38.22
207-316-719.000	WORKERS COMP -CROSSING GUARDS	0.00	85.00	800.00	715.00	10.63
207-316-722.000	UNEMPLOYMENT INSUR CROSSING GUARDS	23.82	96.25	420.00	323.75	22.92
CROSSING GUARDS		1,447.94	5,936.23	16,290.00	10,353.77	36.44

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE Expenditures						
TOTAL EXPENDITURES		649,029.99	2,068,888.28	6,268,350.00	4,199,461.72	33.01
Fund 207 - POLICE:						
TOTAL REVENUES		38,297.45	5,789,820.91	6,268,350.00	478,529.09	92.37
TOTAL EXPENDITURES		649,029.99	2,068,888.28	6,268,350.00	4,199,461.72	33.01
NET OF REVENUES & EXPENDITURES		(610,732.54)	3,720,932.63	0.00	(3,720,932.63)	100.00

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 208 - PARKS AND RECREATION FUND						
Revenues						
REVENUES						
208-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	329,229.00	329,229.00	0.00
208-000-402.000	PARKS AND RECREATION TAX COLLECTIONS	0.00	364,263.28	355,921.00	(8,342.28)	102.34
208-000-652.000	FIELD RENTAL	405.00	1,105.00	5,000.00	3,895.00	22.10
208-000-665.000	INTEREST	384.90	1,145.42	3,500.00	2,354.58	32.73
REVENUES		789.90	366,513.70	693,650.00	327,136.30	52.84
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TOTAL REVENUES		789.90	366,513.70	693,650.00	327,136.30	52.84
Expenditures						
EXPENSES						
208-000-710.000	FEE'S AND PER DIEM	360.00	1,337.83	2,000.00	662.17	66.89
208-000-715.000	SOC SEC & MEDICARE TAX	9.56	48.41	250.00	201.59	19.36
208-000-720.000	EVENT EXPENSES	0.00	0.00	2,000.00	2,000.00	0.00
208-000-722.000	MI UNEMPLOYMENT TAX	0.00	6.89	0.00	(6.89)	100.00
208-000-801.000	PROFESSIONAL SERVICES	3,250.00	11,985.00	25,000.00	13,015.00	47.94
208-000-903.000	LEGAL PUBLICATIONS	0.00	173.25	250.00	76.75	69.30
208-000-910.000	INSURANCE	0.00	2,083.93	4,500.00	2,416.07	46.31
208-000-921.000	ELECTRIC JUDY HAWLEY PARK	16.95	87.72	1,000.00	912.28	8.77
208-000-921.001	ELECTRIC - VETTER PARK	47.13	259.07	1,000.00	740.93	25.91
208-000-922.000	UTILITIES- PARKS	540.00	1,365.00	3,300.00	1,935.00	41.36
208-000-931.001	GROUPS MAINTENANCE	0.00	0.00	40,000.00	40,000.00	0.00
208-000-932.000	PARK EQUIPMENT	0.00	0.00	100,000.00	100,000.00	0.00
208-000-958.000	MEMBERSHIPS AND DUES	0.00	189.00	850.00	661.00	22.24
208-000-962.000	MISCELLANEOUS	0.00	0.00	1,000.00	1,000.00	0.00
208-000-972.000	M-59 PATHWAYS PROJECT	0.00	0.00	500,000.00	500,000.00	0.00
208-000-973.000	BLOOMER PARK IMPROVEMENTS	0.00	0.00	2,500.00	2,500.00	0.00
208-000-974.000	PARK IMPROVEMENTS	0.00	0.00	10,000.00	10,000.00	0.00
EXPENSES		4,223.64	17,536.10	693,650.00	676,113.90	2.53
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TOTAL EXPENDITURES		4,223.64	17,536.10	693,650.00	676,113.90	2.53
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Fund 208 - PARKS AND RECREATION FUND:						
TOTAL REVENUES		789.90	366,513.70	693,650.00	327,136.30	52.84
TOTAL EXPENDITURES		4,223.64	17,536.10	693,650.00	676,113.90	2.53
NET OF REVENUES & EXPENDITURES		(3,433.74)	348,977.60	0.00	(348,977.60)	100.00

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 249 - BUILDING DEPARTMENT FUND						
Revenues						
REVENUES						
249-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	85,090.00	85,090.00	0.00
REVENUES		0.00	0.00	85,090.00	85,090.00	0.00
BUILDING REVENUE						
249-000-452.000	CONTRACTORS GENERAL LICENSES	480.00	1,680.00	4,000.00	2,320.00	42.00
249-000-453.000	ELECTRICAL LICENSES	220.00	980.00	2,200.00	1,220.00	44.55
249-000-454.000	HEATING LICENSES	180.00	675.00	1,200.00	525.00	56.25
249-000-455.000	PLUMBING LICENSES	7.00	31.00	60.00	29.00	51.67
249-000-477.000	BUILDING PERMITS	37,580.00	163,279.02	350,000.00	186,720.98	46.65
249-000-478.000	ELECTRICAL PERMITS	8,840.00	28,685.00	72,000.00	43,315.00	39.84
249-000-479.000	HEATING PERMITS	11,790.00	45,150.00	100,000.00	54,850.00	45.15
249-000-480.000	PLUMBING PERMITS	4,352.00	18,433.00	45,000.00	26,567.00	40.96
249-000-482.000	PLOT PLAN REVIEWS	0.00	0.00	15,000.00	15,000.00	0.00
249-000-484.000	BUILDING PLAN REVIEWS	0.00	0.00	20,000.00	20,000.00	0.00
249-000-484.001	FIRE SAFETY REVIEWS	0.00	2,535.50	4,000.00	1,464.50	63.39
249-000-665.000	INTEREST	0.00	1,948.65	0.00	(1,948.65)	100.00
249-000-695.000	MISCELLANEOUS REVENUE	4,900.00	10,257.90	5,000.00	(5,257.90)	205.16
BUILDING REVENUE		68,349.00	273,655.07	618,460.00	344,804.93	44.25
TOTAL REVENUES		68,349.00	273,655.07	703,550.00	429,894.93	38.90
Expenditures						
SALARIES						
249-000-706.001	SALARIES BLDG OFFICIAL	6,026.72	26,982.20	76,440.00	49,457.80	35.30
249-000-706.002	SALARIES CLERICAL	7,895.56	35,705.01	100,140.00	64,434.99	35.66
249-000-706.003	CONTRACT BLDG INSPECTORS	5,180.00	17,990.00	25,000.00	7,010.00	71.96
249-000-706.005	BUILDING INSPECTOR	0.00	0.00	60,000.00	60,000.00	0.00
249-000-707.000	ELECTRICAL INSPECTOR	5,146.50	17,490.00	50,000.00	32,510.00	34.98
249-000-707.001	PLUMBING/MECHANICAL INSPECTOR	12,568.80	35,307.30	100,000.00	64,692.70	35.31
249-000-709.000	OVERTIME	0.00	0.00	20,000.00	20,000.00	0.00
SALARIES		36,817.58	133,474.51	431,580.00	298,105.49	30.93
PAYROLL BENEFITS						
249-000-715.000	SOCIAL SECURITY	1,032.94	4,651.04	19,650.00	14,998.96	23.67
249-000-716.000	HOSP & OPTICAL INSURANCE	2,520.35	9,980.10	81,645.00	71,664.90	12.22
249-000-717.000	GROUP LIFE INSURANCE	26.25	105.00	435.00	330.00	24.14
249-000-718.000	PENSION	588.91	2,644.27	10,010.00	7,365.73	26.42
249-000-718.001	HEALTH CARE SAVINGS PROGRAM	300.00	1,200.00	4,800.00	3,600.00	25.00
249-000-718.002	OPEB FUNDING	50,000.00	50,000.00	50,000.00	0.00	100.00
249-000-719.000	WORKERS COMP INSURANCE	0.00	370.25	4,220.00	3,849.75	8.77
249-000-722.000	UNEMPLOYMENT INSURANCE	0.00	500.80	685.00	184.20	73.11
249-000-724.000	DENTAL INSURANCE	131.35	525.40	4,240.00	3,714.60	12.39
PAYROLL BENEFITS		54,599.80	69,976.86	175,685.00	105,708.14	39.83
EXPENSES						
249-000-727.000	OFFICE SUPPLIES	179.87	749.08	1,200.00	450.92	62.42
249-000-757.000	OPERATING SUPPLIES	187.00	187.00	2,400.00	2,213.00	7.79
249-000-801.000	PROFESSIONAL FEES	2,092.50	9,510.00	25,000.00	15,490.00	38.04
249-000-801.001	HR SERVICES	0.00	0.00	3,985.00	3,985.00	0.00
249-000-807.000	AUDIT FEES	3,000.00	3,000.00	3,000.00	0.00	100.00

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 249 - BUILDING DEPARTMENT FUND						
Expenditures						
249-000-853.000	CELLULAR PHONE	30.06	90.16	3,000.00	2,909.84	3.01
249-000-863.000	VEHICLE MAINTENANCE	0.00	88.17	1,500.00	1,411.83	5.88
249-000-864.000	CONFERENCES & MEETINGS	0.00	0.00	2,000.00	2,000.00	0.00
249-000-867.000	GASOLINE	0.00	109.68	2,000.00	1,890.32	5.48
249-000-910.000	INSURANCE	0.00	1,525.41	3,500.00	1,974.59	43.58
249-000-957.000	SUBSCRIPTIONS	0.00	0.00	200.00	200.00	0.00
249-000-958.000	MEMBERSHIPS & DUES	145.00	320.00	2,000.00	1,680.00	16.00
249-000-960.000	TRAINING	0.00	0.00	5,000.00	5,000.00	0.00
249-000-962.000	MISCELLANEOUS	0.00	0.00	500.00	500.00	0.00
249-000-971.000	TECHNOLOGY EQUIPMENT	2,213.28	7,402.84	6,000.00	(1,402.84)	123.38
249-000-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	35,000.00	35,000.00	0.00
EXPENSES		7,847.71	22,982.34	96,285.00	73,302.66	23.87
TOTAL EXPENDITURES		99,265.09	226,433.71	703,550.00	477,116.29	32.18
Fund 249 - BUILDING DEPARTMENT FUND:						
TOTAL REVENUES		68,349.00	273,655.07	703,550.00	429,894.93	38.90
TOTAL EXPENDITURES		99,265.09	226,433.71	703,550.00	477,116.29	32.18
NET OF REVENUES & EXPENDITURES		(30,916.09)	47,221.36	0.00	(47,221.36)	100.00

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Revenues						
REVENUES						
591-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	621,497.00	621,497.00	0.00
591-000-445.000	PENALTIES	0.00	1,809.10	8,000.00	6,190.90	22.61
591-000-626.000	METERS	6,226.50	15,345.70	10,000.00	(5,345.70)	153.46
591-000-627.000	METER INSTALLATIONS	825.00	3,150.00	2,000.00	(1,150.00)	157.50
591-000-642.000	WATER	180,868.86	373,678.94	950,000.00	576,321.06	39.33
591-000-650.000	MISC SERVICE CHARGES	1,231.00	4,567.00	3,000.00	(1,567.00)	152.23
591-000-650.001	SPRINKLER SYSTEM	550.00	1,900.00	2,500.00	600.00	76.00
591-000-665.000	INTEREST EARNED	0.00	1,442.92	2,000.00	557.08	72.15
591-000-665.004	INTEREST - CAPITAL FUND	2,573.02	6,687.44	8,000.00	1,312.56	83.59
591-000-665.011	INTEREST INCOME M59 EAST (7)	0.00	1,919.74	0.00	(1,919.74)	100.00
591-000-673.000	SALE OF FIXED ASSETS	0.00	2,225.00	0.00	(2,225.00)	100.00
591-000-674.001	CONNECTION FEES	33,069.40	101,651.40	220,000.00	118,348.60	46.21
591-000-695.000	MISCELLANEOUS INCOME	669.40	783.28	5,000.00	4,216.72	15.67
591-000-699.000	SEWER ADMIN FEES	0.00	0.00	145,000.00	145,000.00	0.00
REVENUES		226,013.18	515,160.52	1,976,997.00	1,461,836.48	26.06
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TOTAL REVENUES		226,013.18	515,160.52	1,976,997.00	1,461,836.48	26.06
Expenditures						
OFFICE SUPPLIES						
591-000-727.000	OFFICE SUPPLIES	420.09	969.23	6,000.00	5,030.77	16.15
591-000-730.000	POSTAGE	794.57	1,585.28	2,500.00	914.72	63.41
OFFICE SUPPLIES		1,214.66	2,554.51	8,500.00	5,945.49	30.05
OTHER						
591-000-958.000	DUES & MISC	106.00	183.00	5,000.00	4,817.00	3.66
591-000-960.000	EDUCATION & TRAINING	0.00	132.00	3,000.00	2,868.00	4.40
591-000-962.000	MISCELLANEOUS	0.00	92.60	1,000.00	907.40	9.26
591-000-968.000	DEPRECIATION WATER SYSTEM	0.00	0.00	320,000.00	320,000.00	0.00
591-000-969.000	DEPRECIATION & AMORTIZATION	0.00	0.00	35,000.00	35,000.00	0.00
591-000-976.000	BOND INTEREST-DWRF	0.00	8,187.50	15,625.00	7,437.50	52.40
591-000-977.000	VEHICLES	0.00	0.00	45,000.00	45,000.00	0.00
591-000-991.001	PRINCIPAL COPIER LEASE	124.03	368.75	1,515.00	1,146.25	24.34
591-000-995.000	MISC SERVICE CHARGES	0.00	556.30	1,000.00	443.70	55.63
591-000-995.001	WELL HEAD PROTECTION PROGRAM	0.00	0.00	41,840.00	41,840.00	0.00
591-000-995.002	INTEREST COPIER LEASE	23.97	75.25	265.00	189.75	28.40
OTHER		254.00	9,595.40	469,245.00	459,649.60	2.16
SALARIES						
591-000-703.000	MANAGER SALARIES	6,897.15	31,037.18	87,470.00	56,432.82	35.48
591-000-706.000	WAGES CLERICAL	7,302.01	32,801.16	93,740.00	60,938.84	34.99
591-000-707.000	WAGES MAINTENANCE	8,909.42	40,166.11	178,000.00	137,833.89	22.57
591-000-707.001	WAGES PART TIME	0.00	0.00	10,000.00	10,000.00	0.00
591-000-707.002	WEEKEND ON CALL WATER OPERATOR	0.00	89.09	4,000.00	3,910.91	2.23
591-000-709.000	WAGES OVERTIME	0.00	0.00	5,000.00	5,000.00	0.00
SALARIES		23,108.58	104,093.54	378,210.00	274,116.46	27.52
PAYROLL BENEFITS						
591-000-715.000	SOCIAL SECURITY	1,714.74	7,718.71	26,100.00	18,381.29	29.57
591-000-716.000	HOSP & OPTICAL INSURANCE	12,023.64	37,608.30	117,290.00	79,681.70	32.06

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Expenditures						
591-000-717.000	GROUP LIFE INSURANCE	43.75	175.00	540.00	365.00	32.41
591-000-718.000	PENSION	1,306.48	5,876.73	19,370.00	13,493.27	30.34
591-000-718.001	HEALTH CARE SAVINGS PLAN	500.00	2,000.00	7,200.00	5,200.00	27.78
591-000-719.000	WORKERS COMP INSURANCE	0.00	1,244.75	12,050.00	10,805.25	10.33
591-000-720.000	OTHER POST RETIREMENT BENEFITS	70,000.00	70,000.00	70,000.00	0.00	100.00
591-000-722.000	UNEMPLOYMENT INSURANCE	0.00	854.97	1,620.00	765.03	52.78
591-000-724.000	DENTAL INSURANCE	452.72	1,810.88	6,630.00	4,819.12	27.31
PAYROLL BENEFITS		86,041.33	127,289.34	260,800.00	133,510.66	48.81
OTHER						
591-000-976.005	BOND INTEREST NORDIC DR MAIN	0.00	558.45	1,050.00	491.55	53.19
OTHER		0.00	558.45	1,050.00	491.55	2.16
OPERATING EXPENSES						
591-000-740.000	OPERATING SUPPLIES	24.30	1,071.79	7,500.00	6,428.21	14.29
591-000-744.000	SAFETY GEAR AND CLOTHING	113.47	773.35	5,000.00	4,226.65	15.47
591-000-745.000	SYSTEM CHEMICALS	6,405.50	12,291.50	50,000.00	37,708.50	24.58
591-000-748.000	TESTING WATER SYSTEMS	491.48	1,537.94	10,000.00	8,462.06	15.38
591-000-750.000	OPERATING SUPPLIES METERS	8,095.58	8,095.58	100,000.00	91,904.42	8.10
591-000-750.001	OPERATING SUPP METER TRANSMITT	0.00	0.00	40,000.00	40,000.00	0.00
591-000-755.000	OPERATING SUPPLIES TOOLS	3,461.74	4,190.70	8,000.00	3,809.30	52.38
591-000-801.001	HR SERVICES	0.00	0.00	6,640.00	6,640.00	0.00
591-000-802.000	ENG & ARCH FEES	3,570.00	5,077.50	0.00	(5,077.50)	100.00
591-000-803.000	IRON FILTRATION EXPENSES	0.00	4,209.79	16,052.00	11,842.21	26.23
591-000-807.000	ACCOUNTING & AUDITING	4,000.00	4,000.00	4,000.00	0.00	100.00
591-000-818.000	CONTRACTED SERVICES	1,547.81	4,126.71	40,000.00	35,873.29	10.32
591-000-826.000	ATTORNEY FEES	644.00	896.00	3,000.00	2,104.00	29.87
591-000-853.000	TELEPHONE/CELL PHONE SERVICES	910.57	1,970.73	4,000.00	2,029.27	49.27
591-000-867.000	GASOLINE/FUEL	0.00	779.98	6,000.00	5,220.02	13.00
591-000-903.000	LEGAL NOTICES	0.00	0.00	2,000.00	2,000.00	0.00
591-000-911.000	GENERAL LIAB INSURANCE	0.00	15,099.04	35,000.00	19,900.96	43.14
OPERATING EXPENSES		29,264.45	64,120.61	337,192.00	273,071.39	19.02
MAINTENANCE						
591-000-863.000	REPAIRS & MAINT VEHICLES	0.00	1,285.52	5,000.00	3,714.48	25.71
591-000-931.000	REPAIR & MAINT BLDG & EQUIP	514.43	8,336.49	275,000.00	266,663.51	3.03
591-000-931.001	GROUND MAINTENANCE	0.00	0.00	15,000.00	15,000.00	0.00
591-000-934.000	REPAIR & MAINT WATER SYSTEM	0.00	1,655.46	100,000.00	98,344.54	1.66
591-000-934.001	REPAIR & MAINT TOWER 1	0.00	0.00	25,000.00	25,000.00	0.00
591-000-934.002	REPAIR & MAINT TOWER 2	0.00	0.00	25,000.00	25,000.00	0.00
591-000-935.000	REPAIR METERS	0.00	0.00	2,000.00	2,000.00	0.00
MAINTENANCE		514.43	11,277.47	447,000.00	435,722.53	2.52
UTILITIES						
591-000-921.000	ELECTRICITY TOWER	46.25	281.94	1,000.00	718.06	28.19
591-000-921.001	ELECTRICITY TL	70.24	1,424.58	5,000.00	3,575.42	28.49
591-000-921.002	ELECTRICITY HILLVIEW	179.12	749.45	3,000.00	2,250.55	24.98
591-000-921.004	ELECTRICITY VILLAGE ACRES	2,443.23	10,346.12	40,000.00	29,653.88	25.87
591-000-921.005	ELECTRICITY SUBURBAN KNOLLS	14.95	59.80	0.00	(59.80)	100.00
591-000-921.006	ELECTRICITY GRASS LAKE	1,403.60	4,050.56	18,000.00	13,949.44	22.50
591-000-921.007	ELECTRICITY TOWER #2	83.43	594.55	1,000.00	405.45	59.46
591-000-921.008	ELECTRICITY-HURONDALE	76.04	1,285.31	1,500.00	214.69	85.69
591-000-921.010	ELECTRICITY 933 WILLIAMS-HURONDALE	24.41	90.78	500.00	409.22	18.16

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP
 PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Expenditures						
591-000-923.001	GAS TWIN LAKES	151.90	313.22	1,000.00	686.78	31.32
591-000-923.002	GAS HILLVIEW	0.00	354.70	1,000.00	645.30	35.47
591-000-923.004	GAS GRASS LAKE	149.60	560.72	1,000.00	439.28	56.07
591-000-923.005	GAS VILLAGE ACRES-SATELITE RD	163.48	707.38	2,000.00	1,292.62	35.37
UTILITIES		4,806.25	20,819.11	75,000.00	54,180.89	27.76
TOTAL EXPENDITURES		145,203.70	340,308.43	1,976,997.00	1,636,688.57	17.21
Fund 591 - WATER:						
TOTAL REVENUES		226,013.18	515,160.52	1,976,997.00	1,461,836.48	26.06
TOTAL EXPENDITURES		145,203.70	340,308.43	1,976,997.00	1,636,688.57	17.21
NET OF REVENUES & EXPENDITURES		80,809.48	174,852.09	0.00	(174,852.09)	100.00
TOTAL REVENUES - ALL FUNDS						
		837,789.29	12,900,072.71	18,893,883.00	5,993,810.29	68.28
TOTAL EXPENDITURES - ALL FUNDS						
		1,969,215.42	5,995,255.08	18,893,883.00	12,898,627.92	31.73
NET OF REVENUES & EXPENDITURES		(1,131,426.13)	6,904,817.63	0.00	(6,904,817.63)	100.00

WHITE LAKE TWP.

APRIL 2021 CASH DISBURSEMENTS

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/08/2021	GEN	87250	BECKETT & RAEDER	STANLEY PARK, MNTRF GRANT	208-000-801.000	PROFESSIONAL SERVICES	1,750.00
04/08/2021	GEN	87251	BRENDEL'S SEPTIC TANK SERVICE	P/R-VETTER PARK 03/28/21-04/24/21	208-000-922.000	UTILITIES- PARKS	270.00
04/08/2021	GEN	87252	COMMERCE TOWNSHIP	MARCH SEWER CONNECTION FEES	396-000-998.000	CONNECTION EXPENSE-COMMERCE	51,744.00
04/08/2021	GEN	87253	AXON ENTERPRISE, INC.	D/F-10GB EVIDENCE.COM A-LA-CART STORAGE	265-302-700.001	STATE EXPENDITURES	165.00
04/08/2021	GEN	87254	OAKLAND COUNTY	SHOTWELL SEWER LINING	296-000-202.000	ACCOUNTS PAYABLE	253,544.74
04/08/2021	GEN	87255	DLZ MICHIGAN, INC.	TWP HALL PLANNING STUDY	246-000-970.005	CAPITAL OUTLAY-NEW TWP HALL	1,950.00
04/08/2021	GEN	87256	KIDORF PRESERVATION CONSULTING	P/R-APPLICATION, REVIEW AND REPORTS STANLE	208-000-801.000	PROFESSIONAL SERVICES	1,500.00
04/08/2021	GEN	87257	ABC PRINTING	(2000) APPROVED STICKERS	249-000-757.000	OPERATING SUPPLIES	187.00
04/08/2021	GEN	87258	ALLSTATE BENEFITS	MARCH 2020 PREMIUMS	101-000-232.004	PAY DEDUCT ALLSTATE	676.90
04/08/2021	GEN	87258	ALLSTATE BENEFITS	MARCH 2020 PREMIUMS	206-000-232.004	PAY DEDUCT ALLSTATE	731.60
04/08/2021	GEN	87258	ALLSTATE BENEFITS	MARCH 2020 PREMIUMS	207-000-232.004	PAY DEDUCT ALLSTATE	1,043.97
04/08/2021	GEN	87259	AMAZON	HON HANGING HOLDERS	101-249-727.000	OFFICE SUPPLIES	359.06
04/08/2021	GEN	87259	AMAZON	(2) WEBCAMS FOR ACCT DEPT	101-265-971.000	TECHNOLOGY EQUIPMENT	87.27
04/08/2021	GEN	87259	AMAZON	2TB EX HARD DRIVE	206-336-727.000	OFFICE SUPPLIES	65.99
04/08/2021	GEN	87259	AMAZON	PD, 4PORT HUB/USB	207-301-727.000	OFFICE SUPPLIES	552.09
04/08/2021	GEN	87259	AMAZON	(3) MICROSOFT SURFACE PRO X SIGN KEYBOARD	249-000-971.000	TECHNOLOGY EQUIPMENT	560.97
04/08/2021	GEN	87260	APOLLO FIRE	MSA REPAIR	206-336-933.000	EQUIPMENT MAINTENANCE	208.25
04/08/2021	GEN	87261	AT & T	FEB 20 - MAR 19, 2021 CHARGES	101-000-080.853	DUE FROM WATER PHONE BILL	252.54
04/08/2021	GEN	87261	AT & T	FEB 20 - MAR 19, 2021 CHARGES	101-265-853.000	TELEPHONE	880.86
04/08/2021	GEN	87261	AT & T	FEB 20 - MAR 19, 2021 CHARGES	101-269-853.001	TELEPHONE FISK FARM	32.27
04/08/2021	GEN	87261	AT & T	DUBLIN 02/20-03/19/21 CHARGES	101-757-853.000	TELEPHONE	158.19
04/08/2021	GEN	87261	AT & T	STA #1 02/20-03/19/21 CHARGES	206-336-853.001	TELEPHONE STATION 1	189.19
04/08/2021	GEN	87261	AT & T	STA #2 02/20-03/19/21 CHARGES	206-336-853.002	TELEPHONE STATION 2	74.31
04/08/2021	GEN	87261	AT & T	FEB 20 - MAR 19, 2021 CHARGES	207-301-853.000	TELEPHONE	627.63
04/08/2021	GEN	87262	COMCAST	685 UNION 04/01/21-04/30/21 MONTHLY CHARG	101-757-751.000	SENIOR ACTIVITIES	157.24
04/08/2021	GEN	87262	COMCAST	04/06/21-05/05/21 STA #2 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	255.96
04/08/2021	GEN	87263	CONSUMERS ENERGY	7525 HIGHLAND RD 02/24/21-03/25/21 CHARGES	101-265-923.000	HEAT TWP HALL	515.97
04/08/2021	GEN	87263	CONSUMERS ENERGY	7500 HIGHLAND 02/24/21-03/25/21 CHARGES	101-269-923.001	HEAT COMM HALL	183.61
04/08/2021	GEN	87263	CONSUMERS ENERGY	9180 HIGHLAND 02/24/21-03/25/21 CHARGES	101-269-923.004	HEAT FISK	223.82
04/08/2021	GEN	87263	CONSUMERS ENERGY	7527 HIGHLAND 02/24/21-03/25/21 CHARGES	101-269-923.011	GAS-TWP ANNEX	551.34
04/08/2021	GEN	87263	CONSUMERS ENERGY	685 UNION 02/24/21-03/25/21 CHARGES	101-757-923.000	HEAT	216.21
04/08/2021	GEN	87263	CONSUMERS ENERGY	7420 HIGHLAND 02/24/21-03/25/21 CHARGES	206-336-923.001	HEAT STATION 1	387.17
04/08/2021	GEN	87263	CONSUMERS ENERGY	860 ROUND LK 02/24/21-03/25/21 CHARGES	206-336-923.002	HEAT STATION 2	184.99
04/08/2021	GEN	87264	DARWEL ENTERPRISES LLC	FD, MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	61.28
04/08/2021	GEN	87264	DARWEL ENTERPRISES LLC	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	93.50
04/08/2021	GEN	87265	DTE ENERGY	03/01/21-03/31/21 STREET LIGHTING CHARGES	101-448-926.000	STREET LIGHTING	5,114.33
04/08/2021	GEN	87266	DTE ENERGY	7500 HIGHLAND RD 02/18/21-03/19/21 MONTHL	101-269-921.001	ELECTRIC COMM HALL	40.73
04/08/2021	GEN	87266	DTE ENERGY	9180 HIGHLAND 03/20/21-03/23/21 MONTHLY CH	101-269-921.004	ELECTRIC FISK	22.68
04/08/2021	GEN	87266	DTE ENERGY	6190 WHITE LAKE RD 02/18/21-03/19/21 MONTH	101-276-921.001	ELECTRIC WHITE LAKE	29.90
04/08/2021	GEN	87266	DTE ENERGY	685 UNION 03/20/21-03/23/21 MONTHLY CHARG	101-757-921.000	ELECTRIC	357.00
04/08/2021	GEN	87266	DTE ENERGY	7440 HIGHLAND RD 02/18/21-03/19/21 MONTHL	206-336-921.001	ELECTRIC STATION 1	1,099.35
04/08/2021	GEN	87266	DTE ENERGY	4870 ORMOND RD 02/18/21-03/19/21 MONTHLY	206-336-921.003	ELECTRIC STATION 3	157.15
04/08/2021	GEN	87267	DLZ MICHIGAN, INC.	PLOT PLAN-128 SADDLEBACK	249-000-801.000	PROFESSIONAL FEES	1,750.00

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/08/2021	GEN	87268	DOUGLAS WATER CONDITIONING	SALT	206-336-931.001	MAINTENANCE STATION 1	168.50
04/08/2021	GEN	87269	EAGLE GRAPHICS & DESIGN	VINYL GRAPHICS	207-301-863.001	VEHICLE MAINTENANCE	150.00
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-000-073.716	DUE FROM LIBRARY HOSP & OPT	48.74
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-000-080.716	DUE FROM WATER HOSPITALIZATION	64.31
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-171-716.000	HOSP & OPTICAL INSURANCE	43.50
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-192-716.000	HOSP & OPTICAL INSURANCE	10.38
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-209-716.000	HOSP & OPTICAL INSURANCE	30.12
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-215-716.000	HOSP & OPTICAL INSURANCE	39.43
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-253-716.000	HOSP & OPTICAL INSURANCE	44.06
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-265-716.000	HOSP & OPTICAL INSURANCE	15.06
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-372-716.000	HOSP & OPTICAL INSURANCE	14.50
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-402-716.000	HOSP & OPTICAL INSURANCE	9.87
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-757-716.000	HOSP & OPTICAL INSURANCE	19.74
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	101-863-730.000	RETIREE HEALTH INSURANCE	77.34
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	206-336-716.000	HOSP & OPTICAL INSURANCE	205.80
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	206-336-716.002	RETIREE HEALTH CARE PREMIUMS	24.93
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	207-301-716.000	HOSP & OPTICAL INSURANCE	387.18
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	218.01
04/08/2021	GEN	87270	FIDELITY SECURITY LIFE INS/EYEMED	APRIL 2021 MONTHLY CHARGES	249-000-716.000	HOSP & OPTICAL INSURANCE	19.69
04/08/2021	GEN	87271	FIRST CHOICE COFFEE SERVICES	PURITY KIT/EXCHANGE/MEMBRANE	206-336-931.001	MAINTENANCE STATION 1	218.95
04/08/2021	GEN	87271	FIRST CHOICE COFFEE SERVICES	PURITY KIT/MEMBRANE EXCHANGE	206-336-931.002	MAINTENANCE STATION 2	218.85
04/08/2021	GEN	87272	GLOBAL OFFICE SOLUTIONS	GLAGS, LABELS, CRTDGS	101-249-727.000	OFFICE SUPPLIES	89.52
04/08/2021	GEN	87272	GLOBAL OFFICE SOLUTIONS	PD,SPEAKERS	207-301-727.000	OFFICE SUPPLIES	359.63
04/08/2021	GEN	87273	HALT FIRE INC.	PRESSURE SWITCH AUTO LUBE	206-336-863.001	VEHICLE MAINTENANCE	153.91
04/08/2021	GEN	87274	HURON CEMETERY MAINTENANCE INC.	OPEN/CLOSE GRAVE SITES	101-276-935.000	CEMETERY-GRAVESITE OPENING/CLOSING	1,900.00
04/08/2021	GEN	87275	HOLLAND SUPPLY INC	SPEARHEAD FLAGS	101-276-974.000	LAND IMPROVEMENTS	500.39
04/08/2021	GEN	87276	HOME DEPOT CREDIT SERVICES	RGD 18V (4) TORCH, CLEANING SUPPLIES, CLOSET	206-336-757.000	OPERATING SUPPLIES	85.21
04/08/2021	GEN	87276	HOME DEPOT CREDIT SERVICES	RGD 18V (4) TORCH, CLEANING SUPPLIES, CLOSET	206-336-931.001	MAINTENANCE STATION 1	889.23
04/08/2021	GEN	87277	HURON VALLEY GUNS	HOLLAND, BELT, PANTS	206-336-744.000	UNIFORMS	367.92
04/08/2021	GEN	87278	LOGIN/IACP NET	KELLER 2021 MEMBERSHIP	207-301-958.000	MEMBERSHIPS & DUES	190.00
04/08/2021	GEN	87279	I. T. RIGHT	MICROSOFT 365//DUBLIN (2)	101-265-971.000	TECHNOLOGY EQUIPMENT	288.00
04/08/2021	GEN	87280	J&B MEDICAL SUPPLY INC	KING LTS-D, TEST STRIPS, SOD CHLORIDE	206-336-767.000	MEDICAL SUPPLIES	315.50
04/08/2021	GEN	87281	JOHN HANCOCK-70482-00-5	MARCH PENSION CONTRIBUTIONS	101-000-073.718	DUE FROM LIBRARY PENSION	4,166.64
04/08/2021	GEN	87281	JOHN HANCOCK-70482-00-5	MARCH PENSION CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PENSION	931.11
04/08/2021	GEN	87281	JOHN HANCOCK-70482-00-5	MARCH PENSION CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	1,449.81
04/08/2021	GEN	87281	JOHN HANCOCK-70482-00-5	MARCH PENSION CONTRIBUTIONS	206-336-718.000	PENSION	266.71
04/08/2021	GEN	87282	LESLIE ELECTRIC COMPANY	PD, LED EM LIGHT SQUARE HEAD	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	82.50
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-000-080.717	DUE FROM WATER GROUP LIFE INSURANCE	43.75
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-101-717.000	GROUP LIFE INSURANCE	35.00
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-171-717.000	GROUP LIFE INSURANCE	26.25
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-192-717.000	GROUP LIFE INSURANCE	17.50
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-209-717.000	GROUP LIFE INSURANCE	35.00
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-215-717.000	GROUP LIFE INSURANCE	35.00

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-253-717.000	GROUP LIFE INSURANCE	35.00
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-265-717.000	GROUP LIFE INSURANCE	17.50
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-372-717.000	GROUP LIFE INSURANCE	8.75
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-402-717.000	GROUP LIFE INSURANCE	26.25
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	101-757-717.000	GROUP LIFE INSURANCE	17.50
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	206-336-717.000	GROUP LIFE INSURANCE	183.75
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	207-301-717.000	GROUP LIFE INSURANCE	323.75
04/08/2021	GEN	87283	MEDICAL MUTUAL	05/01/21-06/01/21 MONTHLY PREMIUMS	249-000-717.000	GROUP LIFE INSURANCE	26.25
04/08/2021	GEN	87284	MERGE LIVE	ZBA MEETING 03/25/21	101-402-710.000	PLANNING/ZBA BOARD FEES	235.00
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	101-000-080.962	DUE FROM WATER MISCELLANEOUS	500.00
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	101-000-232.005	PAY DEDUCT HOSP	638.08
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	101-171-718.001	HEALTH CARE SAVINGS PROGRAM	100.00
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	101-209-718.001	HEALTH CARE SAVINGS PROGRAM	200.00
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	101-215-718.001	HEALTH CARE SAVINGS PROGRAM	691.92
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	101-253-718.001	HEALTH CARE SAVINGS PROGRAM	200.00
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	101-402-718.001	HEALTH CARE SAVINGS PROGRAM	200.00
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	101-757-718.001	HEALTH CARE SAVINGS PROGRAM	100.00
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	206-000-232.005	PAY DEDUCT HOSP	3,271.86
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	206-336-718.002	HEALTH CARE SAVINGS PLAN	2,067.17
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	207-000-232.005	PAY DEDUCT HOSP	4,884.96
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	207-301-718.001	HEALTH CARE SAVINGS PROGRAM	5,799.12
04/08/2021	GEN	87285	ALERUS FINANCIAL	03/01/21-03/31/21 EE + ER HCSP CONTRIBUTION:	249-000-718.001	HEALTH CARE SAVINGS PROGRAM	300.00
04/08/2021	GEN	87286	HURON VALLEY RADIOLOGY, PC	PROF SERVICES/HABERL, S	206-336-835.000	MEDICAL SERVICES	26.00
04/08/2021	GEN	87287	MICHIGAN POLICE EQUIPMENT CO	HORNADY AMMO (5500)	207-301-741.000	FIRE ARMS, TRNG & RANGE SUPPLIES	1,938.55
04/08/2021	GEN	87287	MICHIGAN POLICE EQUIPMENT CO	(3) GLOCK 23 GEN 4 40 CAL	207-301-977.000	EQUIPMENT ACQUISITIONS	1,227.00
04/08/2021	GEN	87288	THE HOWARD E. NYHART COMPANY INC	FINAL PMT FOR 2020 GASB 75 ACTUARIAL REPOR	101-101-801.000	PROFESSIONAL FEES - ACTUARIAL	4,900.00
04/08/2021	GEN	87289	OAKLAND SCHOOLS	3RD QTR WATER BILLS	101-000-080.727	DUE FROM WATER OFFICE SUPPLIES	279.22
04/08/2021	GEN	87289	OAKLAND SCHOOLS	3RD QTR WATER BILLS	101-000-080.730	DUE FROM WATER POSTAGE	794.57
04/08/2021	GEN	87289	OAKLAND SCHOOLS	2021 CHANGE OF ASSESSMENT NOTICES	101-248-730.000	POSTAGE	4,827.48
04/08/2021	GEN	87289	OAKLAND SCHOOLS	2021 CHANGE OF ASSESSMENT NOTICES	101-249-727.000	OFFICE SUPPLIES	1,330.52
04/08/2021	GEN	87290	O.C.W.R.C.	1337 PARK DRIVE SOIL EROSION CLASS 4	101-372-963.000	DANGEROUS BLDG DEMOLITIONS	73.75
04/08/2021	GEN	87291	OREILLY AUTO PARTS	GEN, WIPERS	101-265-863.000	VEHICLE MAINTENANCE	** VOIDED **
04/08/2021	GEN	87292	PLANTE & MORAN PLLC	PROFESSIONAL SERVICES THRU 12/31/20	101-000-080.962	DUE FROM WATER MISCELLANEOUS	4,000.00
04/08/2021	GEN	87292	PLANTE & MORAN PLLC	PROFESSIONAL SERVICES THRU 12/31/20	101-101-807.000	AUDIT FEES	17,100.00
04/08/2021	GEN	87292	PLANTE & MORAN PLLC	PROFESSIONAL SERVICES THRU 12/31/20	206-336-807.000	AUDIT FEES	5,000.00
04/08/2021	GEN	87292	PLANTE & MORAN PLLC	PROFESSIONAL SERVICES THRU 12/31/20	207-301-807.000	AUDIT FEES	8,000.00
04/08/2021	GEN	87292	PLANTE & MORAN PLLC	PROFESSIONAL SERVICES THRU 12/31/20	249-000-807.000	AUDIT FEES	3,000.00
04/08/2021	GEN	87293	RICOH USA INC.	FD, MONTHLY CHARGES	206-336-727.000	OFFICE SUPPLIES	17.77
04/08/2021	GEN	87294	SAFEGWAY SHREDDING	GEN, SHREDDING	101-249-727.000	OFFICE SUPPLIES	70.00
04/08/2021	GEN	87294	SAFEGWAY SHREDDING	PD, SHREDDING	249-000-801.000	PROFESSIONAL FEES	50.00
04/08/2021	GEN	87295	SPINAL COLUMN MEDIA GROUP	LEGAL-03/10/21 TWIN LAKES SAD	101-209-903.000	LEGAL NOTICES	429.00
04/08/2021	GEN	87295	SPINAL COLUMN MEDIA GROUP	WHITE LAKE SYNOPSIS	101-215-903.000	LEGAL NOTICES	610.50
04/08/2021	GEN	87295	SPINAL COLUMN MEDIA GROUP	WHITE LAKE ZBA LEGAL	101-402-903.000	LEGAL NOTICES	627.00

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/08/2021	GEN	87296	SE MICH ASSOC OF CHIEFS OF POLICE	KELLER, 2021 MEMBERSHIP RENEWAL	207-301-958.000	MEMBERSHIPS & DUES	40.00
04/08/2021	GEN	87297	STAR EMS	LINERT, J BLOOD DRAW	207-301-962.003	EVIDENCE COLLECTION	100.00
04/08/2021	GEN	87298	SUBURBAN FORD	18 FORD EXPLORER/ORD/GEN, REPLACED BCM AN	101-265-863.000	VEHICLE MAINTENANCE	970.46
04/08/2021	GEN	87298	SUBURBAN FORD	21-3 OIL CHANGE FILTER, INSPECT	207-301-863.001	VEHICLE MAINTENANCE	39.95
04/08/2021	GEN	87299	UNIFIRST CORPORATION	UNIFORM CHARGES	101-000-080.962	DUE FROM WATER MISCELLANEOUS	37.83
04/08/2021	GEN	87299	UNIFIRST CORPORATION	UNIFORM CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	24.36
04/08/2021	GEN	87300	UNITED PARCEL SERVICE	SHIPPING CHARGES/CHESAPEAKE GROUP	101-248-730.000	POSTAGE	7.02
04/08/2021	GEN	87301	U.S. BANK EQUIPMENT FINANCE	DUBLIN COPIER PAYMENT	101-757-931.000	BUILDING MAINTENANCE	129.00
04/08/2021	GEN	87301	U.S. BANK EQUIPMENT FINANCE	GEN, MONTHLY LEASE PMT	101-906-991.000	PRINCIPAL-CAPITAL LEASE	479.47
04/08/2021	GEN	87301	U.S. BANK EQUIPMENT FINANCE	GEN, MONTHLY LEASE PMT	101-906-995.000	INTEREST-CAPITAL LEASE	73.53
04/08/2021	GEN	87302	WALMART COMMUNITY/GEGRB	FD, CLEANING SUPPLIES, PAPER TOWEL, WATER	206-336-757.000	OPERATING SUPPLIES	180.54
04/08/2021	GEN	87303	WEX BANK	MARCH GAS CHARGES	101-000-080.867	DUE FROM WATER GASOLINE	310.43
04/08/2021	GEN	87303	WEX BANK	MARCH GAS CHARGES	101-265-867.000	GASOLINE	478.58
04/08/2021	GEN	87303	WEX BANK	MARCH GAS CHARGES	101-372-867.000	GASOLINE	55.56
04/08/2021	GEN	87303	WEX BANK	MARCH GAS CHARGES	206-336-867.000	GASOLINE	1,746.75
04/08/2021	GEN	87303	WEX BANK	MARCH GAS CHARGES	207-301-867.000	GASOLINE	4,545.70
04/08/2021	GEN	87303	WEX BANK	MARCH GAS CHARGES	249-000-867.000	GASOLINE	29.70
04/15/2021	GEN	87304	MARK CARLSON	03/27/21-04/09/21 - ELECTRICAL INSPECTIONS	249-000-707.000	ELECTRICAL INSPECTOR	2,422.50
04/15/2021	GEN	87305	SCOTT HERZBERG	03/27/21-04/09/21 MECHANICAL PAYROLL	249-000-707.001	PLUMBING/MECHANICAL INSPECTOR	7,157.10
04/15/2021	GEN	87306	AMAZON	PD, USB TO C PHONE CHARGERS	207-301-853.000	TELEPHONE	75.74
04/15/2021	GEN	87307	A&M PLUMBING	REPAIR LEAKING WATER LINE/METER ROOM	101-265-931.003	BLDG EQUIP MAINTENANCE	247.38
04/15/2021	GEN	87308	ANTHONY SORGE INSPECTIONS, LLC	03/27/21-04/09/21 BUILDING INSPECTIONS	249-000-706.003	CONTRACT BLDG INSPECTORS	2,000.00
04/15/2021	GEN	87308	ANTHONY SORGE INSPECTIONS, LLC	03/27/21-04/09/21 BUILDING INSPECTIONS	249-000-801.000	PROFESSIONAL FEES	52.50
04/15/2021	GEN	87309	AT & T	STA #2 MARCH MONTHLY CHARGES	206-336-853.002	TELEPHONE STATION 2	20.00
04/15/2021	GEN	87310	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 FIRE ACTIVE PREMIUMS	206-336-716.000	HOSP & OPTICAL INSURANCE	27,951.14
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-000-073.716	DUE FROM LIBRARY HOSP & OPT	5,971.38
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-000-080.716	DUE FROM WATER HOSPITALIZATION	7,495.99
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-171-716.000	HOSP & OPTICAL INSURANCE	5,717.28
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-192-716.000	HOSP & OPTICAL INSURANCE	1,270.50
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-209-716.000	HOSP & OPTICAL INSURANCE	4,319.72
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-215-716.000	HOSP & OPTICAL INSURANCE	6,403.35
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-253-716.000	HOSP & OPTICAL INSURANCE	5,738.45
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-265-716.000	HOSP & OPTICAL INSURANCE	2,159.86
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-372-716.000	HOSP & OPTICAL INSURANCE	1,905.76
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-402-716.000	HOSP & OPTICAL INSURANCE	1,524.61
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	101-757-716.000	HOSP & OPTICAL INSURANCE	3,049.22
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	207-301-716.000	HOSP & OPTICAL INSURANCE	(10,286.89)
04/15/2021	GEN	87311	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION ACTIVE P	249-000-716.000	HOSP & OPTICAL INSURANCE	1,905.76
04/15/2021	GEN	87312	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION RETIRED	101-000-080.716	DUE FROM WATER HOSPITALIZATION	1,270.50
04/15/2021	GEN	87312	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION RETIRED	101-863-730.000	RETIREE HEALTH INSURANCE	2,138.67
04/15/2021	GEN	87312	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION RETIRED	207-301-716.000	HOSP & OPTICAL INSURANCE	1,905.76
04/15/2021	GEN	87312	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 MAPE + NONUNION RETIRED	249-000-716.000	HOSP & OPTICAL INSURANCE	635.25
04/15/2021	GEN	87313	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 CMD ACTIVE PREMIUMS	207-301-716.000	HOSP & OPTICAL INSURANCE	13,213.27

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04/15/2021	GEN	87314	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 CMD RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	4,573.83
04/15/2021	GEN	87315	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 PATROL ACTIVE PREMIUMS	207-301-716.000	HOSP & OPTICAL INSURANCE	49,291.43
04/15/2021	GEN	87316	BLUE CROSS BLUE SHIELD OF MICHIGAN	05/01/21-05/31/21 PATROL RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	10,291.10
04/15/2021	GEN	87317	CARS INC.	2013 FORD E450, REPLACE SWAY BAR BUSHINGS	206-336-863.001	VEHICLE MAINTENANCE	520.98
04/15/2021	GEN	87318	COMCAST	04/15/21-05/14/21 - STA #3 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	196.48
04/15/2021	GEN	87319	DARWEL ENTERPRISES LLC	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	93.50
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-000-073.724	DUE FROM LIBRARY DENTAL INS	412.62
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-000-080.724	DUE FROM WATER DENTAL INSURANCE	452.72
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-171-724.000	DENTAL INSURANCE	394.05
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-192-724.000	DENTAL INSURANCE	80.20
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-209-724.000	DENTAL INSURANCE	230.12
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-215-724.000	DENTAL INSURANCE	509.11
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-253-724.000	DENTAL INSURANCE	377.76
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-265-724.000	DENTAL INSURANCE	115.06
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-372-724.000	DENTAL INSURANCE	131.35
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-402-724.000	DENTAL INSURANCE	206.31
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	101-757-724.000	DENTAL INSURANCE	149.92
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	206-336-724.000	DENTAL INSURANCE	1,985.29
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	207-301-724.000	DENTAL INSURANCE	3,439.94
04/15/2021	GEN	87320	DELTA DENTAL	05/01/21-05/31/21 MONTHLY PREMIUMS	249-000-724.000	DENTAL INSURANCE	131.35
04/15/2021	GEN	87321	DLZ MICHIGAN, INC.	PONTIAC LK APTS PLANNING MTG	101-402-801.000	PROFESSIONAL FEES	274.00
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-000-073.716	DUE FROM LIBRARY HOSP & OPT	68.00
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-000-080.716	DUE FROM WATER HOSPITALIZATION	3,550.09
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-171-716.000	HOSP & OPTICAL INSURANCE	51.00
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-192-716.000	HOSP & OPTICAL INSURANCE	34.00
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-209-716.000	HOSP & OPTICAL INSURANCE	309.14
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-215-716.000	HOSP & OPTICAL INSURANCE	217.65
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-253-716.000	HOSP & OPTICAL INSURANCE	68.00
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-265-716.000	HOSP & OPTICAL INSURANCE	34.00
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-372-716.000	HOSP & OPTICAL INSURANCE	17.00
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-402-716.000	HOSP & OPTICAL INSURANCE	767.00
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-757-716.000	HOSP & OPTICAL INSURANCE	34.00
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	101-863-730.000	RETIREE HEALTH INSURANCE	299.84
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	206-336-716.000	HOSP & OPTICAL INSURANCE	1,483.44
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	207-301-716.000	HOSP & OPTICAL INSURANCE	3,579.71
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	2,116.60
04/15/2021	GEN	87322	EMPLOYEE HEALTH INSURANCE MANAC	MARCH ADMIN FEES	249-000-716.000	HOSP & OPTICAL INSURANCE	34.00
04/15/2021	GEN	87323	FIRST CHOICE COFFEE SERVICES	STA #1 AND STA #2 MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	35.00
04/15/2021	GEN	87323	FIRST CHOICE COFFEE SERVICES	STA #1 AND STA #2 MONTHLY CHARGES	206-336-931.002	MAINTENANCE STATION 2	35.00
04/15/2021	GEN	87323	FIRST CHOICE COFFEE SERVICES	STA #3, MONTHLY CHARGES	206-336-931.003	MAINTENANCE STATION 3	35.00
04/15/2021	GEN	87324	FLINT WELDING SUPPLY COMPANY	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	76.00
04/15/2021	GEN	87325	FORSTER'S BROS OF M59 AUTOWASH L	GEN TWP CAR WASHES	101-265-863.000	VEHICLE MAINTENANCE	21.00
04/15/2021	GEN	87326	GLOBAL OFFICE SOLUTIONS	LAMINATE	101-249-727.000	OFFICE SUPPLIES	25.28

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04/15/2021	GEN	87327	HURON CEMETERY MAINTENANCE INC.	AKERLY, ELAINE-INSTALL MARKER	101-276-936.000	CEMETERY FOUNDATIONS/MONUMENTS	150.00
04/15/2021	GEN	87328	HURON VALLEY RADIOLOGY, PC	BASTIONELL CHEST XRAY	206-336-835.000	MEDICAL SERVICES	52.00
04/15/2021	GEN	87329	I. T. RIGHT	MICROSOFT BUSINESS 365 (TREASURER'S)05/17/2	101-265-971.000	TECHNOLOGY EQUIPMENT	75.21
04/15/2021	GEN	87329	I. T. RIGHT	BLDG, TERMINAL SERVER	249-000-971.000	TECHNOLOGY EQUIPMENT	1,440.00
04/15/2021	GEN	87330	JK LOCKSMITH CO. LLC	PD, SERVICE CALL AND REPAIRS TO OUTER DOOR	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	215.00
04/15/2021	GEN	87331	L.E.O.R.T.C	(WAY) RESIDENTIAL CRIM PREVENTION 4/7/21	207-301-960.000	TRAINING	65.00
04/15/2021	GEN	87332	LESLIE ELECTRIC COMPANY	PD, LED EM LIGHT	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	82.50
04/15/2021	GEN	87333	LOWES BUSINESS ACCOUNT	MARCH 2021 MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	93.08
04/15/2021	GEN	87333	LOWES BUSINESS ACCOUNT	MARCH 2021 MONTHLY CHARGES	101-265-931.003	BLDG EQUIP MAINTENANCE	18.04
04/15/2021	GEN	87334	MACNLOW ASSOCIATES	SKAGLIN, ADVANCED DISPATCH	207-301-960.002	SNC (STATE 911) TRAINING FUNDS	699.00
04/15/2021	GEN	87335	MILLBROOK WATER CO	GEN, BOTTLED WATER (16)	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	106.00
04/15/2021	GEN	87335	MILLBROOK WATER CO	PD, BOTTLED WATER (11)	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	73.50
04/15/2021	GEN	87336	MICHIGAN NOTARY SERVICE	NOBLE,A & SANTIAGO, D - NEW NOTARIES	101-215-962.000	MISCELLANEOUS	209.50
04/15/2021	GEN	87337	PUBLIC GRANTS AND	SEMINAR-(SNOW) LEAKING THE TRUTH	207-301-960.000	TRAINING	154.00
04/15/2021	GEN	87338	JANITOR'S CLOSET	VICTORY BACKPACK ELECTROSTATIC SPRAYER	207-301-977.000	EQUIPMENT ACQUISITIONS	1,239.00
04/15/2021	GEN	87339	STATE OF MICHIGAN (FEDERAL ID #38-6	ENDING REGISTRATION DATE 03/31/21	207-301-805.000	SEX OFFENDERS REGISTRY FEE	360.00
04/15/2021	GEN	87340	ON DUTY GEAR LLC	ARMOR EXPRESS RAZOR II, SHOCK PLATE	207-301-977.000	EQUIPMENT ACQUISITIONS	795.00
04/15/2021	GEN	87341	PAYCHEX-HUMAN RESOURCE SERVICES	APRIL 2021 MONTHLY CHARGES	101-299-956.000	UNALLOCATED MISCELLANEOUS	287.14
04/15/2021	GEN	87342	PURCHASE POWER	MARCH 2021 METER RENTAL	101-248-934.000	EQUIPMENT MAINTENANCE-POSTAGE ME	204.00
04/15/2021	GEN	87343	R & R FIRE TRUCK REPAIR INC.	T-1/T-31 WATER LEAK REPAIRS	206-336-863.001	VEHICLE MAINTENANCE	707.62
04/15/2021	GEN	87344	RICOH USA INC.	PD COPIER CHARGES	207-301-933.000	EQUIP LEASE/ MAINT CONTRACTS	424.46
04/15/2021	GEN	87345	SPINAL COLUMN MEDIA GROUP	LEGAL-WHITE LAKE ORDINANCE 04/07/21	101-215-903.000	LEGAL NOTICES	528.00
04/15/2021	GEN	87345	SPINAL COLUMN MEDIA GROUP	LEGAL- ZBA 04/007/21	101-402-903.000	LEGAL NOTICES	478.50
04/15/2021	GEN	87346	HOWARD L. SHIFMAN P.C.	LEGAL SERVICES THRU 03/31/21	101-210-826.000	LEGAL FEES	500.00
04/15/2021	GEN	87346	HOWARD L. SHIFMAN P.C.	LEGAL SERVICES THRU 03/31/21	206-336-826.000	LEGAL FEES	500.00
04/15/2021	GEN	87346	HOWARD L. SHIFMAN P.C.	LEGAL SERVICES THRU 03/31/21	207-301-826.002	LEGAL FEES - LABOR RELATED	1,162.50
04/15/2021	GEN	87347	SIGNTEXT INC	HELMET DECALS	206-336-757.000	OPERATING SUPPLIES	42.50
04/15/2021	GEN	87348	SUBURBAN FORD	PD 21-3 2019 FORD REPAIRS	207-301-863.001	VEHICLE MAINTENANCE	1,095.99
04/15/2021	GEN	87349	TELEGRATION INC.	MARCH 2021 MONTHLY CHARGES	101-000-080.853	DUE FROM WATER PHONE BILL	17.32
04/15/2021	GEN	87349	TELEGRATION INC.	MARCH 2021 MONTHLY CHARGES	101-265-853.000	TELEPHONE	110.11
04/15/2021	GEN	87349	TELEGRATION INC.	MARCH 2021 MONTHLY CHARGES	101-269-853.001	TELEPHONE FISK FARM	0.11
04/15/2021	GEN	87349	TELEGRATION INC.	MARCH 2021 MONTHLY CHARGES	101-757-853.000	TELEPHONE	2.30
04/15/2021	GEN	87349	TELEGRATION INC.	MARCH 2021 MONTHLY CHARGES	206-336-853.001	TELEPHONE STATION 1	0.35
04/15/2021	GEN	87349	TELEGRATION INC.	MARCH 2021 MONTHLY CHARGES	206-336-853.002	TELEPHONE STATION 2	0.79
04/15/2021	GEN	87349	TELEGRATION INC.	MARCH 2021 MONTHLY CHARGES	207-301-853.000	TELEPHONE	52.57
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-000-073.716	DUE FROM LIBRARY HOSP & OPT	256.50
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-000-080.716	DUE FROM WATER HOSPITALIZATION	42.75
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-171-716.000	HOSP & OPTICAL INSURANCE	25.65
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-192-716.000	HOSP & OPTICAL INSURANCE	17.10
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-209-716.000	HOSP & OPTICAL INSURANCE	42.75
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-215-716.000	HOSP & OPTICAL INSURANCE	34.20
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-253-716.000	HOSP & OPTICAL INSURANCE	25.65
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-265-716.000	HOSP & OPTICAL INSURANCE	17.10

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04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-372-716.000	HOSP & OPTICAL INSURANCE	8.55
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-402-716.000	HOSP & OPTICAL INSURANCE	25.65
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	101-757-716.000	HOSP & OPTICAL INSURANCE	17.10
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	206-336-716.000	HOSP & OPTICAL INSURANCE	222.30
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	207-301-716.000	HOSP & OPTICAL INSURANCE	324.90
04/15/2021	GEN	87350	ULLIANCE, INC	2021 2ND QTR LIFE ADVISOR EMP ASST	249-000-716.000	HOSP & OPTICAL INSURANCE	25.65
04/15/2021	GEN	87351	U.S. BANK EQUIPMENT FINANCE	BLDG, MONTHLY COPIER CHARGES	249-000-971.000	TECHNOLOGY EQUIPMENT	135.00
04/15/2021	GEN	87352	VERIZON WIRELESS	03/02/21-04/01/21 MONTHLY CHARGES	101-000-080.853	DUE FROM WATER PHONE BILL	261.87
04/15/2021	GEN	87352	VERIZON WIRELESS	03/02/21-04/01/21 MONTHLY CHARGES	101-000-214.016	DUE TO OTHERS	6.86
04/15/2021	GEN	87352	VERIZON WIRELESS	03/02/21-04/01/21 MONTHLY CHARGES	101-171-853.000	CELLULAR PHONE	50.70
04/15/2021	GEN	87352	VERIZON WIRELESS	03/02/21-04/01/21 MONTHLY CHARGES	101-215-853.000	CELLULAR PHONE	92.62
04/15/2021	GEN	87352	VERIZON WIRELESS	03/02/21-04/01/21 MONTHLY CHARGES	101-265-853.000	TELEPHONE	28.04
04/15/2021	GEN	87352	VERIZON WIRELESS	03/02/21-04/01/21 MONTHLY CHARGES	101-372-853.000	CELLULAR PHONE	51.31
04/15/2021	GEN	87352	VERIZON WIRELESS	03/02/21-04/01/21 MONTHLY CHARGES	101-402-853.000	CELLULAR PHONE	102.02
04/15/2021	GEN	87352	VERIZON WIRELESS	03/02/21-04/01/21 MONTHLY CHARGES	206-336-853.000	CELL PHONES	169.07
04/15/2021	GEN	87352	VERIZON WIRELESS	03/02/21-04/01/21 MONTHLY CHARGES	249-000-853.000	CELLULAR PHONE	30.06
04/15/2021	GEN	87353	VERIZON WIRELESS	03/02/21-04/01/21 PD, MONTHLY CHARGES	207-301-853.000	TELEPHONE	171.16
04/15/2021	GEN	87354	WHITE LAKE TOWNSHIP	01/12/21-04/07/21 - TWP CHARGES	101-265-922.000	UTILITIES-TWP HALL	117.79
04/15/2021	GEN	87354	WHITE LAKE TOWNSHIP	01/12/21-04/07/21 - FISK CHARGES	101-269-922.004	UTILITIES FISK	44.00
04/15/2021	GEN	87354	WHITE LAKE TOWNSHIP	01/12/21-04/07/21 - DUBLIN CHARGES	101-757-922.000	UTILITIES	44.00
04/15/2021	GEN	87355	WOTA	REMIT SMART/OCPTA FUNDS TO WOTA	101-672-880.000	WOTA PARTICIPATION	14,763.00
04/16/2021	GEN	87356	HURON VALLEY YOUTH ASSISTANCE	2019 CDBG YOUTH SERVICES	101-000-087.274	DUE FROM CDBG	1,855.00
04/16/2021	GEN	87356	HURON VALLEY YOUTH ASSISTANCE	2019 CDBG YOUTH SERVICES	274-000-080.000	DUE FROM COUNTY	1,855.00
04/16/2021	GEN	87356	HURON VALLEY YOUTH ASSISTANCE	2019 CDBG YOUTH SERVICES	274-000-214.101	DUE TO GENERAL FUND	(1,855.00)
04/16/2021	GEN	87356	HURON VALLEY YOUTH ASSISTANCE	2019 CDBG YOUTH SERVICES	274-000-683.000	CDBG REVENUE	(1,855.00)
04/16/2021	GEN	87356	HURON VALLEY YOUTH ASSISTANCE	2019 CDBG YOUTH SERVICES	274-000-801.001	PUBLIC SERVICES	1,855.00
04/22/2021	GEN	87357	DLZ MICHIGAN, INC.	GEN SEWER, PROFESSIONAL SERVICES THRU 03/1	296-536-801.000	PROFESSIONAL FEES	558.00
04/22/2021	GEN	87358	GFL	MAY RESIDENTIAL HAND PICK UP 10055	226-528-801.000	RUBBISH EXPENDITURE	152,936.55
04/22/2021	GEN	87359	DTE ENERGY	P/R-7575 HIGHLAND 03/13/21-04/12/21 CHARGE	208-000-921.000	ELECTRIC JUDY HAWLEY PARK	16.95
04/22/2021	GEN	87359	DTE ENERGY	P/R-687 UNION 03/13/21-04/12/21 CHARGES	208-000-921.001	ELECTRIC - VETTER PARK	47.13
04/22/2021	GEN	87360	MERGE LIVE	P/R-MEETING 04/14/21	208-000-710.000	FEE'S AND PER DIEM	235.00
04/22/2021	GEN	87361	JENNIFER EDENS	SPECIAL TOWNSHIP BOARD MEETING 4/15/21	101-101-710.000	FEES & PER DIEM	350.00
04/22/2021	GEN	87362	AMAZON	PD, HP 89A CARTRIDGE	207-301-727.000	OFFICE SUPPLIES	160.00
04/22/2021	GEN	87362	AMAZON	SPARTAN, SANITIZING SOLUTION	207-301-757.000	OPERATING SUPPLIES	323.94
04/22/2021	GEN	87363	ANGELIC STITCHES LLC	HOLLAND, HEM PANTS	206-336-744.000	UNIFORMS	46.00
04/22/2021	GEN	87364	APOLLO FIRE	R421E2-E-DRAULIC RAM PACKAGE	206-336-977.000	EQUIPMENT ACQUISITIONS 04M	7,500.00
04/22/2021	GEN	87365	APPLIED IMAGING	04/16/21-05/15/21 MONTHLY CHARGES	101-000-080.727	DUE FROM WATER OFFICE SUPPLIES	34.70
04/22/2021	GEN	87365	APPLIED IMAGING	04/16/21-05/15/21 MONTHLY CHARGES	101-249-727.000	OFFICE SUPPLIES	285.72
04/22/2021	GEN	87365	APPLIED IMAGING	04/16/21-05/15/21 MONTHLY CHARGES	101-757-931.000	BUILDING MAINTENANCE	15.93
04/22/2021	GEN	87365	APPLIED IMAGING	04/16/21-05/15/21 MONTHLY CHARGES	249-000-727.000	OFFICE SUPPLIES	144.90
04/22/2021	GEN	87366	BASIC	SECTION 125 FSA (41)	101-000-073.716	DUE FROM LIBRARY HOSP & OPT	18.68
04/22/2021	GEN	87366	BASIC	SECTION 125 FSA (41)	101-299-956.000	UNALLOCATED MISCELLANEOUS	242.09
04/22/2021	GEN	87367	BCBS OF MICHIGAN	05/01/21-05/31/21-MEDICARE ADV MONTHLY PR	101-863-730.000	RETIREE HEALTH INSURANCE	6,199.65

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04/22/2021	GEN	87367	BCBS OF MICHIGAN	05/01/21-05/31/21-MEDICARE ADV MONTHLY PR	206-336-716.002	RETIREE HEALTH CARE PREMIUMS	2,066.55
04/22/2021	GEN	87367	BCBS OF MICHIGAN	05/01/21-05/31/21-MEDICARE ADV MONTHLY PR	207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	6,612.96
04/22/2021	GEN	87368	BOUND TREE MEDICAL LLC.	BARRIER TAPE, BVM SPUR II, EXTRODE PADS	206-336-767.000	MEDICAL SUPPLIES	127.78
04/22/2021	GEN	87369	COMCAST	04/22/21-05/21/21 MONTHLY CHARGES	101-000-080.962	DUE FROM WATER MISCELLANEOUS	77.31
04/22/2021	GEN	87369	COMCAST	04/22/21-05/21/21 MONTHLY CHARGES	101-265-971.000	TECHNOLOGY EQUIPMENT	112.19
04/22/2021	GEN	87369	COMCAST	04/22/21-05/21/21 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	147.07
04/22/2021	GEN	87369	COMCAST	04/22/21-05/21/21 MONTHLY CHARGES	207-301-757.000	OPERATING SUPPLIES	100.56
04/22/2021	GEN	87369	COMCAST	04/22/21-05/21/21 MONTHLY CHARGES	249-000-971.000	TECHNOLOGY EQUIPMENT	77.31
04/22/2021	GEN	87370	CORRIGAN MOVING SYSTEMS	INITIAL MOVE OF RECORDS TO CORRIGAN	101-265-940.000	TOWNSHIP RECORD RETENTION COSTS	1,556.09
04/22/2021	GEN	87371	DARWEL ENTERPRISES LLC	GEN, MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	159.99
04/22/2021	GEN	87372	DTE ENERGY	7525 HIGHLAND 03/11/21-04/09/21 CHARGES	101-265-921.001	ELECTRIC TWP HALL	2,461.41
04/22/2021	GEN	87372	DTE ENERGY	9180 HIGHLAND 03/11/21-04/09/21 CHARGES	101-269-921.004	ELECTRIC FISK	55.01
04/22/2021	GEN	87372	DTE ENERGY	6355 HIGHLAND 03/11/21-04/09/21 CHARGES	101-269-921.006	M59/BOGIE PROP STREET LIGHT	117.23
04/22/2021	GEN	87372	DTE ENERGY	7527 HIGHLAND 03/11/21-04/09/21 CHARGES	101-269-921.011	ELECTRIC-TWP ANNEX	734.02
04/22/2021	GEN	87372	DTE ENERGY	860 ROUND LK 03/11/21-04/09/21 CHARGES	206-336-921.002	ELECTRIC STATION 2	231.63
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	101-000-080.962	DUE FROM WATER MISCELLANEOUS	951.10
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	101-101-710.000	FEES & PER DIEM	14.99
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	101-248-730.000	POSTAGE	26.90
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	101-249-727.000	OFFICE SUPPLIES	41.42
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	50.96
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	101-372-962.000	MISCELLANEOUS	84.77
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	101-402-710.000	PLANNING/ZBA BOARD FEES	158.89
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	206-336-727.000	OFFICE SUPPLIES	23.00
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	206-336-744.000	UNIFORMS	992.99
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	289.91
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	206-336-863.001	VEHICLE MAINTENANCE	727.84
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	206-336-863.002	TIRES	520.00
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	293.98
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	206-336-958.000	MEMBERSHIPS & DUES	90.00
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	206-336-960.000	TRAINING	400.75
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	206-336-962.000	MISCELLANEOUS	139.50
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	207-301-727.000	OFFICE SUPPLIES	261.56
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	207-301-818.000	COMPUTER SERVICES	19.98
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	207-301-863.001	VEHICLE MAINTENANCE	110.81
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	207-301-958.000	MEMBERSHIPS & DUES	115.00
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	249-000-958.000	MEMBERSHIPS & DUES	145.00
04/22/2021	GEN	87373	FLAGSTAR BANK	03/12/21-04/12/21 MONTHLY CHARGES	701-000-286.412	TRAILSIDE MEADOWS	30.00
04/22/2021	GEN	87374	GLOBAL OFFICE SOLUTIONS	LAMINATE, CALC, PENS	101-249-727.000	OFFICE SUPPLIES	184.52
04/22/2021	GEN	87374	GLOBAL OFFICE SOLUTIONS	PD, TONER	207-301-727.000	OFFICE SUPPLIES	0.00
04/22/2021	GEN	87375	I. T. RIGHT	5519 ADV RM SERVER (2)	101-265-971.000	TECHNOLOGY EQUIPMENT	19,394.00
04/22/2021	GEN	87376	KIM PATTON	REIMBURSE FOR CHAIR	101-249-727.000	OFFICE SUPPLIES	249.98
04/22/2021	GEN	87377	MERGE LIVE	TWP-SPECIAL MEETING 04/15/21	101-101-710.000	FEES & PER DIEM	470.00
04/22/2021	GEN	87377	MERGE LIVE	PC MEETING 04/15/21	101-402-710.000	PLANNING/ZBA BOARD FEES	235.00

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/22/2021	GEN	87378	MMTA	2021 VIRTUAL ADV INSTITUTE FULL CONF	101-253-864.000	CONFERENCES & MEETINGS	345.00
04/22/2021	GEN	87379	ON DUTY GEAR LLC	WELLING,ARMOR EXPRESS RAZOR II SHOCK PLATE	207-301-977.000	EQUIPMENT ACQUISITIONS	795.00
04/22/2021	GEN	87380	R & R FIRE TRUCK REPAIR INC.	T1/T-31 TANK TO PUMP VALVE REPAIRS	206-336-863.001	VEHICLE MAINTENANCE	718.64
04/22/2021	GEN	87381	RICOH	05/01/21-05/31/21 PD, MONTHLY CHARGES	207-301-933.000	EQUIP LEASE/ MAINT CONTRACTS	131.79
04/22/2021	GEN	87382	ROSATI, SCHULTZ, JOPPICH	EXPERTS RE HOLDING VS WLTWP	101-209-820.000	LEGAL FEES	240.00
04/22/2021	GEN	87382	ROSATI, SCHULTZ, JOPPICH	WALMART VS WLTWP	101-209-903.000	LEGAL NOTICES	180.00
04/22/2021	GEN	87382	ROSATI, SCHULTZ, JOPPICH	GENERAL, SERVICES THRU MARCH 31, 2021	101-210-826.000	LEGAL FEES	4,122.00
04/22/2021	GEN	87382	ROSATI, SCHULTZ, JOPPICH	DANGEROUS BLDGS, SERVICES THRU MARCH 31, 2021	101-210-826.002	LEGAL FEES-ORDINANCE	784.00
04/22/2021	GEN	87382	ROSATI, SCHULTZ, JOPPICH	PROSECUTIONS THRU MARCH 31, 2021	207-301-826.000	LEGAL FEES-PROSECUTIONS	7,500.00
04/22/2021	GEN	87383	SAMS CLUB	SAMS-MEMBERSHIP RENEWAL	101-101-958.000	MEMBERSHIPS & DUES	100.00
04/22/2021	GEN	87384	SPINAL COLUMN MEDIA GROUP	WHITE LAKE NORTH HULBERT- LEGAL 01/14/21	101-209-903.000	LEGAL NOTICES	1,468.50
04/22/2021	GEN	87384	SPINAL COLUMN MEDIA GROUP	TWP BOARD MEETING - LEGAL 01/14/21	101-215-903.000	LEGAL NOTICES	231.00
04/22/2021	GEN	87384	SPINAL COLUMN MEDIA GROUP	ZBA - LEGAL 04/14/21	101-402-710.000	PLANNING/ZBA BOARD FEES	272.25
04/22/2021	GEN	87384	SPINAL COLUMN MEDIA GROUP	ZBA - LEGAL 01/14/21	101-402-903.000	LEGAL NOTICES	445.50
04/22/2021	GEN	87385	SUBURBAN FORD	21-5 OIL CHANGE FILTER INSPEC	207-301-863.001	VEHICLE MAINTENANCE	79.90
04/22/2021	GEN	87386	TRINITY HEALTH EPIC	LYNCH-PRE EMPLOYMENT SERVICES	207-301-962.001	MISCELLANEOUS	158.25
04/22/2021	GEN	87387	UNIFIRST CORPORATION	MONTHLY UNIFORM CHARGES	101-000-080.962	DUE FROM WATER MISCELLANEOUS	37.82
04/22/2021	GEN	87387	UNIFIRST CORPORATION	MONTHLY UNIFORM CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	24.36
04/29/2021	GEN	87388	JENNIFER EDENS	04/28/21-SPECIAL TOWNHSIP BOARD MEETING	101-101-710.000	FEES & PER DIEM	175.00
04/29/2021	GEN	87389	MARK CARLSON	04/10/21-04/23/21 ELECTRICAL INSPECTIONS	249-000-707.000	ELECTRICAL INSPECTOR	2,724.00
04/29/2021	GEN	87390	SCOTT HERZBERG	04/10/21-04/23/21 MECHANICAL INSPECTIONS	249-000-707.001	PLUMBING/MECHANICAL INSPECTOR	5,411.70
04/29/2021	GEN	87390	SCOTT HERZBERG	04/10/21-04/23/21 MECHANICAL INSPECTIONS	249-000-801.000	PROFESSIONAL FEES	30.00
04/29/2021	GEN	87391	ABC PRINTING	(500) ENVELOPES	101-757-757.000	OPERATING SUPPLIES	131.00
04/29/2021	GEN	87392	ANTHONY SORGE INSPECTIONS, LLC	04/10/21-04/23/21 BULDING INSPECTIONS/PLAN	249-000-706.003	CONTRACT BLDG INSPECTORS	3,180.00
04/29/2021	GEN	87392	ANTHONY SORGE INSPECTIONS, LLC	04/10/21-04/23/21 BULDING INSPECTIONS/PLAN	249-000-801.000	PROFESSIONAL FEES	210.00
04/29/2021	GEN	87393	AT & T	MAR 20 - APR 19, 2021 CHARGES	101-000-080.853	DUE FROM WATER PHONE BILL	378.84
04/29/2021	GEN	87393	AT & T	MAR 20 - APR 19, 2021 CHARGES	101-265-853.000	TELEPHONE	975.18
04/29/2021	GEN	87393	AT & T	MAR 20 - APR 19, 2021 CHARGES	101-269-853.001	TELEPHONE FISK FARM	34.49
04/29/2021	GEN	87393	AT & T	STA #2 03/20-04/19/21 BULIN MONTHLY CHARGE	101-757-853.000	TELEPHONE	164.86
04/29/2021	GEN	87393	AT & T	STA #1 03/20-04/19/21 BULIN MONTHLY CHARGE	206-336-853.001	TELEPHONE STATION 1	196.17
04/29/2021	GEN	87393	AT & T	STA #2 03/20-04/19/21 MONTHLY CHARGES	206-336-853.002	TELEPHONE STATION 2	74.38
04/29/2021	GEN	87393	AT & T	MAR 20 - APR 19, 2021 CHARGES	207-301-853.000	TELEPHONE	675.77
04/29/2021	GEN	87394	COMCAST	05/01/21-05/31/21-DUBLIN MONTHLY CHARGES	101-757-751.000	SENIOR ACTIVITIES	157.24
04/29/2021	GEN	87395	DARWEL ENTERPRISES LLC	FD, MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	61.28
04/29/2021	GEN	87395	DARWEL ENTERPRISES LLC	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	93.50
04/29/2021	GEN	87396	DTE ENERGY	7500 HIGHLAND RD 03/20/21-04/20/21 CHARGE:	101-269-921.001	ELECTRIC COMM HALL	38.23
04/29/2021	GEN	87396	DTE ENERGY	9180 HIGHLAND RD 03/20/21-04/20/21 CHARGE:	101-269-921.004	ELECTRIC FISK	21.93
04/29/2021	GEN	87396	DTE ENERGY	6190 WHITE LAKE RD 03/20/21-04/20/21 CHARG	101-276-921.001	ELECTRIC WHITE LAKE	29.90
04/29/2021	GEN	87396	DTE ENERGY	7440 HIGHLAND RD 03/20/21-04/20/21 CHARGE:	206-336-921.001	ELECTRIC STATION 1	1,036.05
04/29/2021	GEN	87396	DTE ENERGY	4870 ORMOND 03/20/21-04/20/21 CHARGES	206-336-921.003	ELECTRIC STATION 3	175.04
04/29/2021	GEN	87397	EMERGENCY MEDICAL PRODUCTS INC.	LAERDAL AIRWAY MANAGEMENT TRAINER	206-336-977.000	EQUIPMENT ACQUISITIONS 04M	1,890.00
04/29/2021	GEN	87398	FRONTIER	STA #3, MONTHLY CHARGES	206-336-853.003	TELEPHONE STATION 3	62.47
04/29/2021	GEN	87399	GIFFELS WEBSTER	CLEARZONING UPDATES, SERVICES THRU APRIL 03	101-402-801.000	PROFESSIONAL FEES	999.00

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/29/2021	GEN	87400	GLOBAL OFFICE SOLUTIONS	FOLDERS	101-000-080.727	DUE FROM WATER OFFICE SUPPLIES	106.17
04/29/2021	GEN	87400	GLOBAL OFFICE SOLUTIONS	AMBURGY - DESK	101-249-727.000	OFFICE SUPPLIES	4,296.74
04/29/2021	GEN	87400	GLOBAL OFFICE SOLUTIONS	HIGHLIGHTERS, DUSTERS, COPY PAPER	206-336-727.000	OFFICE SUPPLIES	52.49
04/29/2021	GEN	87400	GLOBAL OFFICE SOLUTIONS	POST ITS	207-301-727.000	OFFICE SUPPLIES	99.46
04/29/2021	GEN	87400	GLOBAL OFFICE SOLUTIONS	HIGHLIGHTERS, DUSTERS, COPY PAPER	249-000-727.000	OFFICE SUPPLIES	34.97
04/29/2021	GEN	87401	HALT FIRE INC.	E-48, UPGRADE SEATBELT ASSEMBLY	206-336-863.001	VEHICLE MAINTENANCE	740.89
04/29/2021	GEN	87402	HOUSTON'S LAWN SERVICE	GRANGER, WHITE LK, OXBOW SPRING CLEANUP	101-276-932.000	CEMETERY MAINT	1,660.00
04/29/2021	GEN	87403	JOHN HANCOCK-70482-00-5	APRIL 2021 PENSION CONTRIBUTIONS	101-000-073.718	DUE FROM LIBRARY PENSION	2,915.36
04/29/2021	GEN	87403	JOHN HANCOCK-70482-00-5	APRIL 2021 PENSION CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PENSION	620.74
04/29/2021	GEN	87403	JOHN HANCOCK-70482-00-5	APRIL 2021 PENSION CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	966.54
04/29/2021	GEN	87403	JOHN HANCOCK-70482-00-5	APRIL 2021 PENSION CONTRIBUTIONS	206-336-718.000	PENSION	148.93
04/29/2021	GEN	87404	MERGE LIVE	ZBA MEETING 04/22/21	101-402-710.000	PLANNING/ZBA BOARD FEES	310.00
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	101-000-080.962	DUE FROM WATER MISCELLANEOUS	500.00
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	101-000-232.005	PAY DEDUCT HOSP	376.59
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	101-171-718.001	HEALTH CARE SAVINGS PROGRAM	100.00
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	101-209-718.001	HEALTH CARE SAVINGS PROGRAM	200.00
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	101-215-718.001	HEALTH CARE SAVINGS PROGRAM	494.61
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	101-253-718.001	HEALTH CARE SAVINGS PROGRAM	244.74
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	101-402-718.001	HEALTH CARE SAVINGS PROGRAM	200.00
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	101-757-718.001	HEALTH CARE SAVINGS PROGRAM	100.00
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	206-000-232.005	PAY DEDUCT HOSP	1,181.24
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	206-336-718.002	HEALTH CARE SAVINGS PLAN	1,378.11
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	207-000-232.005	PAY DEDUCT HOSP	3,360.48
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	207-301-718.001	HEALTH CARE SAVINGS PROGRAM	4,020.57
04/29/2021	GEN	87405	ALERUS FINANCIAL	04/01/21-04/30/21 ER + EE HCSP CONTRIBUTION:	249-000-718.001	HEALTH CARE SAVINGS PROGRAM	300.00
04/29/2021	GEN	87406	ALERUS FINANCIAL	2021 OPEB CONTRIBUTIONS	101-000-080.962	DUE FROM WATER MISCELLANEOUS	70,000.00
04/29/2021	GEN	87406	ALERUS FINANCIAL	2021 OPEB CONTRIBUTIONS	101-863-730.003	OPEB FUNDING	270,000.00
04/29/2021	GEN	87406	ALERUS FINANCIAL	2021 OPEB CONTRIBUTIONS	206-336-718.003	OPEB FUNDING	150,000.00
04/29/2021	GEN	87406	ALERUS FINANCIAL	2021 OPEB CONTRIBUTIONS	207-301-718.003	OPEB FUNDING	250,000.00
04/29/2021	GEN	87406	ALERUS FINANCIAL	2021 OPEB CONTRIBUTIONS	249-000-718.002	OPEB FUNDING	50,000.00
04/29/2021	GEN	87407	OAKLAND COUNTY	JAN-MAR 2021 FRMS FIRE HALL FEES	206-336-958.000	MEMBERSHIPS & DUES	1,294.00
04/29/2021	GEN	87408	OAKLAND COMMUNITY COLLEGE	LEWIS, H-BASIC EMERG TELECOMMUNICATOR	207-301-960.002	SNC (STATE 911) TRAINING FUNDS	650.00
04/29/2021	GEN	87409	STONE'S CARPET INC.	WOOD FLOORING/TEAR UP AND REPLACE CARPET	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	2,963.00
04/29/2021	GEN	87410	UNIFIRST CORPORATION	UNIFORM CHARGES	101-000-080.962	DUE FROM WATER MISCELLANEOUS	18.91
04/29/2021	GEN	87410	UNIFIRST CORPORATION	UNIFORM CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	12.18
04/29/2021	GEN	87411	U.S. BANK EQUIPMENT FINANCE	MONTHLY COPIER CHARGES	101-906-991.000	PRINCIPAL-CAPITAL LEASE	482.74
04/29/2021	GEN	87411	U.S. BANK EQUIPMENT FINANCE	MONTHLY COPIER CHARGES	101-906-995.000	INTEREST-CAPITAL LEASE	70.26
04/29/2021	GEN	87412	BRENDEL'S SEPTIC TANK SERVICE	HAWLEY, 04/25/21-05/22/21 MONTHLY CHARGES	208-000-922.000	UTILITIES- PARKS	270.00
GEN Total							1,707,115.77
04/15/2021	PA-CK	1785	DLZ MICHIGAN, INC.	OAK RIDGE PARK SANITARY SEWER	245-900-972.017	CAPITAL OUTLAY OAK RIDGE SEWER MAINT	1,737.50
04/15/2021	PA-CK	1785	DLZ MICHIGAN, INC.	HULBERT SANITARY SEWER	245-900-972.018	CAPITAL OUTLAY HULBERT SANITARY SEW	3,566.25
04/15/2021	PA-CK	1786	WHITE LAKE TOWNSHIP	OAK RIDGE PARK SANITARY SEWER	245-900-972.017	CAPITAL OUTLAY OAK RIDGE SEWER MAINT	6,820.00
04/15/2021	PA-CK	1786	WHITE LAKE TOWNSHIP	HULBERT SANITARY SEWER	245-900-972.018	CAPITAL OUTLAY HULBERT SANITARY SEW	5,631.25

WHITE LAKE TWP.

APRIL 2021 CASH DISBURSEMENTS

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/22/2021	PA-CK	1787	DLZ MICHIGAN, INC.	BOGIE LAKE RD SANITARY SEWER SAD	245-900-972.016	BOGIE LK SEWER MAIN S3016	7,440.00
PA-CK Total							25,195.00
04/08/2021	TNA	14331	DLZ MICHIGAN, INC.	TULL LAKE	701-000-286.167	RESERVE AT TULL LAKE 01-023	530.00
04/08/2021	TNA	14332	OAKLAND COUNTY ANIMAL CONTROL	MAR/APR DOG TAG SALES	701-000-285.011	DUE TO OAKLAND CO DOG LICENSE	1,437.75
04/08/2021	TNA	14333	WHITE LAKE TREASURER	MAR/APR DOG TAG SALES	701-000-285.012	DUE TO G/F DOG LICENSE	153.00
04/08/2021	TNA	14334	O.C.W.R.C.	MARCH SEWER PERMIT FEES	701-000-287.005	DUE TO OAKLAND CO SEWER PERMIT	2,200.00
04/08/2021	TNA	14335	PROGRESSIVE AE	ROUND LAKE MAPPING/2021 PLANT CONTROL CC	701-000-250.006	ROUND LAKE IMPROVEMENT BOARD	1,800.00
04/08/2021	TNA	14336	OAKLAND COUNTY TREASURER	MARCH 2021 TRAILER TAX	701-000-287.003	DUE TO OAKLAND CO TR TAX	4,280.00
04/08/2021	TNA	14337	WHITE LAKE TOWNSHIP TREASURER	MARCH 2021 TRAILER TAX	701-000-285.013	DUE TO G/F TRAILER PARK FEES	856.00
04/08/2021	TNA	14338	WHITE LAKE TOWNSHIP	12-36-476-032 FOUR CORNERS WATER HOOK UP	701-000-214.007	DUE TO WATER DEPT	13,362.75
04/08/2021	TNA	14339	WHITE LAKE TOWNSHIP	12-36-476-032 FOUR CORNERS SEWER HOOK UP	701-000-214.013	DUE TO OTHER FUNDS	169,542.00
04/08/2021	TNA	14340	AQUA -WEED CONTROL INC.	2021 STOPKE BAY EGLE PERMIT	701-000-250.009	STOPKE BAY	** VOIDED **
04/08/2021	TNA	14341	AQUA -WEED CONTROL INC.	2021 STOPKE BAY EGLE PERMIT	701-000-250.009	STOPKE BAY	204.00
04/15/2021	TNA	14342	C&T SERVICES LLC	SUNSET, FALL-WINTER MAINT	701-000-250.004	SUNSET ROAD	300.00
04/15/2021	TNA	14343	DLZ MICHIGAN, INC.	10501 HIGHLAND DESIGN, EASEMENT, MDOT	701-000-284.006	GRINDER PUMP INSTALLS	1,260.00
04/15/2021	TNA	14343	DLZ MICHIGAN, INC.	LAKE POINTE WATERMAIN PLANS	701-000-286.398	LAKE POINTE 17-006	2,145.00
04/15/2021	TNA	14343	DLZ MICHIGAN, INC.	PRESERVE AT HIDDEN LK CONST PLAN REVIEW	701-000-286.407	PRESERVE AT HIDDEN LAKE	1,770.00
04/15/2021	TNA	14343	DLZ MICHIGAN, INC.	WEST VALLEY FEP	701-000-286.410	WEST VALLEY	6,622.50
04/15/2021	TNA	14343	DLZ MICHIGAN, INC.	TRAILSIDE MEADOWS CONST PLAN & DEED REVIE	701-000-286.412	TRAILSIDE MEADOWS	2,735.00
04/15/2021	TNA	14343	DLZ MICHIGAN, INC.	EAGLES LANDING EASEMENT, MTG, SEWER	701-000-286.418	EAGLES LANDING/BOGIE LAKE SUBDIVISIC	1,620.00
04/15/2021	TNA	14343	DLZ MICHIGAN, INC.	NEW HOPE CONST PLANS	701-000-286.442	NEW HOPE WHITE LAKE	387.50
04/15/2021	TNA	14343	DLZ MICHIGAN, INC.	DUBLIN ELEMENTARY SITE PLAN REVIEW	701-000-286.443	DUBLIN SCHOOL RAZE/REBUILD	712.50
04/15/2021	TNA	14343	DLZ MICHIGAN, INC.	BIGGBY COFFE PLAN REVIEW	701-000-286.449	BIGBY REDEVELOPMENT/CHASE BANK	513.75
04/22/2021	TNA	14344	DTE ENERGY	2827 RIPPLEWAY 03/13/21-04/12/21 CVCHARGES	701-000-250.001	LAKE ONA AERATION	1,107.72
04/22/2021	TNA	14345	DTE ENERGY	GRASS LK 03/13/21-04/12/21 CHARGES	701-000-250.005	GRASS LAKE SAD	758.44
04/22/2021	TNA	14346	DTE ENERGY	ROUND LK LK 03/16/21-04/14/21 CHARGES	701-000-250.006	ROUND LAKE IMPROVEMENT BOARD	604.94
04/22/2021	TNA	14347	DTE ENERGY	MANDON LAKE, 03/13/21-04/12/21 CHARGES	701-000-250.013	MANDON LAKE	14.95
04/22/2021	TNA	14348	DLZ MICHIGAN, INC.	DUBLIN ELEMENTARY WATER/SEWER REVIEW	701-000-286.443	DUBLIN SCHOOL RAZE/REBUILD	1,901.25
04/22/2021	TNA	14349	ROSATI, SCHULTZ, JOPPICH	TRAILSIDE MEADOWS, SERVICES THRU MARCH 31	701-000-286.412	TRAILSIDE MEADOWS	42.00
04/28/2021	TNA	14350	FOC -16TH CIRCUIT COURT	BOND-JACOB JEREMIAH JOSEPH	701-000-287.002	DUE TO COURTS	738.00
04/29/2021	TNA	14351	C & E CONSTRUCTION CO INC	8503 PONTIAC LAKE RD, GRINDER PUMP INSTALL	701-000-284.006	GRINDER PUMP INSTALLS	10,743.00
TNA Total							228,342.05
04/08/2021	WAT	7337	AQUATEST	BACTERIA TESTING	591-000-748.000	TESTING WATER SYSTEMS	308.00
04/08/2021	WAT	7338	CONSUMERS ENERGY	9164 STEEPHOLLOW 02/16/21-03/25/21 MONTHLY	591-000-923.001	GAS TWIN LAKES	151.90
04/08/2021	WAT	7338	CONSUMERS ENERGY	6260 GRASS LK 02/16/21-03/25/21 MONTHLY CH	591-000-923.004	GAS GRASS LAKE	149.60
04/08/2021	WAT	7339	DTE ENERGY	6260 GRASS LK 02/18/21-03/19/21 MONTHLY CH	591-000-921.006	ELECTRICITY GRASS LAKE	1,403.60
04/08/2021	WAT	7340	ELHORN ENGINEERING CO	CARUS, EL-CHLOR	591-000-745.000	SYSTEM CHEMICALS	2,665.50
04/08/2021	WAT	7341	HYDROCORP	MARCH 2021 INSPECTION AND REPORTING SERVI	591-000-818.000	CONTRACTED SERVICES	155.00
04/08/2021	WAT	7342	STATE OF MICHIGAN	WATER TESTING	591-000-748.000	TESTING WATER SYSTEMS	138.00
04/16/2021	WAT	7343	CONSUMERS ENERGY	8935 SATELITE 02/24/21-03/25/21 CHARGES	591-000-923.005	GAS VILLAGE ACRES-SATELITE RD	163.48
04/16/2021	WAT	7344	DLZ MICHIGAN, INC.	ASPEN MEADOWS IRON FILTRATION	591-000-160.000	CONST IN PROGRESS	40,615.50
04/16/2021	WAT	7344	DLZ MICHIGAN, INC.	PROFESSIONAL SERVICES THRU 3/19/21	591-000-802.000	ENG & ARCH FEES	3,570.00
04/16/2021	WAT	7345	FERGUSON ENTERPRISES	T10 MTR ECDR, R900 V4 WALL MIU	591-000-750.000	OPERATING SUPPLIES METERS	7,575.38

WHITE LAKE TWP.

APRIL 2021 CASH DISBURSEMENTS

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
04/16/2021	WAT	7346	PEERLESS- MIDWEST INC.	VILLAGE ACRES #3-PULL OVERHAUL & REINSTALL	591-000-140.000	MACHINERY & EQUIPMENT	70,888.00
04/16/2021	WAT	7347	UTILITY RESOURCE GROUP, INC	03/01/21-03/31/21 MONTHLY CHARGES	591-000-818.000	CONTRACTED SERVICES	1,148.35
04/16/2021	WAT	7348	U.S. BANK EQUIPMENT FINANCE	WAT,APRIL COPIER CHARGES	591-000-991.001	PRINCIPAL COPIER LEASE	124.03
04/16/2021	WAT	7348	U.S. BANK EQUIPMENT FINANCE	WAT,APRIL COPIER CHARGES	591-000-995.002	INTEREST COPIER LEASE	23.97
04/16/2021	WAT	7349	WHITE LAKE TOWNSHIP	REIMBURSE FOR MARCH SERVICES	591-000-214.101	DUE TO GENERAL FUND	51,869.12
04/22/2021	WAT	7350	DTE ENERGY	306 WOODSEdge 03/12/21-04/09/21 CHARGES	591-000-921.000	ELECTRICITY TOWER	46.25
04/22/2021	WAT	7350	DTE ENERGY	8906 HURON BLUFFS 03/12/21-04/09/21 CHARGE	591-000-921.001	ELECTRICITY TL	70.24
04/22/2021	WAT	7350	DTE ENERGY	8208 FOX BAY 03/12/21-04/09/21 CHARGES	591-000-921.002	ELECTRICITY HILLVIEW	179.12
04/22/2021	WAT	7350	DTE ENERGY	8935 SATELITE 03/12/21-04/09/21 CHARGES	591-000-921.004	ELECTRICITY VILLAGE ACRES	2,443.23
04/22/2021	WAT	7350	DTE ENERGY	603 OXHILL 03/13/21-04/12/21 CHARGES	591-000-921.005	ELECTRICITY SUBURBAN KNOLLS	14.95
04/22/2021	WAT	7350	DTE ENERGY	6055 HIGHLAND 03/11/21-04/09/21 CHARGES	591-000-921.007	ELECTRICITY TOWER #2	83.43
04/22/2021	WAT	7350	DTE ENERGY	145 HURONDALE 03/12/21-04/09/21 CHARGES	591-000-921.008	ELECTRICITY-HURONDALE	76.04
04/22/2021	WAT	7350	DTE ENERGY	993 N WILLIAMS 03/12/21-04/09/21 CHARGES	591-000-921.010	ELECTRICITY 933 WILLIAMS-HURONDALE	24.41
04/22/2021	WAT	7351	FERGUSON ENTERPRISES	RING GSKT, CAP SCRW, GR A 12PK	591-000-740.000	OPERATING SUPPLIES	24.30
04/22/2021	WAT	7352	GRAINGER	WATER HOSE ASSEMBLY	591-000-755.000	OPERATING SUPPLIES TOOLS	544.13
04/22/2021	WAT	7353	MICHIGAN PIPE & VALVE	6 COMP FLG/PACK SS	591-000-755.000	OPERATING SUPPLIES TOOLS	102.57
04/22/2021	WAT	7354	ROSATI, SCHULTZ, JOPPICH	WATER, SERVICES THRU MARCH 31, 2021	591-000-826.000	ATTORNEY FEES	644.00
04/29/2021	WAT	7355	ELHORN ENGINEERING CO	BULK EL-CHLOR	591-000-745.000	SYSTEM CHEMICALS	3,740.00
04/29/2021	WAT	7356	FERGUSON ENTERPRISES	REG 2 T10 ECDR CF INSIDE	591-000-750.000	OPERATING SUPPLIES METERS	520.20
04/29/2021	WAT	7357	USA BLUEBOOK	PIPE AND CABLE LOCATOR	591-000-755.000	OPERATING SUPPLIES TOOLS	2,697.00
WAT Total							192,159.30
Grand Total							2,152,812.12


INTEROFFICE MEMORANDUM
WHITE LAKE TOWNSHIP

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



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

OFFICE OF THE CLERK

TO: Board of Trustees
FROM: Anthony L. Noble 
SUBJECT: Election Commission Appointment
DATE: April 19, 2021

In accordance of the Charter Township Act statute the election commission is composed of the township clerk, and 2 trustees appointed by the township board.

I have spoken with Trustee Voorheis and Trustee Ruggles and it my recommendation that they be appointed to serve another term on the Election Commission. I would suggest that their appointment date be effective immediately through December 31, 2024.

WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: April 16, 2021

TO: Rik Kowall, Supervisor

FROM: Sean O'Neil, Planning Director



SUBJECT: Road Abandonment (RCOC Abandonment No. 2020-006)

You have asked me to review a road abandonment request that was made to the Road Commission for Oakland County (RCOC) in the area of Lover's Lane and Cedar Island Road. These roads are within and adjacent to the Round Lake Overlook subdivision. After reviewing the information that was provided by RCOC, I have the following comments:

- The requested action does not appear to violate Zoning Ordinance 58. It would actually add land area to undersized and non-conforming lots, which would bring them closer to compliance.
- The reason for this request has not been provided to our office, though it is assumed that the adjacent owners would like to make use of this land. If the petitioner did provide a written application, we should request a copy for the file.
- We do not have any objection to this request and would remain neutral on any action taken by RCOC.

If you have any questions, or require additional information, please do not hesitate to contact me.

Thank you.

WHITE LAKE TOWNSHIP POLICE DEPARTMENT

April 2021

DETECTIVE BUREAU SUMMARY						
	Apr-21	Apr-20	% CHG.	YTD 21	YTD 20	% CHG
ARRESTS	2	1	100.0%	2	1	100.0%
WARRANTS ISSUED	28	7	300.0%	84	61	37.7%
JUVENILE PETITIONS	3	2	50.0%	6	13	-53.8%
COURT CASES	9	3	200.0%	25	39	-35.9%
PRISONERS ASSIGNED	8	2	300.0%	24	26	-7.7%
CASES ASSIGNED	34	18	88.9%	116	139	-16.5%
CASES CLOSED BY ARREST	57	12	375.0%	116	178	-34.8%
CASES CLOSED OTHER	14	16	-12.5%	68	99	-31.3%
UNIFORM DIVISION SUMMARY						
	Apr-21	Apr-20	% CHG.	YTD 21	YTD 20	% CHG
ARRESTS	78	21	271.4%	282	219	28.8%
TRAFFIC WARNINGS	443	10	4330.0%	1,609	611	163.3%
TICKETS ISSUED	445	28	1489.3%	1,408	908	55.1%
ACCIDENT - PROPERTY DAMAGE	19	12	58.3%	112	106	5.7%
ACCIDENT - PERSONAL INJURY	7	4	75.0%	25	13	92.3%
ACCIDENT - FATAL	0	0	0.0%	0	0	0.0%
ACCIDENT - PRIVATE PROPERTY	10	1	900.0%	39	26	50.0%
CALLS FOR SERVICE	2,155	1,075	100.5%	8,373	7,386	13.4%
DISPATCH RUNS	886	764	16.0%	3,410	2,891	18.0%



Daniel T. Keller, Chief of Police

Monthly Summary of Offenses

All Offenses that were Attempted or Completed

CLASS	Description	Apr-21	Apr-20	YTD 2021	YTD 2020	YTD % CHG	ARRESTS							
							Apr-21	Apr-21	YTD	JUV				
100	Murder / Manslaughter					0.0%								
200	Forcible Sexual Offenses	0	1	1	1	0.0%	0	0	1	0	0	0	0	0
300	Robbery	1	0	1	1	0.0%	1	1	1	0	0	0	0	0
400	Assault Offenses	6	5	17	31	-45.2%	4	4	14	0	0	0	0	0
500	Burglary / Home Invasion	0	0	1	3	-66.7%	0	0	0	0	0	0	0	0
600	Larceny Violations	4	2	16	23	-30.4%	1	1	4	0	0	0	0	0
700	Motor Vehicle Theft	3	1	4	1	>100%	0	0	1	0	0	0	0	0
800	Arson	0	0	0	1	-100.0%	0	0	0	0	0	0	0	0
900	Kidnapping / Abduction					0.0%								
GROUP A TOTALS		14	9	40	61	-34.4%	6	6	21	0	0	0	0	0



April 2021 Incident Summary

Fire Incidents:	Apr 2021	YTD 2021	YTD 2020
Structure Fire	00	04	10
Outside Structures	00	00	00
Vehicle	00	03	02
Brush	01	04	02
Refuse	00	00	01
Other	02	02	01
Total Fire Incidents:	03	13	16

Non-Fire Incidents:	Apr 2021	YTD 2021	YTD 2020
Overpressure/Excessive Heat	00	00	00
Medical/Rescue	191	719	569
Hazardous Condition	01	14	15
Public Service	24	110	109
Good Intent	15	55	66
False Alarms	04	29	30
System Malfunction	00	00	05
Weather Emergencies	00	00	00
Other Non-Fire	00	03	05
Total Non-Fire Incidents:	235	930	799

Total Alarms:	238	943	815
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Mutual Aid	Apr 2021	YTD 2021	YTD 2020
Given	01	07	04
Received	00	07	07

Summary of Fire Value Saved/Loss:

Situation	Dollar Value	Dollar Loss	\$ Saved
Building Fire	000	000	000
Mobile Property Fire	000	000	000
Other Fire	000	000	000
Totals (April 2021):	000	000	000
Totals (April 2020):	780,000	160,000	620,000

Firefighter Andrew Morelli

05/02/2021

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



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

WHITE LAKE TOWNSHIP

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

Community Development Department Report

May 2021

Dear Township Board Members,

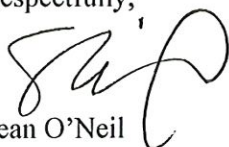
During the month of April, the department completed a federal grant application for the reconstruction of a section of Elizabeth Lake Road, between M-59 and Teggerdine Road. This project would include the completion of all pedestrian pathways along that route as well. We will hopefully know this summer if our application was successful. We continued working with The Chesapeake Group on the Civic Center area and the Township's development partner, River Caddis, was chosen. We will immediately begin working with them to take the next steps toward developing a collaborative plan for this area. That process will include significant public input over the next couple of months.

We continue to work on many active projects around the Township. The Lakepointe project has submitted their final site plan approval from the Planning Commission and their development agreement will be on your May agenda for consideration. The West Valley project has been approved and site construction will begin this spring. We have two parcels moving through the rezoning process as well. Both will be on your May agenda for consideration.

As for approved projects, both building and site construction continue to move forward at the 4-Town Square (4 Corners) project. They were actually able to move residents into the west apartment building on May 1st. Centerpointe Plaza (on M-59) is nearing completion on their building and site. The Preserve at Hidden Lake project continues to build homes rapidly and has begun clearing for the second phase of their project. Some minor site plan modifications will be requested for their second phase in June. The Trailside Meadow project is continuing with home construction and the second phase of their site construction will soon begin. The New Hope White Lake assisted living project continues to make good progress on their site work and building construction. The McDonald's at Bogie Lake Road received administrative approval for their minor project and is now moving forward on that work. The Eagles Landing single-family residential project has received final approval and will also begin construction this spring.

Please find included in this monthly report the parks and recreation update as well as the permit and inspection activity report for building. If you have any questions or require any additional information from the Community Development Department, please contact us.

Respectfully,


Sean O'Neil

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



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

WHITE LAKE TOWNSHIP

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Parks and Recreation May 2021

Dear Township Board,

Some minor work has begun at Stanley Park. The parking area off Elizabeth Lake Road has been graded and the brush around the parking area was removed. The meadow in the park core will soon be seeded to establish a small lawn area. The Parks and Recreation Committee and staff anticipate Stanley Park will be frequented regularly, and these improvements will benefit users of the park in advance of the Phase 1 development we hope to commence next year. Trash receptacles were installed around Stanley Park, and dog waste stations were ordered and will be installed around the park. Six picnic tables were ordered for Stanley Park, and they should be delivered by the end of the month.

Staff will continue its spring evaluation of park facilities. Improvements will be completed based on the need.

If you have any questions, please contact me.

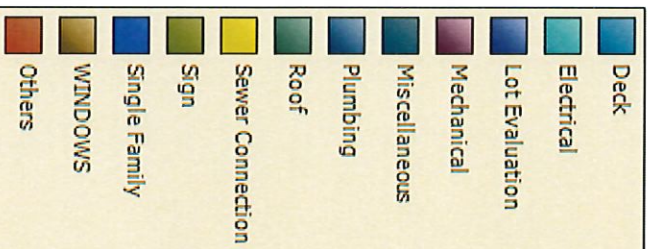
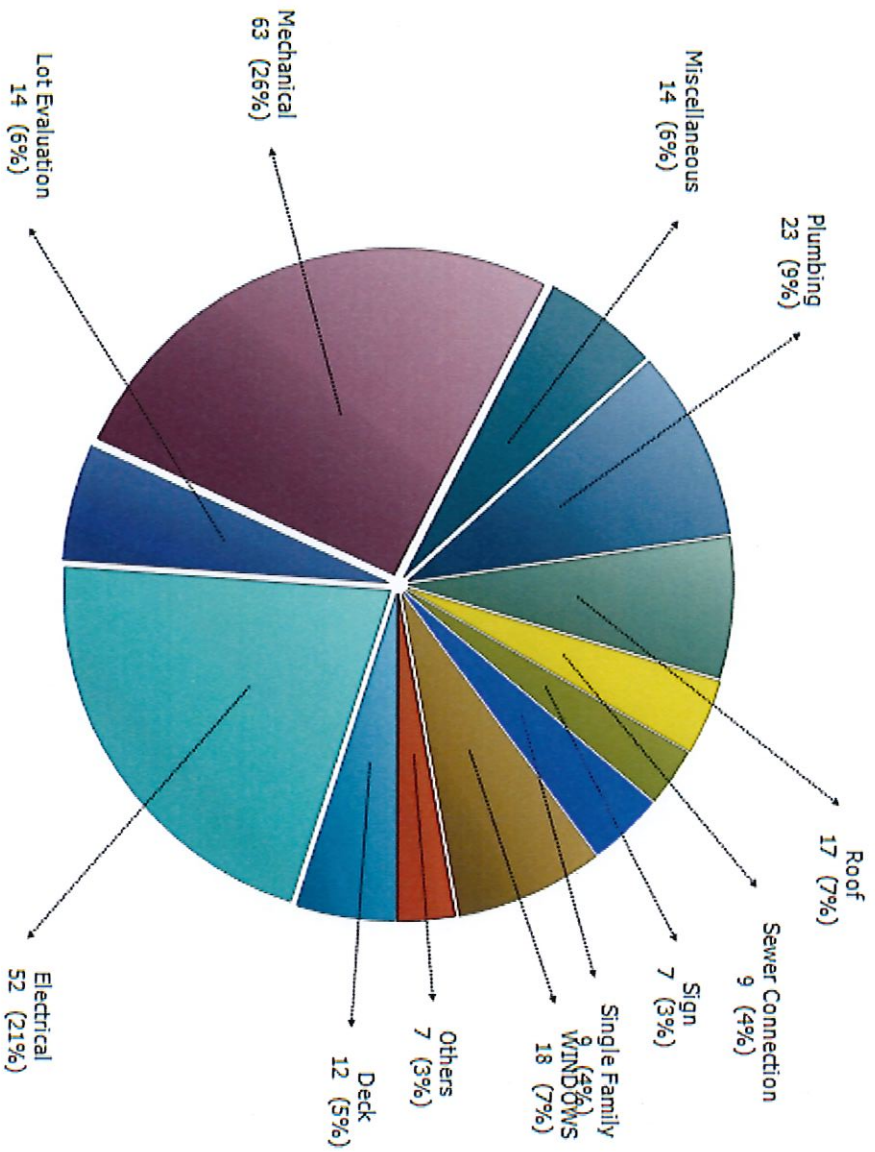
Sincerely,

Justin Quagliata
Staff Planner

Breakdown of Permits by Category

Current Chart Filter: All Records, Permit.DateIssued Between 4/1/2021 12:00:00 AM AND 4/30/2021 11:59:59 PM AND Permit.Status = ISSUED

Permits by Category



**WHITE LAKE TOWNSHIP TREASURER'S REPORT
GENERAL FUND
ENDING APRIL 30, 2021**

BALANCE AS OF MARCH 31, 2021

21,262,296.72

White Lake Library	85,628.28	
White Lake Water	51,869.12	
Building:		
Building Licenses	480.00	
Building Permits	37,580.00	
Electrical Licenses	220.00	
Electrical Permits	8,840.00	
Fire Safety Reviews	0.00	
Mechanical Licenses	180.00	
Mechanical Permits	11,790.00	
Miscellaneous Revenue	4,900.00	
Plumbing Licenses	7.00	
Plumbing Permits	4,352.00	
2020 Settlement	9,148,904.25	
Cemetery Lots	0.00	
Delinquent Property Tax	517,813.39	
Dog License	153.00	
Dental Ins	149.92	
Duplicating & Photostat/Maps	7.00	
Election Reimbursement	0.00	
Enhanced Revenue	843.59	
Franchise Fees/Cable TV	8,591.05	
Gravesite Openings/ Closings	950.00	
Ordinance Fine	100.00	
Other Permits	70.00	
Other Sundry	55.00	
Passport Processing Fees	525.00	
Planning Fees	2,195.00	
Platting/Lot Split	110.00	
PRE Denials	929.75	
Admin Fees	164.50	
Rent- Ormond Tower	1,182.11	
Senior Center Revenue	100.00	
State Shared Revenue	469,340.00	
Trailer Park Tax	856.00	
Zoning Application Fee	2,865.00	
CASH RECEIPTS - Subtotal	10,361,750.96	
Fire Cash Receipts	500.00	
Police Cash Receipts	40,492.08	
Due From Other Funds	464,987.37	
Void Checks		
Paychex Credits	0.00	
April Interest	15,605.71	
TOTAL RECEIPTS	10,883,336.12	10,883,336.12
		32,145,632.84
Cash Disbursements		(2,538,004.61)
Balance as of April 30, 2021		29,607,628.23

RECONCILIATION OF CASH ON HAND

Checking	732,114.83	
Investment	28,875,513.40	
Balance as of April 30, 2021	<u>29,607,628.23</u>	

WHITE LAKE TOWNSHIP TREASURER'S REPORT
OTHER FUNDS
April 30, 2021

CONSTRUCTION	Checking	378,359.72
DRUG FORFEITURE	Savings	95,215.28
	Interest	3.89
EMPLOYEE FLEXIBLE SPENDING	Checking	19,632.99
IMPROVEMENT	Savings	757,699.18
REVOLVING FUND	Interest	154.69
	OC Pool	2,036,974.44
	Interest	2,458.71
LIBRARY DEBT	Savings	153,745.55
	Interest	31.59
PARKS & RECREATION	Savings	688,549.07
	Interest	28.16
	OC Pool	318,876.53
	Interest	384.90
PONTIAC LAKE SEWERS	Savings	67,036.58
	Interest	2.77
	OC Pool	169,728.34
	Interest	204.87
PUBLIC ACT 188	Checking	13,771.58
	Savings	737,017.77
	Interest	29.87
SA SEWER DEBT	Sewer Debt- Savings	39,898.25
	Interest	1.63
SEWER DEBT	Savings - Phase 1&2 (3155)	354,544.99
	Interest	10.15
SEWER MAINTENANCE	General Savings (3148)	948,756.89
	Interest	42.53
SPECIAL ASSESSMENTS	Savings	1,435,907.50
	Interest	63.78
T & A ESCROW	Checking	207,248.24
	Savings	833,856.87
	Interest	34.04
	OC Pool	926,875.15
	Interest	1,118.78
WATER	Operating Checking-HVSB	234,916.78
	Operating MM-HVSB	1,628,647.11
	Interest	464.06
	Water Capital OC Pool	2,131,673.36
	Interest	2,573.02
	Water Capital-Flagstar	71,279.93
	Interest	14.65
	Water Capital-HVSB	333,949.94
	Interest	40.26
		<u>14,591,824.39</u>
CURRENT TAX	Checking	6,638.70
	CDARS	0.00
		<u>0.00</u>
		<u><u>14,598,463.09</u></u>

Respectfully submitted,

Mike Roman
Treasurer

CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Special Board of Trustees Meeting
April 15, 2021

Supervisor Kowall called the meeting to order at 6:01 p.m. The meeting was held via Zoom video conferencing. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

Present: Rik Kowall, Supervisor – present in Oscoda, MI
Anthony L. Noble, Clerk – present in White Lake, MI
Mike Roman, Treasurer – present in White Lake, MI
Andrea C. Voorheis, present in White Lake, MI
Michael Powell, Trustee – present in White Lake, MI
Liz Smith, Trustee – connected late

Absent: Scott Ruggles

Also Present: Sean O'Neil, Planning Director
Jennifer Edens, Recording Secretary

AGENDA

It was MOVED by Clerk Noble, SUPPORTED by Trustee Powell to approve the Agenda, as amended. The motion PASSED by roll call vote (Kowall/yes, Roman/yes, Noble/yes, Voorheis/yes, Powell/yes).

PUBLIC COMMENT

No public comment.

DISCUSSION REGARDING FEDERAL GRANT OPPORTUNITY FOR ROAD IMPROVEMENTS

Supervisor Kowall informed the Board that the government is handing out money for a variety of different things and it is his ongoing quest to pursue grants as he has in the past and will continue to do so. He further shared that right now the Township has an opportunity to work with Congresswoman Haley Stevens who will in turn provide the Township with the opportunity to communicate with Washington directly. He referred to Director Sean O'Neil to discuss the grant opportunity that is before the Board tonight that would grant approximately \$1.6 million if the Township comes up with \$400,000 for infrastructure, sidewalks, improvement to the civic center downtown area.

Sean O'Neil indicated that before the Board is an opportunity to apply for a Service Transportation Block Grant. The Township provided three different project options to Congresswoman Stevens and the project before the Board is the one selected by her office to move forward for funding through the Appropriations Committee. The Township learned of this selection on Monday at about 4:00 p.m.

Tonight, the Board will consider a resolution that supports this request and commits the Township to the 20% match. The maximum to be awarded for a project is \$2 million with a \$400,000 - 20% match.

It would be \$400,000 of Township funds and \$1.6 million federal government funds for all the road work and pathway work needed on Elizabeth Lake Road for the conceptual plan that has been discussed for the future civic center area. Director O'Neil opined that this has been a long term need for property that is not owned by the Township and that had no funding source. He thanked and acknowledge those that worked on pulling the necessary documents together.

In addition to the Resolution #21-016, which was drafted in very limited time with very little information, he will be providing letters of support from elected officials, the publisher of the spinal column, the conceptual layout that shows the road improvements in concept, and a construction cost estimate from the engineer. He noted that this is due tomorrow by 4:00 p.m.

Trustee Powell questioned how far up and down Elizabeth Lake Road this would go or be used.

Supervisor Kowall replied that it would be used in the civic center area. He further stated that there is a little bit of lateral movement in this and that it could not have come at a better time, noting there are no guarantees that the Township will get it.

Trustee Powell asked of Treasurer Roman if a budget amendment would be necessary to pull the \$400,000.

Treasurer Roman replied that this will need to be figured out and that the Improvement Revolving Fund has over \$3 million in it. He thinks that this will be a learn as we go process and that if there is money out there, why not White Lake.

Sean O'Neil identified for the Board's knowledge the three projects requested were this project, triangle trail, and construction of municipal buildings. The grant applications were filled out approximately four weeks again and the response was received late in the day on Monday.

Trustee Powell reminded that Supervisor Kowall has been criticized in the past by members of the public for doing exactly this and he thinks that this Board has totally supported him. He agrees if there is money there to get, it belongs in White Lake rather than somewhere else.

Sean O'Neil requested that the motion include language that allows flexibility in the even that further information becomes available that is not included in the Resolution. If further information is ascertained that would help support the application, it would be beneficial to include in the Resolution. He suggests a subject to Supervisors approval and the Clerk signing a timeframe to allow to submit additional information. He clarified that the funding wouldn't change in the modification of the Resolution.

It was MOVED by Trustee Powell, SUPPORTED by Trustee Smith to approve Resolution #21-016, to support the funding of White Lake Township Civic Center, otherwise known as Main Street Road, sidewalk construction project, authorizing the Supervisor, Clerk, and Treasurer to make

modifications as necessary to meet the requirements of the application. Further to grant the Supervisor, Clerk, and Treasurer to sign necessary documents. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Smith/yes, Voorheis/yes, Powell/yes).

Supervisor Kowall indicated that there may be other opportunities that they are watching out for as he will continue to seek funds that may be available. He indicated there are projects on the books and that it was a plus that this project was labeled a shovel ready project.

Clerk Noble thanked Sean and Justin (Staff Planner Justin Quagliata) for taking the bull by the horns. They were under the gun to get the documents out and he wanted to acknowledge their hard work.

It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Noble to adjourn. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Smith/yes, Voorheis/yes, Powell/yes).

Meeting adjourned at 6:15 p.m.

I, Anthony L. Noble, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the April 15, 2021 special board meeting minutes.

Anthony L. Noble, Clerk
White Lake Township
Oakland County, Michigan

CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Regular Board of Trustees Meeting
April 20, 2021

Supervisor Kowall called the meeting to order at 7:00 p.m. The meeting was held via Zoom video conferencing. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

Present: Rik Kowall, Supervisor – present in White, MI
Anthony L. Noble, Clerk – present in White Lake, MI
Mike Roman, Treasurer – present in White Lake, MI
Scott Ruggles, Trustee – present in White Lake, MI
Liz Smith, Trustee – present in White Lake, MI
Andrea C. Voorheis, present in White Lake, MI
Michael Powell, Trustee – present in White Lake, MI

Also Present: Sean O’Neil, Planning Director
Lisa Hamameh, Attorney
Jennifer Edens, Recording Secretary

AGENDA

Clerk Noble removed item 9A from the Agenda: Request to Waive Application Fee from VFW
Supervisor Kowall added item 9J to the Agenda: Approval of Purchase of Bulk Grinder Stations

It was MOVED by Trustee Ruggles, SUPPORTED by Trustee Powell to approve the Agenda, as amended. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

PUBLIC COMMENT

No public comment.

CONSENT AGENDA

- A. REVENUE AND EXPENSE**
- B. CHECK DISBURSEMENTS**
- C. APPOINTMENT SENIOR ADVISORY COUNCIL – TOWNSHIP LIAISON**
- D. DEPARTMENT REPORTS**
 - 1. POLICE**
 - 2. FIRE**
 - 3. COMMUNITY DEVELOPMENT**
 - 4. TREASURER REPORT**

It was **MOVED** by Clerk Noble, **SUPPORTED** by Trustee Smith to approve the Consent Agenda. The motion **PASSED** by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

MINUTES

A. APPROVAL OF MINUTES – REGULAR BOARD MEETING, MARCH 16, 2021

It was **MOVED** by Trustee Powell, **SUPPORTED** by Trustee Ruggles to approve the Minutes – Regular Board Meeting, March 16, 2021 as presented. The motion **PASSED** by roll call vote (Smith/yes, Roman/yes, Voorheis/yes, Ruggles/yes, Noble/yes, Kowall/yes, Powell/yes).

PROCLAMATION

A. MENTAL HEALTH AWARENESS MONTH – MAY 2021

Trustee Smith shared the Oakland County hotline number: 1-844-446-4225

Supervisor Kowall noted there is a seriousness with mental health, especially with all that the world has gone through this last year. He thanked his Board members for all they have done to keep the community whole. He read the Proclamation into the record. He further reminded that the Township is here to help should a resident need it.

Trustee Powell shared that he has had to stop listening to the national news as it was in fact causing him some issues. He doesn't believe that the social network, national press or politicians have done anything to help the residents of the country deal with mental health. He feels it would be nice if we could come together and speak a little more objectively and optimistically.

The Proclamation was accepted by a show of hands.

NEW BUSINESS

A. REQUEST TO WAIVE APPLICATION FEE FROM VFW

Removed as it was paid for by an anonymous donor.

B. 2021 OPEB (OTHER POST EMPLOYMENT BENEFITS) EMPLOYER CONTRIBUTIONS

Treasurer Roman indicated that this is the fifth or sixth year that he has asked the Board to make this contribution towards this liability and that a big dent is being made. He is asking the Board to approve the contribution again for \$790,000.00.

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Ruggles to approve the contribution of \$790,000.00 for the 2021 OPEB Employer Contributions. The motion PASSED by roll call vote (Kowall/yes, Roman/yes, Noble/yes, Smith/yes, Ruggles/yes, Powell/yes, Voorheis/yes).

C. RESOLUTION #21-013; MICHIGAN AMPUTEE GOLF ASSOCIATION CHARITABLE GAMING LICENSES

Clerk Noble shared that the event will be held on August 13, 2021 at Brentwood Golf Course. It is a fundraiser to raise charitable donations for the above mentioned.

It was MOVED by Clerk Noble, SUPPORTED by Trustee Powell to approve Resolution #21-013; Michigan Amputee Golf Association Charitable Gaming Licenses. The motion PASSED by roll call vote (Noble/yes, Roman/yes, Kowall/yes, Powell/yes, Smith/yes, Voorheis/yes, Ruggles/yes).

D. REQUEST TO WAIVE CONFLICT OF INTEREST – FOSTER SWIFT

Supervisor Kowall indicated that the library would like to retain Foster Swift as their legal counsel and because of a culminated relationship with Foster Swift, they feel comfortable with them. They are looking for a waiver so there is no conflict of interest with that representation of the library in relation to any or all business that may or may not involve the Township in general.

Lisa Hamameh indicated that Foster Swift does already represent the library and the Township in a matter that stayed at Foster Swift. She further indicated that Foster Swift wants to represent the library specifically in a matter that might be opposite the Township and that is why they need a waiver of the conflict from both the Township and the library. The matter that they are referring to is an agreement to separate certain functions from the Township and/or creating a district library to which the Township would have to be a party to either of those agreements. Therefore, Foster Swift would represent the Township in a matter and then have them opposite the Township with this conflict waiver. She stated there are different attorneys working on these matters, but that they cannot represent opposite of the Township without this waiver.

Trustee Ruggles asked of counsel if this is not the definition of conflict of interest. To which she replied, it may be as the letter indicates that the Township and the library agree with a separation and if on the same page, there may not be opposing interests.

Trustee Smith shared with the Board that the library simply wants to separate their payroll and insurance to handle it themselves and that they may need a lawyer to explore becoming a district library to expand services to neighboring communities. She further stated that this particular attorney from Foster Swift is the “go to” library attorney in the state.

Trustee Powell facetiously stated that he can see why they would want Foster Swift since there are no other attorneys they could go with. He has an uneasy feeling about a difference of opinions between the library and the Township in the future.

Supervisor Kowall reminded that they may have other legal matters which might not even involve the Township. The Township has retained the property/real estate wing of Foster Swift, Ben Price, in that capacity and Mark Kroner as part of the legal counsel for W.O.T.A. They serve very specific functions and very specific areas of expertise. He cannot say if there is a plus or minus, but the library has had a relationship with Foster Swift, and he is unaware of any particular harm in this decision.

Treasurer Roman indicated that currently the libraries payroll and benefits are part of the Township and that it complicates matters. He learned that the library is its own entity with its own board. He has no issues with the separation and supports whatever can be done to help the library achieve the separation.

Trustee Powell questioned of Treasurer Roman that he doesn't see any conflict regarding the impending downtown area and documentation of that.

Treasurer Roman does not see a conflict and he doesn't know that the Township would ever use Foster Swift again.

Trustee Smith understands that the library is only seeking legal counsel for separation of payroll and insurance purposes only. She does not believe it will affect anything else in the future. She shared that their budget is done in October/ November and they are being charged \$100 per month by the Township and starting in January they are being charged \$1,700. They are not budgeted for that change and are looking to separate for those purposes.

Clerk Noble is in support and sees no conflict of interest.

Trustee Ruggles clarified that we are only discussing the conflict of interest with Foster Swift. He continued that simply put, the Board is discussing one government agency and another one with the same attorney in the middle of them. He doesn't know how anyone could foresee a conflict arising but indicated that is why there are attorneys. When it does arise, you will have the same attorney representing both sides, which is the definition of a conflict.

Supervisor Kowall indicated that is not necessarily the case as Foster Swift does not represent the Township in general law practice, only in specific areas.

Attorney Hamameh corrected that there is no question that there is a conflict of interest, which is why counsel is asking the Board to waive that conflict as it relates to this particular matter. If the Board is not comfortable it could waive to a specific matter, limit how they feel appropriate, or simply say no. This particular attorney is very well respected and known as a library lawyer.

Supervisor Kowall stated that a motion for approval of specific duty of separation regarding financial services provided to the library and only that action might be appropriate.

Trustee Smith asked of Attorney Hamameh, as she believes the library would like to explore the separation as a district library and will need this attorney to assist in setting that up and with documentation. She asked if this could be included also or does it need to be very limited to separation fiscal responsibilities.

Attorney Hamameh replied that it is the comfort level of the Board. She further indicated that the Foster Swift attorney might want an agreement entered between the Township and library to allow her to represent the library in the exploration/investigation of becoming a district library. Should they need to approach the Township for that agreement the Board would need to reevaluate the conflict at that time.

Trustee Smith reminded that the Township Board has no say whether the library can become a district library. It will simply need to decide if they waive the conflict with Foster Swift.

Attorney Hamameh indicated that the letter from the Foster Swift attorney indicates that there may be an agreement that the Township may have to be a party to.

Treasurer Roman clarified what the motion would be for and that Attorney Hamameh agrees with it. To which Supervisor Kowall indicated it would be limiting the scope. Treasurer Roman stated he does not totally agree with that motion and he is not in favor.

It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Smith moved to waive the conflict of interest, limited to separation of payroll and human resource service and benefits and to explore and advise on district library formulation. The motion PASSED by roll call vote (Powell/no, Voorheis/yes, Smith/yes, Ruggles/no, Roman/no, Noble/yes, Kowall/yes).

E. RESOLUTION #21-014; AGREEMENT BETWEEN WHITE LAKE TOWNSHIP AND FIRE CHIEF JOHN HOLLAND

Trustee Powell stated personally and professional that Chief John Holland is an incredible man and an asset to the Township. He appreciates him being a part of the Township.

Trustee Voorhies congratulated Chief Holland and noted that she loves the fact that he is the first inhouse, rising through the ranks fire chief the Township has had in years.

Supervisor Kowall gave kudos and congratulations to Chief Holland.

Trustee Smith congratulated and apologized that she was not at the swearing in ceremony and hopes to be able celebrate him in the future. She further shared that she had an opportunity to speak with some of the firemen and that they are thrilled to have him as their new chief.

Supervisor Kowall interjected that there will be a swearing in ceremony at 2:00 p.m. on Thursday at the pavilion. The official swearing in was done to avoid a gap in services, but this will be more ceremonial. The new Fire Marshall will also be sworn in.

Trustee Ruggles congratulated Chief Holland and joked that if he thought the Board was tough on him before...

Clerk Noble stated he is excited to watch him lead the department and start a tradition of starting at the ground level and making it to this point. From his public service background, he thinks it is very important.

Treasurer Roman echoes all the comments made and is totally honored to have him as the new fire chief.

It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Ruggles to approve Resolution #21-104; Agreement between White Lake Township and Fire Chief John Holland, and authorize the Supervisor to sign all necessary documents for that agreement. The motion PASSED by roll call vote (Ruggles/yes, Noble/yes, Voorheis/yes, Kowall/yes, Roman/yes, Powell/yes, Smith/yes).

F. RESOLUTION #21-015; TWIN LAKES ROAD SPECIAL ASSESSMENT DISTRICT BOND

Treasurer Roman indicated this Resolution will approve the Township to sell bonds to fund the project. He apologized for getting this to the Board so late. He is trusting that the bond attorney crossed all the t's and dotted all the l's.

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Voorhies to approve Resolution #21-015; Twin Lakes Road Special Assessment District Bond and allow any and all township officials to sign or amend it as needed. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

G. FIRST READING – FEE ORDINANCE AMENDMENT #129

Supervisor Kowall noted this to be a housekeeping matter that is brought before the Board a few times a year to address the different amendments to Ordinance #129. In the cemetery end of things there have been some increased cost as the sexton costs have gone up a little bit and therefore those costs are passed on. There are very few increases and through the suggestion of the Billing Department and Building Official some of those costs have also been adjusted.

Trustee Ruggles reminds that he has spoken out on this topic at least three times now as it seems to him whenever a raise is wanted for the sexton services, it is passed along to the Township and the Township subsequently hands it down to the residents. He noted an increase in the baby rate, burial after 4:00 p.m., and Saturday burials. He doesn't know how long this will continue to happen until the Township puts this out to bid. He believes this is something for Clerk Noble to investigate. He questioned how many more increases will flow down the pipe until somebody steps in front of it. He is not and will not vote in favor of this until the issue is addressed.

Trustee Voorhies agrees with Trustee Ruggles and would like to see bids for sexton services as every year there are increases.

Trustee Smith suggests an amended motion to go out for bids and revisit it later.

Supervisor Kowall believes the cemetery portion could be withdrawn and revisited.

Attorney Hamameh clarified that this is only for first reading and the Board can make whatever changes it wants, pass it to second reading and then the notice of consideration that is published would have any changes made today so when it comes to second reading it can be adopted.

Trustee Powell finds a problem with passing this to second reading and believes that the Township could then be left without a sexton at the second reading. He noted it is a 50% increase in fees and that it would be nice to have comparisons before this acted upon.

Clerk Noble does not disagree with the statements made.

Treasurer Roman believes the Board should approve this and if the Board thinks the fees are too high it should look elsewhere.

Clerk Noble interjected that these fees are from a signed contract from September of 2020 and therefore, contractually the Township is under contract.

Trustee Ruggles confirmed if this is not approved then the Township would be responsible for the difference.

Attorney Hamameh shared by way of an anonymous person observing the meeting, that the contract was approved last fall, approximately October or November.

Supervisor Kowall suggest to not have an interruption of services for the residents, to abide by the contract agreement, move forward with this, but take it under review and look at this issue as a bigger picture. He believes Clerk Noble can look at it.

Clerk Noble does not disagree with Trustee Ruggles and believes there are a lot of things they can look at to be more efficient. He and Deputy Clerk Santiago will look at it tomorrow and he will email his findings to the Board.

Trustee Smith asked when the contract ends. To which Clerk Noble identified he doesn't have it in front of him but will advise the Board tomorrow.

It was MOVED by Trustee Powell, SUPPORTED by Treasurer Roman to approve the modification of Fee Ordinance #129 be moved to second reading. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Smith/yes, Voorheis/no, Ruggles/yes).

H. REZONING REQUEST – 7775 HIGHLAND ROAD

Sean O'Neil noted that this is technically the first reading of the rezoning as it is a two-step process. This is for 7775 Highland Road, Tax ID Parcel 12-21-276-019, which is approximately 6.66 acres in size. He shared his screen to display the area in discussion.

The owner of the property, Wade Brancheau (present tonight) appeared before the Planning Commission on April 15th where the public hearing was held. There was one participant who commented and had an

objection. After going through the planning review the Planning Commission concluded with the recommendation for approval as it is consistent with the Master Plan, the requested rezoning from suburban farm to local business is consistent with the Master Plan and Future Land Use Map, rezoning the parcel to local business is compatible with the character of the surrounding area, rezoning the parcel local business will not result in spot zoning, and the parcel is a reasonable module of land for local business development. It was further recommended that the rezoning traffic study be waived.

Mr. O'Neil shared that since the early 1990's this parcel has been taxed as a business to some extent. He also indicated that Mr. Brancheau has advised that effective June 1st the operation of boat storage by a tenant who rents from him will cease.

He further stated that the Master Plan for this area considers this to be part of the town center focus area and it encompasses the Elizabeth Lake Road and M-59 area.

Trustee Powell asked if there are any residents that use the common drive as access to their residents. To which, Mr. O'Neil indicated this common drive only accesses Mr. Brancheau's property and that there are no other adjacent or neighboring residents that would use the driveway. This property is tucked behind Auto Zone and the Center Point Plaza. He referenced the Crane property and the fact that they approached Mr. Crane to see if he wanted to rezone concurrently, but he was not interested.

Trustee Powell followed-up that this in no way deals with any site plan issues, buffering, and parking. That it is strictly a request for rezoning. To which, Mr. O'Neil confirmed. Trustee Powell further asked of Mr. O'Neil if there was any reason why the first reading and waiver of the traffic study should be dealt with separately.

Mr. O'Neil advised that the Planning Commission dealt with it as one question and found that the traffic study was unnecessary.

Trustee Powell as a point of interested identified that this parcel was once looked at for a Target location.

It was MOVED by Trustee Powell, SUPPORTED by Clerk Noble to move the proposed rezoning request from suburban farm to local business, specifically for address 7775 Highland Road, Parcel #12-21-276-019 and to move the Traffic Study Waiver to second reading. The motion PASSED by roll call vote (Roman/yes, Noble/yes, Ruggles/yes, Kowall/yes, Voorheis/yes, Powell/yes, Smith/yes).

I. PLANNED DEVELOPMENT WAIVER REQUEST FOR MINIMUM PARCEL SIZE (SEC. 3.11.X) – VACANT PARCEL 12-21-426-004

Supervisor Kowall identified this is in reference to Parcel 12-21-426-004, formerly known as the Scott Ruggles Market Place (as tenant). He reminded that a while back the Board made a change that the Plan Development was required to have ten acres or more, but that the Board also implemented a tool in the box for a waiver on lesser parcels. This will allow the planning on this parcel that is under ten acres.

Sean O'Neil reminded that the Board has done one of these waivers before with a church across from the White Lake Market Place. The request only allows the property owner to proceed through the process, it does not give them any right or approval, or ability to proceed ahead. He opined that it is pretty harmless and he believes this one makes sense.

The parcel in discussion is 8.61 acres. It is bordered on two sides by roads and the other two sides by wetland and streams. It would not be an easy task to add usable land to this parcel.

On March 18, 2021 this plan was brought to the Planning Commission, which is very sensitive to what will be the future civic center area. A lot of the comments went beyond the realm of the waiver request and went into the specifics of the plan. The plan requires a specific layout be included and with that, the Planning Commission provided their thoughts and gave a peek into what they are looking for to the developer. Mr. O'Neil shared his screen showing the layout of the plan. The plan has been reviewed and feedback has been given to the applicant. The plan is not what is before the Board tonight as they are asking permission to move through the process. Mr. O'Neil thinks this is a good plan for the waiver.

Trustee Powell thinks the Planning Commission is right on in looking at the plan. He feels it looks like an engineer designed it with no creativity, like a strip mall. He further feels that plan developments have been applied for in the Township because the applicants know they can get more in White Lake. There is no creativity and no give back to the Township, it is just one-sided. He further stated that most communities ask more of the developer than the developer does of the community. In most cases he would be in major favor of this, but he is not at all in favor of this plan. He understands this is an independent part of approval. He noted this allows the applicant to apply for PD zoning which requires a site plan, architectural drawings and additional expense to the developer. He feels this is huge for the downtown area of White Lake Township and he doesn't see how this plan approaches what is needed.

Supervisor Kowall reminded the Board that this is not regarding the particular plan, but strictly waiving the ten-acre minimum. He doesn't want the issue confused.

Trustee Smith added that she was in the audience of the March 18th Planning Commission meeting and noted that the Commission was very vocal about their wishes, desires, and changes to the plan. She has faith in the Commission that they are in tune with what the Board is looking for.

Clerk Noble has the utmost faith in the Planning Commission, Justin Quagliata, and Sean O'Neil moving forward from here. He agrees with Mr. Powell regarding the plan development give backs and reminded that the Township was able to obtain funds for Stanley Park with the development farther down from Bocovina. He believes the Township has a great Planning Commission and Planning Department and believes moving forward the Township will be able to work through it.

It was MOVED by Trustee Smith, SUPPORTED by Clerk Noble to amend Zoning Ordinance #58 to allow a plan development waiver. The motion PASSED by roll call vote (Smith/yes, Voorheis/yes, Ruggles/yes, Powell/yes, Kowall/yes, Roman/yes, Noble/yes).

Mr. Yaldo thanked the Board for their time and consideration. He also apologized for not attending previously when this appeared before the Board, but he was unable to do so due to COVID related circumstances.

J. APPROVAL OF PURCHASE OF BULK GRINDER STATIONS

Supervisor Kowall shared that late in the day today he learned from Mr. Aaron Potter that the vendor advised him a bulk buy at a considerable discount was available on twenty-five grinder station units. Supervisor Kowall has no doubt that the Township will use these units in a heartbeat based on the number of certificate of occupancies the Township has been signing off on. He opined that it would be a good decision for the township to purchase. He further indicated that normally when there is a bulk buy through a plotted development with multiple units and the developer does a prepay, the Board has authorized the Township to just go forward with it. This opportunity provides a considerable savings at about \$1,000 a unit.

Trustee Powell asked if these are the typical Barnes Pumps and what the cost is.

Supervisor Kowall indicated this is a quantity of 25 Simplex base packages at a price of \$2,936.00 each. If purchased in lesser quantity, they are approximately \$3,900 each. He suggests a motion to approve up to \$100,000 to allow Mr. O'Neil to get as many as possible at the discounted price.

Trustee Powell is in favor as this price is approximately \$300 less than the E1 competitor and this is the best price he has seen. He also indicated that normally when you buy a truckload shipping is free. He questioned if housing is free buy the supplier.

Supervisor Kowall indicated that the Township has an area at a water plant where they are now being stored as they found in the past that parts came up missing. He indicated they are safe and secure in the Township's possession. He further stated that he believes Mr. Potter already has 50% of these already dedicated and that it is a recoverable expense.

Clerk Noble commended Mr. Potter for thinking outside of the box and thinking ahead. He believes this is saving the Township thousands of dollars down the road with the upset of the supply chain as it is.

It was MOVED by Trustee Powell, SUPPORTED by Treasurer Roman to authorize the Supervisor and DPS Director to purchase twenty-five Barnes Simplex Pumps at a total cost to be negotiated but authorized up to \$100,000.00 towards that purchase and potential additional volume at that price. The motion PASSED by roll call vote (Kowall/yes, Roman/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

Supervisor Kowall hopes that everyone is in line to get there shot or considering getting their shot if they think it is in their best interest. Statistics show that if you are vaccinated your chances of contracting the COVID virus is .008%.

TRUSTEE COMMENTS

Trustee Powell thanked the Board for a good meeting. He has been attending the MTA Conference virtually, and while he appreciates a face-to-face, he is enjoying the Conference and he has learned a lot. He believes the MTA has done a great job.

He shared that the smoke alarms and detectors in his home were over due to be replaced. In listening to Joe Gannon, the appliance doctor on WJR, about six months ago he presented on replacing them. In communicating with Mr. Gannon, he learned that it could take up to forty-one minutes for an ionizing smoke detector to react to a house fire. The country of Australia and seven states in this country have banned those detectors. Mr. Gannon highly recommends against purchasing ionized smoke detectors.

Treasurer Roman thanked all the residents for tuning in this evening and welcomed the Township's new Deputy Treasurer Kim Patton.

Trustee Voorhies shared that the Township has applied for the Ralph C. Wilson \$50,000 Design Grant for the Township Triangle Trail and she is hopeful that the Township will learn by the of April if they get it. She was not able to attend the Parks and Rec monthly meeting, but she was able to watch it. There was a nice presentation from the Huron Watershed Council regarding the Huron River history. Also, in discussion was picnic tables and canine poop bags for Stanley Park. The next meeting via Zoom will be in May/June. In July and August, they are hopeful to be face-to-face in a park. She further shared that she visited Bloomer Park and that it is maintained nicely and under control. She wished everyone safety, health and get vaccinated.

Trustee Ruggles noted that the Planning Commission met on April 15, 2021 for the rezoning request discussed tonight. The next meeting is May 6th. He brought up that Bloomer Park has thirty acres of woods there and he is not sure if a management plan has been discussed for those woods, or who would be in charge of that, but it is something that will need to be looked in. He indicated a ten-year harvesting to manage the woods is necessary or they degrade themselves. He stated that the property has a great deal of value in the lumber and is probably in need of some harvesting right now. He further shared that he put a request into the OCRC to get some signage on McKeachie Road to reduce the speed. He put a request into the Concerns Division for horse signage that he even offered to pay for and learned that they will need to come out and preform a study for the same.

Trustee Smith updated that the library is still in phase III and all the information is on the website. She is very glad for the Mental Health Resolution as COVID has taken a toll on people in different ways. A good friend of hers, Mary Whiteford is the Chair of the House and Health Human Services, launched today a 24-hour crisis hotline that connects callers with the proper mental health care professionals they need. It is called MYCAL. She also shared that April is Child Abuse Awareness Month and sometimes mental health and child abuse go hand in hand. With some children not being in school right now, they do not have extra eyes on them, and she encouraged the community to be aware. This topic is very near and dear to her heart, and she will be testifying before the Michigan House Committee as a child advocate later this month. She indicated that Michigan Police Week is May 9th. Due to COVID they cannot have the festivities they normally would, but she encouraged residents to find ways to show their appreciation. Residents can always visit the Michigan Police Week website to find ways to help. She shared that she too enjoyed the MTA Conference virtually. She congratulated the new Fire Chief John Holland and she looks forward to

celebrating him on Thursday. She mentioned that the fire department will be doing training on the brown house next to the new civic center area this week and didn't want residents to be concerned if they see fire trucks in that area. She wished everyone to stay healthy as there are a lot of closings in the school district right now. God bless the first responders and the community.

Clerk Noble thanked the Board for the opportunity to get to govern like they do and finds it is a privilege to serve. Police week is near and dear to him as he has been retired from it now for six months. He appreciates both the police and fire departments. He further indicated that weekends and holidays are sacrifices they make with their families. He mentioned Sherry Barber and Building Official Nick for thinking outside of the box and coming up with new ways to be efficient. He thanked Sean O'Neil and Justin Quagliata for always being on top of things. He thanked John Wheaton for always being there early and having a smile on his face. He recognized Jason Hudson who goes to people's houses when people are angry. His interpersonal communication skills and representation of the Township is amazing. He has a very volatile job and he walks into very dangerous situations and he handles things calmly. He opined that the Township has an amazing staff.

Supervisor Kowall shared that he goes for his second shot tomorrow and hopes that he won't have an adverse reaction. He encourages people to go forward with the vaccines. He alerted the Board that there will be some special meetings/workshops in the next few weeks. He thanked Mr. O'Neil and Mr. Quagliata for working diligently with him in the grant application approved by the Board last week for \$1.6 million for infrastructure. He will keep the Board posted. There are multiple grants that W.O.T.A. is moving forward with as there is \$50.3 billion dollars dedicated to transportation alone from the save America money. There has been an uptick in riders, and they are looking for potential drivers. He shared that anyone interested can visit the W.O.T.A. website for information. In closing he indicated that we are all lucky to be living in White Lake Township, stay safe, stay healthy, and thank you for allowing me to be the leader of this community and to lead with this Board.

Good night and God bless.

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Smith to adjourn. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

Meeting adjourned at 8:32 p.m.

I, Anthony L. Noble, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the April 20, 2021 regular board meeting minutes.

Anthony L. Noble, Clerk
White Lake Township
Oakland County, Michigan

**CHARTER TOWNSHIP OF WHITE LAKE
ORDINANCE NO. 129
FEE ORDINANCE
INCLUDING COMMERCIAL BUILDING PERMIT FEE ATTACHMENT "A"**

ARTICLE I – AMENDMENT

SECTION 10 – CEMETERIES (CHAPTER 10 CODE OF ORDINANCE)

A. Lot Purchase Fee	
a. Resident.....	\$600.00
b. Non-Resident	\$1,000.00
B. Burial Fee (opening and closing of gravesite)	
a. Adult	\$ 950.00
b. Youth (up to 4')	\$475.00
c. Baby	\$225 250.00
d. Sunday Burial	2 times regular fee
e. *Holiday Burial.....	3 times regular fee
f. Any Burial after <u>34</u> p.m. Monday - Friday	additional \$150 100.00
g. Saturday Burial	additional \$150 100.00
h. Disinterment Fee.....	1.5 times burial fee
C. Foundations for monuments	
a. Non-Government Monument.....	0.75 square inch (\$250.00 minimum)
• Foundations must extend 2” around monument	
• Monument requests available at place of purchase	
• Must be submitted for Township Sexton approval	
<u>b.</u> Flush Setting of Granite & Bronze on Granite <u>\$.45 square inch (\$150. minimum)</u> ---	
<u>b.c.</u> <u>Bronze Marker on Concrete \$.60</u> 50 square inch <u>(\$250.00 minimum)</u>	
<u>e.d.</u> Government Monument / Military Marker.....	\$
<u>250.200.00</u>	
<u>d.e.</u> Corner Markers (set of 4).....	\$200 125.00
D. Cremations	
a. Weekday Cremations	\$ 475.00
b. Saturday Cremations.....	additional \$150 100.00
c. Sunday Burial.....	2 times regular fee
d. *Holiday Burial.....	<u>3 times regular fee</u>
e. More than (1) Cremation Burial	additional \$75.00
E. Appeals before Township Board	\$50.00
F. Disinterment Permit Fee	\$250.00
G. Veterans Memorial Brick Pavers	\$35.00

* For the purposes of holiday burials, holidays are New Year’s Day, Easter, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Eve after 12 ~~1~~:00 P.M. and Christmas Day.

SECTION 16 – CONSTRUCTION CODE (CHAPTER 8; ARTICLES II, III, IV, VII CODE OF ORDINANCE)

A. Building Permit

- a. Residential Building Permit (first thousand)\$200.00
(plus \$6.00 for each additional thousand)
- b. Residential Additions, Remodels and accessory structures.\$100.00
(plus \$6.00 for each additional thousand)
- c. Minor Residential Renovations Permit for Barrier Free Accessibility Features and
Community Development Block Grant
Less than \$5,000.00\$50.00
- d. Commercial Building Permit per attachment “A”
- e. Commercial Additions and Remodels (first thousand)\$300.00
(plus \$8.00 for each additional thousand)
- f. Re-Inspection\$50.00
- g. Fence Permit.....\$50.00
- h. Swimming Pool/Spa/etc.\$200.00
- i. Sign Permit.....\$100.00

I. Plan Reviews

- a. Residential Plan Review Fees - values to be figured at \$80 per sq. ft., except
deck values based on \$20.00 per sq. ft., and accessory structures based on \$40.00
per sq. ft.
\$0.00-\$50,000 in value \$50.00 New
\$50,001- \$100,000 \$100.00 New
- b. Commercial Plan Review Fees per attachment “A”
- c. Grade and Plot Plan Review\$~~300~~³⁵⁰.00

SECTION 32 – POLICE DEPARTMENT

- A. Clearance Letters\$10.00
- B. Resident Fingerprints\$10.00
Non-Resident Fingerprints.....\$20.00
- C. Preliminary Breath Tests\$10.00
- D. Warrant Processing Fee\$10.00
- E. FOIA Requests pursuant to statute
- F. Impounding Processing Fee\$~~20~~²⁰.00
- G. Crash Report (UD-10 / PPDA)\$5.00
- E. Vehicle Accident Reports.....\$5.00

SECTION 35 - SEVERABILITY

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by any court of competent jurisdiction, the remainder of the Ordinance shall remain in full force and effect.

SECTION 36 – REPEALER

All other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 37 – SAVINGS CLAUSE

Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 36 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 38 - EFFECTIVE DATE

The provisions of this Ordinance are hereby ordered to take effect upon subsequent adoption publication.

SECTION 39 - ADOPTION

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the 16th day of October, 2018, and ordered to be given publication in the manner prescribed by law.

Rik Kowall, Supervisor

Terry Lilley, Clerk

COMMERCIAL BUILDING PERMIT FEE

Attachment "A"

Building Permit Fees:

Fee basis/value of construction for Building Permits shall be determined by use of the Building *Valuation Data (BVD)* document published by the *International Code Council (ICC)*, including any and all schedules and tables. Square foot construction costs will be updated annually, by the published **BVD** available on that date.

Building Plan Review:

Building, Plumbing, Electrical and Mechanical Plan Review Fees shall be determined by the *Bureau of Construction Codes Permit and Inspection Fee Schedule: Plan Review Fee Schedule*. The fee for plans sent to an outside agency for review shall be the actual cost charged by the outside agency multiplied by 1.15. The acting Building Official will determine by project complexity and availability of time and manpower those plans that will be sent out for review.

BUREAU OF CONSTRUCTION CODES PERMIT AND INSPECTION FEE SCHEDULE

ESTABLISHED UNDER THE STILLE-DEROSSETT-HALE STATE CONSTRUCTION CODE ACT,
1972 PA 230, MCL 125.1501 ET SEQ.

PLAN REVIEW FEE SCHEDULE

BUILDING CODE REVIEW FEE

<u>BUILDING VALUATION*</u>	<u>FEE</u>
\$0-\$500,000	0.0013 of building valuation but not less than \$125.00
Over \$500,000.....	\$650.00 plus 0.0003 of building valuation over \$500,000

*Based on Bureau of Construction Codes square foot construction cost table.

The first \$125.00 of an application is non-refundable.

Mechanical, Plumbing, Electrical (each code) 25% of Building Code Review Fee

Review of Alterations, Remodeling &
Submissions Where NO SQUARE FOOTAGE
CALCULATIONS are available \$125.00 Per Hour - 1 Hour Minimum

Consulting Services \$125.00 Per Hour - 1 Hour Minimum

NOTE: Plan review services for permits issued by the Bureau of Construction Codes will be assessed at 30% of the building permit fee.

Approved by Construction Code Commission – February 13, 2013
Established by Director, Department of Licensing and Regulatory Affairs – February 26, 2013
Effective Date - April 1, 2013



Building Valuation Data – FEBRUARY 2021

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2021. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code (IBC)* whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$188.18/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$188.18/sq. ft x 0.0075 = \$22,582

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, theaters, without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2 Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, restaurants, bars, banquet halls	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H234 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, nursing homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, multiple family	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3 Residential, one- and two-family ^d	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4 Residential, care/assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, moderate hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, low hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$23.20 per sq. ft.

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM**

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: April 6, 2021

TO: Rik Kowall, Supervisor
Township Board Members

FROM: Sean O'Neil, AICP
Planning Director

SUBJECT: **7775 Highland Rezoning Request**

Located on the north side of Highland Road, east of Dolane Blvd, consisting of approximately 6.66 acres. Identified as parcel number 12-21-276-019. The property is currently zoned (SF) Suburban Farm, the applicant is requesting to rezone the property to (LB) Local Business, or any other appropriate district.

The above matter will be considered by the Planning Commission at their regular meeting on April 15, 2021. Draft minutes from the April 15, 2021 meeting will be emailed to you once available. Please find enclosed the following related documents:

- Draft minutes from the Planning Commission meeting held on April 15, 2021 (under separate cover).
- Review letter prepared by the Township Planning Consultant, Mr. Chris Madigan, dated 04/02/21.
- Public Hearing Notice.
- Application from Mr. Wade Brancheau.

Please place this matter on the next available Township Board agenda. Contact me should you require additional information.



MCKENNA

April 2, 2021

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

Subject: Proposed Rezoning of Tax Parcel No. 12-21-276-019
Suburban Farm (SF) to Local Business (LB)

Applicant(s): Wade Brancheau

Location: 7775 Highland Road, north side of Highland Road, west of Lake Lane Drive

Dear Planning Commissioners:

We have received an application from the applicant referenced above to rezone tax parcel 12-21-276-019, known as 7775 Highland Road, consisting of approximately 6.66 acres, from Suburban Farm (SF) to Local Business (LB). The site is currently improved with a legal non-conforming commercial use. To the east west and north land is zoned residential, and to the south are commercial uses.



Source: Oakland County Property Gateway

DETROIT
28 West Adams Street
Suite 1000
Detroit, Michigan 48226

☎ 313.888.9882
☎ 248.596.0930
MCKA.COM

Communities for real life.

COMMENTS

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

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Commercial	Lakes Town Center/ Planned Residential	SF
North	Residential	Planned Residential	SF
East	Residential	Lakes Town Center/ Planned Residential	SF
South	Commercial	Lakes Town Center	LB
West	Vacant/Residential	Lakes Town Center/ Planned Residential	SF

2. **Zoning Ordinance.** Section 7.13 of the Zoning Ordinance provides standards for the review of rezoning proposals. The following review criteria are specified in Section 7.13 (A) through (N):
 - a. **Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.** The Future Land Use map shows the southern portion of the site as Lakes Town Center planning focus area. The lakes Town Center is intended to serve as a hub of civic life with the Master Plan identifying a variety of commercial and residential uses appropriate for the site. Because the Local Business district permits commercial uses which align with the goals of the Future Land Use Map and Master plan and the Local Business zoning designation would be consistent with development Trends of nearby parcels adjacent to Highland Road, we find the rezoning would be consistent with the Township Master Plan.
 - b. **Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.** The site is presently occupied by a legal non-conforming commercial use. It appears to be a reasonable module of land for commercial development.
 - c. **Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.** While no such evidence has been submitted, we observe that the request is consistent with the use and zoning of other properties adjacent to Highland Road in this area. An important goal for the Township should be to bring non-conforming parcels, uses, and structures closer into compliance with the Zoning Ordinance, when appropriate. The proposed request is consistent with similar parcels adjacent to Highland Road, without permitting a range of uses that might be harmful to nearby residential areas.
 - d. **The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.** The properties to the east, north, and west of the site are zoned residentially, which could represent a point of incompatibility. However, being located on Highland Road, the site is otherwise



suitable for such zoning. Further, part of the intent of the Local Business district is to prohibit uses that would create hazards, offensive and loud noises, dust, dirt, smoke, odor, glare, vibrations or excessive truck traffic. We believe that future changes to development on the site can be done in a manner that is appropriate adjacent to residential areas.

- e. ***The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township*** We defer to the Township Engineer regarding this matter.
- f. ***The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A rezoning traffic study shall be prepared as described in Section 6.3, if required based on the standards of Section 6.3.B.i of the Zoning Ordinance.*** A rezoning traffic study ("RTS") is required if the proposal is either a) inconsistent with the Master Plan or b) involves other than residential down-zoning. This requirement can be waived if recent studies have been completed in the area and the study would be of little benefit. Because the site currently has a legally non-conforming commercial use, which will continue to operate. The rezoning would not necessarily lead to an immediate change in traffic to and from the site.
- g. ***The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*** The demand for Local Business uses is apparent from the use of surrounding lands in the area.
- h. ***The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.*** The land would be contiguous to other land zoned for Local Business to the south as well as commercial uses across Highland Road. Though it would be adjacent to residential zoning, it would not serve to isolate any of those parcels. As a less intense business district intended to limit hazards and nuisances, it is both reasonable to its surroundings and capable of meeting the dimensional requirements.
- i. ***The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*** The Town Lakes Center future land use designation calls for a variety of commercial and residential uses which are permitted in several different zoning districts. There are other districts which might also be appropriate. However, the presence of adjacent residentially zoned properties with the commercial developments to the south suggest that those districts would not be more appropriate than the LB district.
- j. ***If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*** The site is currently occupied by a legal non-conforming business, which has been taxed a commercial use for some time. The proposed Local Business district is more appropriate for the existing use than the current SF zoning.
- k. ***The requested rezoning will not create an isolated and unplanned spot zone.*** The subject site is immediately adjacent to Local Business parcels to the south along Highland. To the east, north and west are SF zoned parcels. The Local Business district can be appropriate adjacent to the residential uses, and the rezoning would not serve to isolate any residential parcel.



- l. **The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.** It is our understanding that this request had not been previously made.
- m. **An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.** This standard is not applicable, as the application is not for a conditional rezoning.
- n. **Other factors deemed appropriate by the Planning Commission and Township Board.** If the Planning Commission or Township Board desire information on other considerations related to the proposal, we would be happy to assist them.

RECOMMENDATION

Subject to receipt or waiver of a Rezoning Traffic Study, we are comfortable recommending that the Planning Commission recommend that the Township Board approve the request to rezone the site from the SF district to the LB District for the following reasons:

1. The requested LB zoning district is consistent with the Master Plan and Future Land Use Map.
2. Rezoning the parcel to LB is compatible with the character of the surrounding area.
3. Rezoning the parcel to LB will not result in spot zoning.
4. The parcel is a reasonable module of land for Local Business development.

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
Mr. Justin Quagliata
Ms. Hannah Micallef



**WHITE LAKE TOWNSHIP
NOTICE OF ELECTRONIC PUBLIC HEARING
PLEASE VISIT WWW.WHITELAKETWP.COM
FOR PARTICIPATION INSTRUCTIONS**

Notice is hereby given of an electronic public hearing by the White Lake Township Planning Commission on **Thursday, April 15, 2021 at 7:00 P.M.** via Zoom, to consider the following changes to the zoning map:

Property described as parcel number 12-21-276-019 (7775 Highland Road), located on the north side of Highland Road, just east of Dolane Blvd, consisting of approximately 6.66 acres.

Applicant for 12-21-276-019 is Wade Brancheau

Deed holders are Wade A Brancheau & Angela M Brancheau

Applicant is requesting to **rezone the property from (SF) Suburban Farm to (LB) Local Business, or any other appropriate district.**

Persons interested are requested to be present via Zoom. Pertinent information relative to this rezoning request is on file at the Township Community Development Department and may be examined at any time during regular business hours of 8 a.m. to 5 p.m. Persons interested may visit the Community Development Department, call 248-698-3300, ext. 163, or attend the Public Hearing via Zoom on the date specified. Written comments are also welcome at the address above. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office as least 5 days before the hearing.

Sean O'Neil, AICP
Planning Director

SEE MAP ON OTHER SIDE



PROPERTY PROPOSED TO BE
REZONED.



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

APPLICATION TO REZONE PROPERTY

Date: March 18, 2021

Applicant: Wade A. Brancheau

Address: 1342 Ridgfield Ct. White Lake MI 48383

Phone No.: 248-760-4466

Fax No.: _____

E-mail: waddles8@att.net

Applicant's Interest in Property: Property owner

Property Owner: Wade A. Brancheau and Angela M Brancheau

Owner's Address: 1342 Ridgefield Ct White Lake 48383

Phone No.: 248-760-4466

Fax No.: _____

Location of Property: 7775 Highland Rd White Lake Twp 48383

Sidwell No(s): 12-21-276-019

Total area of change: 6.66 acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as SF District, be reclassified as LB District.

Applicant's Signature: _____

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

Please Print Name: Wade A Brancheau

Required Attachments:

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

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : WADE A BRANCHEAU & ANGELA M BRANCHEAU
 Mailing Address : 1342 RIDGEFIELD CT WHITE LAKE MI 48383-3964

Location Information

Site Address : 7775 HIGHLAND RD WHITE LAKE MI 48383-2947
 PIN : 12-21-276-019 Neighborhood Code : M59
 Municipality : Charter Township of White Lake
 School District : 63220 HURON VALLEY SCHOOLS
 Use : 205 MISC BUS (Commercial Miscellaneous Business)
 Water Indicator : N Sewer Indicator : N
 Well Indicator : N Septic Indicator : N

Property Description

T3N, R8E, SEC 21 PART OF SE 1/4 OF NE 1/4 BEG AT PT DIST N 87-05-20 W 1164.60 FT & N 01-38-17 E 440.40 FT FROM E 1/4 COR, TH N 87-05-20 W 165 FT, TH N 01-38-17 E 896.18 FT, TH S 87-03-55 E 165 FT, TH S 01-38-17 W 896.11 FT TO BEG, ALSO PART OF E 1/2 OF NE 1/4 BEG AT PT DIST N 87-02-11 W 1000.48 FT & N 01-36-49 E 458 FT FROM E 1/4 COR, TH N 87-02-11 W 165 FT, TH N 01-36-49 E 863.49 FT, TH S 86-47-51 E 165.02 FT, TH S 01-36-49 W 862.81 FT TO BEG 6.66 A 7-27-90 FR 001 & 003

Split/Combination Information

Added Status : Added Parcel
 Added Date : 07/27/1990 Added To : FR 001 & 003

Most Recent Sale Since 1994

Date : 10/18/2018
 Amount : \$306,500 Liber : 52302:467
 Grantor : BEITLER, ERICK R Grantee : BRANCHEAU, WADE A
 BEITLER, DOLORES BRANCHEAU, ANGELA M

Next Most Recent Sale

Date : 12/16/1999
 Amount : \$250,000 Liber : 20954:832
 Grantor : #KENNETH L KRIEG TR Grantee : BEITLER,ERICK,R

Tax Information

Taxable Value : \$191,770 State Equalized Value : \$200,830
 Current Assessed Value : \$200,830 Capped Value : \$191,770
 Effective Date For Taxes : 12/01/2020 Principal Residence Exemption : 0%
 2019 Taxes 2020 Taxes
 Summer : \$7,535.49 Summer : \$7,693.96
 Winter : \$2,213.70 Winter : \$2,269.67
 Village : Village :

Lot Information

Description : ROLLING Acres : 6.66

White Lake Planning Commission

White Lake Board of Trustees

Subject Rezoning of Parcel Y-12-21-276-019 - 7775 Highland rd.

Property

Y-12-21-276-019, 6.66 acres currently zoned SF. The property is surrounded by natural features and barriers that seclude it from surrounding properties. Property currently has a residential home and pole barn on site.

History

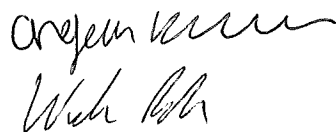
Previous owners, The Beitler's (1999-2018) and Kenneth Krieg (prior to 1999) had used the property as home for their Landscape/restoration company, seasonal boat storage and a residence. We purchased the property in October of 2018 from the Beitlers and have used the property in the same manner as the previous owners thus keeping the legal non-conformity of the property. The seasonal boat storage has been discontinued and will not be allowed back on site.

In 2013 the property began being assessed as a "Commercial Property". It is our opinion that being taxed as a commercial property, the rezoning request is reasonable and consistent with the Master Plan.

Request

It is our desire to have the property re-zoned from SF to LB. The rezoning of this property from SF to LB is consistent with White Lake Township's Master Plan. We have no immediate intentions to develop the property. We do understand that any future development or improvements would need a detailed site plan, proper permits and operations consistent with the LB zoning district.

Wade and Angela Brancheau



Wade
Angela

7775 Highland



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 1/26/2021





Proposed sign location to be at the Southeast corner of the property. Indicated by an ★.



Fire Department

Charter Township
of White Lake

7420 Highland Road, White Lake, MI 48383 Tel 248-698-3993

May 7, 2021

To: White Lake Township Board Members

Re: Request to Purchase 3,500 Gallon Tanker (New Apparatus)

The Fire Department is requesting the purchase of a new 3,500 gallon Tanker. After receiving 3 sealed bids from different vendors, it is our recommendation to move forward with the company known as Rosenbauer at the purchase price of \$473,812.00.

Tanker Bid information:

Rosenbauer - \$473,812.00 (payable upon delivery)

Spartan - \$469,646.00 (payable upon delivery)

Pierce - \$499,935.00 (payable upon delivery)

Common features:

- Freightliner 114SD Commercial Chassis
- Detroit Diesel Engine
- Hail-Qmax 1500 GPM Pump
- 3,500 Gallon Capacity

John Holland
Fire Chief

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



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

WHITE LAKE TOWNSHIP
DEPARTMENT OF PUBLIC SERVICES

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

May 4, 2021

Honorable Board of Trustees
Charter Township of White Lake
7525 Highland Rd.
White Lake, MI 48383

RE: DPS is requesting approval from the Board for Resolution #21-017

Dear Board of Trustees,

This is a resolution to participate in and request reimbursement for expenses related to the West Nile Virus Prevention Plan again for the 2021 mosquito season. The DPS Department has received an email from Oakland County confirming the program is continuing and CVT allocations for 2021 are the same as they were for 2020. This program is a 50% matching grant. White Lake Township's allocation is \$5,526.80. The total grant expenditures not to exceed \$11,053.60. The purpose of this grant is disease prevention like West Nile and Zika viruses.

Please feel free to contact me if you have any questions.

Sincerely,

Aaron D. Potter
Director, Dept. of Public Services
Charter Township of White Lake

**CHARTER TOWNSHIP OF WHITE LAKE
OAKLAND COUNTY, MICHIGAN**

**WEST NILE VIRUS EXPENSE REIMBURSEMENT REQUEST RESOLUTION
#21-017**

At the regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, State of Michigan, held electronically via Zoom in accordance with the Open Meetings Act, Public Act 267 of 1976 as amended, on the 18th day of May, 2021 at 7:00 p.m. with those present and absent being:

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____.

WHEREAS upon the recommendation of the Oakland County Executive, the Oakland County Board of Commissioners has established a West Nile Virus Fund Program to assist Oakland County cities, villages and townships in the addressing mosquito control activities; and

WHEREAS Oakland County's West Nile Virus Fund Program authorizes Oakland County cities, villages and townships to apply for reimbursement of eligible expenses incurred in connection with personal mosquito protection measures/activity, mosquito habitat eradication, mosquito larviciding or focused adult mosquito insecticide spraying in designated community green areas; and

WHEREAS the Township of White Lake, Oakland County, Michigan will be incurring expenses in the summer of 2021 in connection with mosquito control activities believed to be eligible for reimbursement under Oakland County's West Nile Virus Fund Program.

NOW THEREFORE BE IT RESOLVED that this board authorizes and directs its Treasurer as agent for the Township of White Lake, in the manner and to the extent provided under Oakland County Board of Commissioner Miscellaneous Resolution, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program.

AYE:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned duly qualified Township Clerk of the Charter Township of White Lake, Oakland County, Michigan, do certify the foregoing is a true and complete copy of the proceedings taken by the Township Board of the Charter Township of White Lake at a meeting held on the 18th day of May 2021.

Anthony Noble, Clerk
Charter Township of White Lake
Oakland County, Michigan

INTEROFFICE MEMORANDUM
WHITE LAKE TOWNSHIP

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



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

OFFICE OF THE CLERK

TO: Board of Trustees
FROM: Anthony L. Noble 
SUBJECT: Cedar Island Homeowners Association Fireworks Display Request
DATE: May 3, 2021

The Cedar Island Homeowners Association is requesting a fireworks display permit for June 25, 2021.

Attached is their application, required paperwork and approval from our Fire Marshall Jason Hanifen.

Date: April 23, 2021

Dept. Distribution: Fire

WHITE LAKE TOWNSHIP

INSPECTION REPORT
FIREWORKS PERMIT

Name of Applicant Cedar Island Homeowners Association – Gen-X Pyrotechnics- Jason Trudeau

Address of premises to be inspected Cedar Island Lake (Barge)

Date premises was inspected Premises will be inspected prior to display on 6/25/21

1. State basically what was inspected:

Permit Requirement obtained & Reviewed 4/27/21

Premises will be inspected prior to Display on 6/25/21

2. State any code or requirement deficiencies:

0

3. Recommended for APPROVAL / DISAPPROVAL (Strike one)

4. If recommended for dis-approval state what action, if any, can or should be taken by applicant to effect a favorable recommendation:

0

Signed: [Signature]

Title: FIRE MARSHAL

Please return your recommendations to the Clerk's office by May 7, 2020 so that this may be placed on the May regular board meeting.



Fire Department
Charter Township
Of White Lake

7420 Highland Road, White Lake, MI 48383 Tel 248-698-3335 Fax: 248-698-8982

Fireworks Display Application

Applicant: C. I. H. A. Phone: 248-252-0029
Pyrotechnic Company: GEN-X
Display Operator: JASON TRUDEAU
Display Location: Cedar Island Lake Proposed Date: 6/25/21

Permit Requirements (include with the application):

- Permit Fee: \$555.00 (Five Hundred fifty-five dollars) payable to White Lake Township.
- Michigan Department of Licensing: Completed application for Fireworks Other Than Consumer Low Impact.
- Alcohol, Tobacco, Firearms and Explosives: Federal Explosives License / Permit (18 U.S.C Chapter 40) 54-User of Explosives.
- Alcohol, Tobacco, Firearms and Explosives: Notice of Clearance for individuals transporting, shipping, receiving, or possessing explosive materials (employees involved in fireworks display operations shall be listed on this license).
- Alcohol, Tobacco, Firearms and Explosives: Responsible Person Letter of Clearance
- Certificate of Insurance:
- Display Inventory: Include Mortar size
- Diagram/Site Plan: Of the location at which the display will be conducted. The submitted plan shall include the following information:
 - Site from which the fireworks will be discharged.
 - Dimensions of the discharge site.
 - The location of buildings, highways, overhead obstructions and utilities.
 - Spectator viewing area.
 - Fallout area.
 - Separation distances from mortars to spectators, for land or water displays.
- NFPA 1123: The applicant shall be familiar with this document and the International Fire Code, 2015 requirements.
- Fireworks Display Operator and Crew List: Shall be provided to the Fire Department prior to any scheduled fireworks display.
- Written Disposal Instructions: Shall be provided to the Fire Department
- Indemnification Agreement: Shall be signed and returned to the Fire Department

An on-site inspection is required prior to the issuance of the Fireworks Display Permit. Twenty-four hour notice is required to schedule an inspection.

Application reviewed by: [Signature] Date: 4/27/21

Complete Incomplete

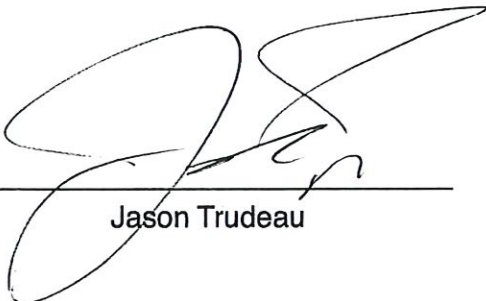
2021 Cedar Island Lake

GEN-X PYROTECHNICS

Gen-X Pyrotechnics offers the highest quality custom pyrotechnics designed specifically to meet the needs of our clients. We are a local company that markets on word of mouth advertising and now on the web. We specialize in one of a kind shows.

In this constantly changing world of pyrotechnics we strive to learn the most up-to-date innovations so we can continue to hone our craft.

We take pride in being trained in all the local and federal safety regulations and guidelines.



Jason Trudeau



248.252.0029

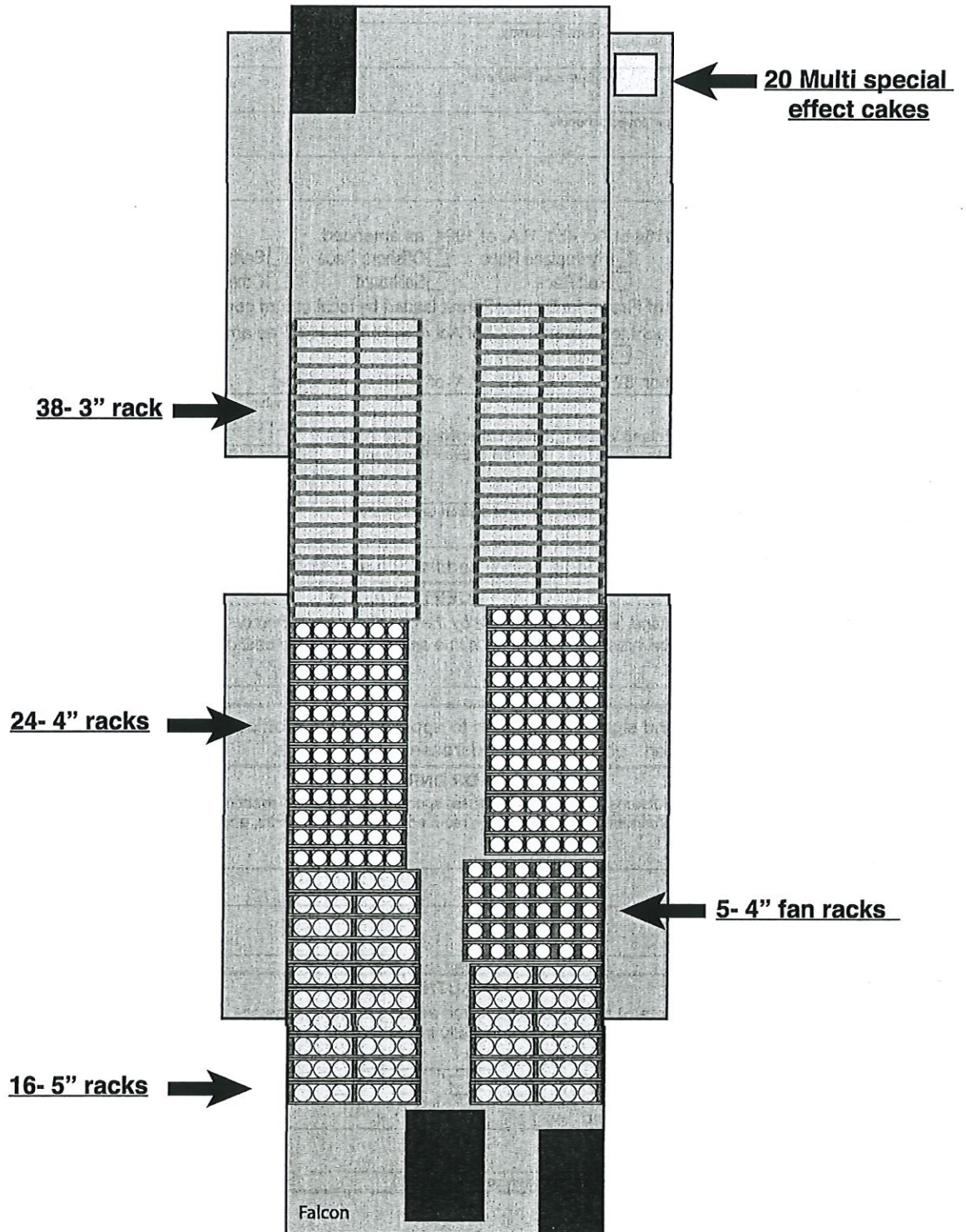


genxpyro@comcast.net
info@genxpyrotechnics.com



www.genxpyrotechnics.com

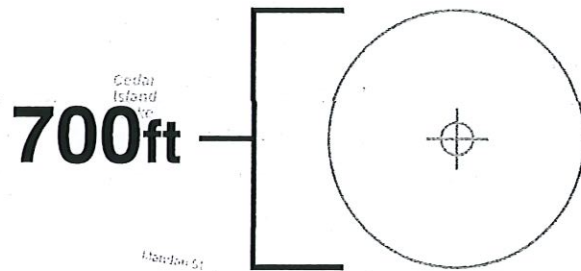
Cedar Island June 25th, 2021




Cedar Island Lake

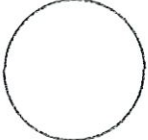
Distance- 700 ft diameter

NFPA regulation



Key

 : Placement of barge

 : Perimeter of 350ft will be held around barge during display



MARINE SPECIAL EVENT APPLICATION AND PERMIT

Issued under authority of Part 801, Marine, Part 811 ORV and Part 821 Snowmobile, of the Natural Resource and Environmental Protection Act, Act 451, P. A. of 1994, as amended. Failure to comply with the provisions of this Act is a misdemeanor and may result in fines and/or imprisonment.

DNR USE ONLY
Permit Number

APPLICANT: This completed and signed application must be received by the appropriate DNR office at least 30 days prior to the event, or the permit may not be authorized. Locations and addresses on next page.

Form with fields for Applicant (Gen-X Pyrotechnics), Sponsoring Organization (Cedar Island Homeowners Assoc.), Name of Person in Charge (Jason Trudeau), Street Address (2906 Pine Needle Dr), City (White Lake, MI 48383), Email (genxpyro@comcast.net), Business/Home Telephone, Event Date (6-25-2021), Event Starting and Finishing Times (Dusk 10:00-11:00pm), Type of Event (Marine - Pursuant to Section 80164), Location of Event (Cedar Island Barge), Estimated Number of Vehicles (3), and Medical Support Units.

APPLICANT: Read all pages and attachments before certification and signature.

CERTIFICATION section with signature line and date (4-21-21).

APPLICANT: Submit completed and signed application to appropriate DNR office at least 30 days prior to event or permit may not be authorized. Locations and addresses on next page.

FOR DNR USE ONLY section containing Investigation Findings & Recommendations, AUTHORIZATION checkboxes, and fields for Investigating Officer, Badge Number, Signature, Date of Investigation, and District Law/Permit Supervisor.

Certificate of Insurance

25683

Issue Date: 3/25/2021

PRODUCER
Professional Program Insurance Brokerage
371 Bel Marin Keys Blvd., Suite #220
Novato, California 94949

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

INSURED
Gen-X Pyrotechnics, Inc.
2906 Pine Needle Dr
White Lake, MI 48383

INSURER A: Underwriter's at Lloyd's, London

INSURER B:

INSURER C:

INSURER D:

COVERAGES:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE NAMED INSURED ABOVE FOR THE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (DD/MM/YY)	POLICY EXPIRATION DATE (DD/MM/YY)	LIMITS	
A	GENERAL LIABILITY CLAIMS MADE	PY/20-0033	4/28/2020	4/28/2021	EACH ACCIDENT	\$5,000,000
					MEDICAL EXP (any one person)	
					FIRE LEGAL LIABILITY	\$50,000
					GENERAL AGGREGATE	\$5,000,000
					PRODUCTS-COMP/ OPS AGG	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
Certificate holder is additional Insured as respects the following:

Date(s) of Display:	6/25/2021
Location:	Cedar Island Barge
Additional Insured:	Cedar Island Homeowners Associatin and White Lake Township
Rain Date(s):	
Type of Display:	Aerial Fireworks Display

CERTIFICATE HOLDER
Cedar Island Homeowenrs Assoc 9832 Coledale Ct White Lake, MI 48386

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.


 AUTHORIZED REPRESENTATIVE

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



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

WHITE LAKE TOWNSHIP

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

To: White Lake Twp. Board

Date: May 18, 2021

Re: Funds Transfer Request

Dear Board Members:

Each year our Township designates a portion of our General Fund Balance towards Capital Projects in the form of a note in the Financial Statements. For the year ending 12-31-2020 we will note that we are designating \$5,000,000.00 (Five Million dollars) towards future Capital Projects.

I am requesting that the Board authorize the transfer of funds from the General fund to the Improvement Revolving Fund in 2021 in the amount of five million dollars. This would still leave a General Fund balance of just over five million dollars, which is still a very healthy fund balance as confirmed by Plante Moran (our auditing firm).

As we have handled Capital Project designations in the form of notes on the Financial Statements in previous years, I believe now is the proper time to transfer the funds as we have chosen a partner for the development of the Civic Center project.

I believe this transfer helps to show the Board's commitment to the Civic Center development, and it gains credibility with White Lake residents showing that the Township has been saving money towards the construction of a new Township Hall.

Respectfully Yours,

Mike Roman

White Lake Township Treasurer.

WHITE LAKE TWP
GENERAL FUND/IMPROVEMENT REV
5/18/2021

BUDGET AMENDMENT

REASON FOR AMENDMENT:

Transfer General Fund assigned balance to the Improvement Revolving Capital Projects Fund

A/C #	R/E	A/C DESCRIPTION	YTD	21 BUDGET	ADJUST	REVISED
101-965-999.003	E	TRANSFER TO IMPROV REV		0	5,000,000	5,000,000
101-000-393.000	R	FUND BALANCE - DESIGNATED		(268,958)	(5,000,000)	(5,268,958)
246-000-676-000		TRANSFER FROM GENERAL FUND		0	(5,000,000)	(5,000,000)
246-000-390-000		FUND BALANCE - DESIGNATED		(91,000)	5,000,000	4,909,000



Rik Kowall, Supervisor

5-6-21
Date



INTER OFFICE MEMO

Date: May 12, 2021

To: Board of Trustees

From: Rik Kowall

Subject: Recording Secretary Fee Restructuring

The purpose of this proposal is to standardize our recording secretary fee structure to make it equitable across the different board meeting, committee, and commission meetings.

For simplicity, we have put the meetings into two categories:

***Township Board Meetings** - Includes the Regular and Special Board meetings, and,

****Other Township Meetings** - Includes Parks & Rec, Planning Commission, Zoning Board of Appeals, and Other Committees (if recording is needed), i.e., Civic Center Development, Dangerous Buildings, and any newly formed committees going forward.

Background on Recording Secretary Fee Structure

Per the attached memo dated September 20, 2016, recording secretary fees for the Planning Commission meetings were changed to be paid the same rate as the Township Board meetings, \$175 per meeting, and ZBA meetings were recommended to remain the same (\$125 per meeting) since they were shorter at the time. This memo also added an additional \$25 per hour be paid for all Township Board meetings after the meeting exceeded two hours. The memo did not specifically address committee meetings, nor is there documentation for them. Therefore, we are grouping all committee meetings into the "Other Township Meetings" category to remove any ambiguity of how to pay our recording secretaries for all types of meetings.

Current Conditions

Because of changing business needs, ZBA meetings have become much longer and more complicated to record and often last two plus hours. While the Planning Commission meetings have become shorter and may sometimes only last one hour but get paid at a higher rate. At the time the attached memo from 2016 was written, this fee structure made sense. However, with our changing business conditions, pay inequities have occurred between the different types of meetings.

Since we know our business needs will continue to change, we recommend a fee structure that pays "Other Township Meetings" based on time spent rather than by which meeting is being recorded. The proposal below continues to pay the Township Board meetings \$175 based on an assumed two-hour meeting but changes to 1/2 hour increments after two hours to keep the pay competitive. These meetings are routinely longer and more complex to record and we do not wish to negatively impact our ability to retain/attract experienced recording secretaries for our Board meetings.

RECORDING SECRETARY FEE STRUCTURE PROPOSAL

***Township Board Meetings**

\$175 per meeting. We recommend changing the \$25 per additional hour (or portion of the hour) after the meeting exceeds two hours, to:

\$25 per additional 1/2 hour (or portion of the 1/2 hour) for meetings exceeding two hours.

****Other Township Meetings**

\$125 for the first hour, and

\$25 per additional 1/2 hour (or portion of the 1/2 hour) for meetings exceeding one hour.

This provides a fair rate for a meeting that may only last one hour, but also allows us to pay more equitably to the Township Board meeting rates if the "Other Township Meeting" should go beyond one hour.

Thank you for your consideration of this proposal. I look forward to discussing it with you at the May 18, 2021 Township Board Meeting.

Rik Kowall, Supervisor

Memorandum of Record

To: Board of Trustees
From: Terry Lilley
Copy: Sean O'Neil
Date: September 20, 2016
Re: Recording Secretary Wages

The Board of Trustees approved a wage increase for the Township Board Recording Secretary in July 2015. After discussions with Sean O'Neil he recommends the wages also be applied to the Planning Commission meetings, thereby increasing the wage from \$125.00 to \$175.00 per meeting.

Since the zoning board of appeals meetings are considerably shorter, we recommend the current wage of \$125.00 per meeting remain in the same.

On the other hand, we also have also participated in meetings lasting well over two hours. Therefore if any Township board meeting exceeds 2 hours, I am recommending the recording secretary receive an additional \$25.00 per hour or portion of an hour.

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM**

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: May 7, 2021

TO: Rik Kowall, Supervisor
Township Board Members

FROM: Sean O'Neil, AICP
Planning Director

SUBJECT: Stanford Holding LLC Rezoning Request

Property described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 45.5 acres, of which approximately 10.3 is proposed to be rezoned. The applicant is requesting to rezone the property from (AG) Agricultural to (R1-A) Single Family Residential or any other appropriate district.

The above matter was considered by the Planning Commission at their regular meeting of May 6, 2021, **at which time the Planning Commission recommended approval** of the proposed rezoning request. Draft minutes from the May 6, 2021 meeting will be emailed to you once available. Please find enclosed the following related documents:

- Draft minutes from the Planning Commission meeting held on May 6, 2021
- Memo from Sean O'Neil, White Lake Township Planning Director.
- Review letter prepared by the Township Planning Consultant, Mr. Chris Madigan, dated 04/22/21.
- Public Hearing Notice.
- Application from Mr. Thomas Thomsma

Please place this matter on the next available Township Board agenda. Contact me should you require additional information.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
MAY 6, 2021 @ 7:00 p.m.
Electronic Meeting

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

ROLL CALL: Steve Anderson, White Lake, MI
Peter Meagher, White Lake, MI
Matt Slicker, Commerce, MI
Rhonda Grubb – Secretary, White Lake, MI
Mark Fine, White Lake, MI
Joe Seward, White Lake, MI
Debbie Dehart, White Lake, MI
Scott Ruggles, White Lake, MI

Absent: Merrie Carlock, White Lake, MI

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

Visitors: Mike Leuffgen (DLZ)

Approval of Agenda

Commissioner Meagher moved to approve the agenda as presented. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Approval of Minutes

a. April 15, 2021

Commissioner Meagher moved to approve the minutes of April 15, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

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

Scott Shepherd (6500 Cedar Island) wanted to hear what was proposed for the rezoning of parcel 12-29-476-006.

Public Hearing:

a) Stanford Holding LLC Rezoning

Location: Property described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 10.3 acres.

Request: **Rezoning from (AG) Agricultural to (R1-A) Single Family Residential or any other appropriate district.**

Applicant: Stanford Holding LLC

Deed holders: Stanford Holding LLC

Mr. O'Neil wanted to hit the highlights on the McKenna letter. Only 10.3 acres of the 45 acres are being proposed right now. The Southerly strip is proposed to be rezoned from AG to R1-A. They want to make 8 large acreage parcels in that area. The property is surrounded by similarly zoned property, or more dense zoning. The proposed homes should accommodate the traffic. He would recommend that the traffic study be waived. This does not create an unplanned spot zone. Mr. O'Neil wanted to mention that there was a question about utilities. The homes would be served by septic and well.

Tom Thomasma was in attendance on behalf of Stanford Holding LLC. He stated that they are looking to split off 8 one acre lots for the purpose of building single family residential R1A zoned homes.

Commissioner Anderson opened the public hearing at 7:17 p.m.

Mr. Shepherd (6500 Cedar Island) lives across the street and wondered if they would do anything for barriers along Bogie Lake to mitigate the traffic noise?

Autumn Gibson (1211 Bogie Lake Road) wanted to comment that her biggest concern is that eventually there will be another neighborhood there. There is already a lot of traffic and accidents. The school zone gets backed up and it's hard to get out of their neighborhood. She moved from Livonia and they don't want to lose the natural areas of White Lake.

Commissioner Anderson closed the public hearing at 7:24 p.m.

Commissioner Dehart didn't see the width for the access. It is on Exhibit B-1 in the agenda. It does meet the land division act. Commissioner Ruggles asked when he would start the homes. Mr. Thomasma would like to start this fall. Thomasma doesn't know what the future development may be on the remaining acres. In reference to the traffic concerns, the 8 lots are 8 single family homes with the drives going to Cedar Island Road. Mr. O'Neil stated that he is showing 8 parcels, if he didn't fit the leg through, he could probably get 9 lots. The Township requires one acre parcels and he loses some with the road right of way. If this was zoned R1A he won't even be here, it's just changing the zoning.

Commissioner Slicker noted that he's going for rezoning but we don't know if he has the splits. If he doesn't have the splits he wouldn't be able to create as many. Will he be required to put sidewalks in? The sidewalk ordinance doesn't apply to individual metes and bounds parcels. Mr. O'Neil noted

that we have had interaction with the ITC corridor and they are pretty responsive. Mr. Leuffgen noted that they have to get approvals and possibly a maintenance easement. The insurance requirement was pretty significant in agreements with the ITC previously. Commissioner Slicker doesn't like the stub roads. Mr. O'Neil would like to see if we could leave the opening closer to the ITC and intersect Caya Way.

Commissioner Anderson noted that it meets the master plan, the traffic plan for 8 homes is small and you can consider the recommendation to waive that traffic plan because it's such a small area.

Mr. O'Neil wanted to note that the neighborhoods to the west have sidewalks and its important for kids walking to school. It would be very much appreciated and he encourages Mr. Thomasma to put sidewalks in. Mr. Thomasma stated that he will take it under consideration. Commissioner Anderson stated that the sidewalks would be good for the Township.

Commissioner Ruggles moved to recommend to the White Lake Township Board of Trustees the approval of the rezoning of the property described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 10.3 acres from (AG) Agricultural to (R1-A) Single Family Residential. Subject to all Planning Department and consultant comments and the waiver of the traffic plan. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

This will be forwarded to the Township board for the first reading.

Old Business:

No old business.

New Business

a) Lakepointe

Location: Located on the northeast corner of Union Lake Road and Carpathian, consisting of approximately 13.32 acres. The property is currently zoned PD (Planned Development). Identified as parcel numbers 12-36-177-002 and 17-36-177-003.

Request: **i) Final Site Plan**
ii) Planned Development Agreement

Applicant: Fairview Construction Company

Mr. Leuffgen referenced his letter and noted that they recommend approval with other agency approvals. This development is tied into West Valley across the street.

Commissioner Slicker noticed in the detention calculations that it drains to the north, not the ultimate outlet. He wanted to make sure he checked the outlet downstream. They designed Lakepointe site to detain water on site. Originally it was proposed as retention, now detention with outlet through West Valley. They acquired the adequate discharge permits through EGLE.

Commissioner Anderson asked if the water flow was going to be underneath Union Lake, and that is correct. How do they manage that? Is it a situation that won't affect the traffic flow? All utilities are bore and jack or directional, with no road closures. How far below the road surface? It's a

minimum of three feet of cover. The northeast side of Union Lake Road doesn't currently have drainage and it floods, this will resolve the flooding.

Commissioner Meagher saw some unresolved items from Mr. Leuffgen's letter. One of the items was a comment about a bypass lane and it was not needed.

Commissioner Slicker asked about the sidewalk layouts. The layout was the only way they could make them ADA compliant and extend them to the sidewalks along the road. ADA requires maximum longitude slope of 5%. He feels the sidewalk is pushing people towards walking in the road. Mr. Furnari will pay \$ 2,050 toward the sidewalk fund since they were unable to connect to Independence Village. The sidewalks would have to comply and probably have a landing on the other side of the road. Mr. Emerine said that they were asked to do this about two years ago. On the final construction site plan we'll make sure it's compliant.

Mr. O'Neil presented the McKenna letter. One item has to do with a deficiency in plantings. There is some existing vegetation. They are short shrubs and planting trees and perennials in place. Mr. O'Neil has no objection to that. There is no street lights, they are proposing coach lights. They proposed this across the street at West Valley. The applicants have indicated that they intend to meet all the requirements.

Commissioner Dehart still has an issue with the bypass lane. The traffic is horrendous and she thought we said that we wanted a traffic study. Is there anyway to alleviate the turning issues without putting in the turn lane? Mr. Emerine noted that they spoke with someone who is very familiar with the traffic study. The level of service did not change per her study. She did the analysis showing that the level of service didn't change and also included West Valley. Commissioner Anderson took issue with the study. We have passing lanes on Elizabeth Lake Road and other areas where the traffic is less than Union Lake Road. He felt she couldn't validate why we have turning lanes in other areas. Commissioner Anderson noted that we definitely have some concerns about this. Mr. Leuffgen stated that we reviewed the assessment and checked the numbers, they did not disagree with the numbers.

Mr. O'Neil noted that the Community Impact Study is required to document the impact of intensive developments. A Meijer would be intensive. This is the same level of intensity as the development across the street. It didn't seem equitable. Commissioner Meagher asked if the issue for the Community Impact Study is the time it takes or the cost, it's probably both. Commissioner Anderson asked if the other subdivisions and developers don't have a problem with this. Mr. Emerine can't speak to that.

Mr. Emerine can go into the CIS for some items, but he will defer others to Mr. Furnari. Mr. Furnari stated that we think we're providing a unique property keeping active adults and empty nesters in your community. It is a product that is lacking in a lot of communities. Financially it is a multi million dollar property. We're bringing utilities along Union Lake Road. These studies are typically for larger developments. Typically you don't need it for a 69 unit development.

Commissioner Grubb wanted to comment that she has concerns about traffic and people having to wait for people to turn in front of them. She doesn't have a problem with the landscape deficiencies.

Commissioner Slicker asked if the RCOC has looked at the whole corridor and looked at the acceleration/deceleration lanes. Mr. O'Neil doesn't know, he doesn't meet with them regularly.

He's a little disappointed they didn't require it. These two projects are at the tail end of decades worth of development with little attention paid to cars. This project probably doesn't have an opportunity to make it any better or any worse. Commissioner Anderson asked if we can do anything about a bypass lane. Mr. O'Neil noted that if we were concerned about it, we should have dug in on this at the very first meeting and this puts us in an odd spot that the RCOC says we don't have to do it.

Mr. Leuffgen went over his letter dated 4-23-21 for the development agreement. They defer to the Township attorney for agreement language. They recommend a joint maintenance agreement between West Valley and Lakepointe, West Valley is critical to Lakepointe. Mr. O'Neil discussed the McKenna review letter and the attorney review. Mr. O'Neil noted that in the future if they did condos, they would need a private road agreement. If the applicant agrees to conditions of the letter, we'll be in good shape for the development agreement. Mr. O'Neil wanted to note that there was discussion about community benefit and Mr. Furnari agreed to make a \$ 5,000 contribution to Parks fund and \$2,050 to the sidewalk fund. We need to have final action on the site plan and the planned development agreement.

Mr. Emerine wanted to comment that they have revised the planned development agreement and everything has been addressed. The development schedule comment will be addressed. Commissioner Slicker wanted to ask about the clubhouse being built as part of the site plan, it has to be built per the site plan.

Commissioner Meagher moved to recommend to the White Lake Township Board of Trustees the approval of the Planned Development agreement for Lakepointe. The approval will include the waiver of the Community Impact Study and is subject to all Planning Department and consultant comments. The development agreement will include a \$5,000 contribution to the Park Fund and a \$ 2,050 contribution to the sidewalk fund. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Commissioner Meagher moved to recommend that the Planning Commission approve the Final Site Plan for Lakepointe. The approval is subject to all Planning Department and consultant comments. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Liaison's Report

Commissioner Grubb reported that Parks and Recreation will have a meeting next Wednesday, May 12th.

Trustee Ruggles reported that the White Lake Township board of trustees met twice since the last Planning Commission meeting. They will meet in person for the next meeting. At the last meeting the board recommended to approve River Caddis as our developer to work together for the Civic Center Development Committee. Trustee Ruggles thanked everyone for their time with the CCDC. He respects the committee decision when they put in so much time. The Fee Ordinance was updated. The Township entered into a contract with our new Fire Chief, John Holland. Supervisor Kowall read a resolution about May being mental health awareness Month.

Commission Dehart noted that the ZBA meetings have run quite long lately. They go through the state standards on each case to make sure each case meets the state standards.

Planning Consultant's Report

Mr. Leuffgen reported that the Bogie Lake north sanitary sewer project is nearing an end. The plans are in for Aspen Meadows iron filtration. The plans are in for permits to bring water to the Huron Valley Schools complex.

Director's Report:

Mr. O'Neil reported that last weekend a few people were out at 4 Corners for a temporary Certificate of Occupancy for 8030 Wadi for the 1st and 2nd floor. 4 Corners has about 8 units rented out. They are a few months behind on 8020 Wadi and it looks pretty good exterior wise. The Preserve at Hidden Lake determined townhouses won't be in their best interest and they will go to a duplex concept for the north end. The townhouses have lots of stairs and probably are not widely embraced in White Lake Township. They are reducing units. Mr. O'Neil noted that the development at the old Ruggles farm lot will probably not be successful unless they incorporate the vision of the Planning Commission and CCDC. New Hope is making progress and working on a storm water issue. Centerpointe Plaza nearing completion and looking for tenants. We hope they get finished and tenanted out. Construction costs are so high right now, but we remain optimistic.

Trustee Ruggles wanted to note that Township board didn't see anything impressive with the plans for the corner of M-59 and Elizabeth Lake Road.

Other Business:

None.

Communications:

Mr. O'Neil noted that there is a 50/50 chance of having either of the next two meetings.

Next Meeting Dates: May 20th, 2021
June 3rd, 2021

Adjournment:

Commissioner Meagher moved to adjourn the meeting at 9:08 p.m. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: April 29, 2021
TO: Planning Commission
FROM: Sean O'Neil, Planning Director
SUBJECT: Stanford Holding LLC - Rezoning

When considering Stanford Holding LLC's rezoning request, please be aware that the map showing the rezoning location (included in the packet) more adequately depicts the area of the property being rezoned than the survey. If you look at Exhibit B2 in the packet there is a portion of Parcel A that is located between future Parcel C and Parcel D. This area will provide the larger "parent" parcel (Parcel A) with access to Cedar Island Road, but that small portion of Parcel A will be included in the request for rezoning from AG to R1-A. It will not have an impact on the applicant's future use of Parcel A, but it will "clean up" and clarify the zoning boundaries. Additionally, I do not believe that a traffic study is warranted for this rezoning request. The rezoning will likely result in a maximum of eight (8) new acreage parcels on Cedar Island Road. This will not impact the existing traffic volumes on the road. All drive way locations and permits will be approved by the Road Commission for Oakland County.

I look forward to discussing this further with you all on May 6th when we meet. Please contact me if you have any questions or require additional information.

Thank you.



MCKENNA

April 22, 2021

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

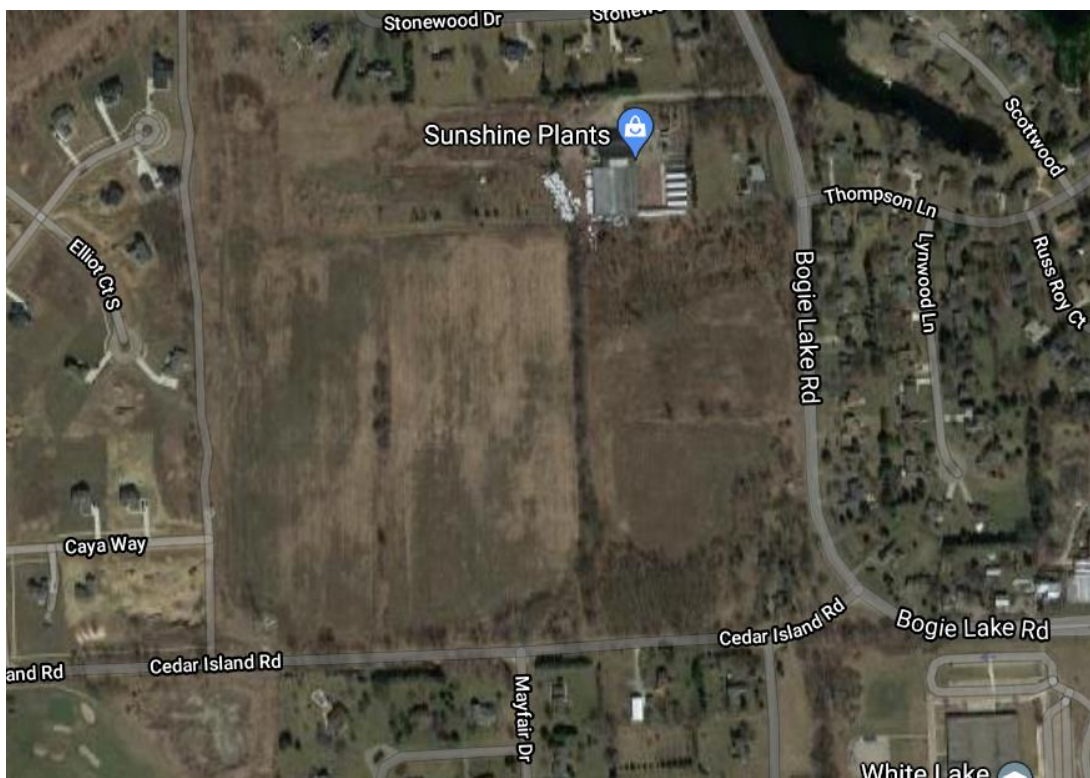
Subject: Proposed Rezoning of Tax Parcel No. 12-29-476-006
Agricultural (AG) to Single-Family Residential (R1-A)

Applicant(s): Stanford Holding LLC

Location: Northwest Corner of Bogie Lake Road and Cedar Island Road

Dear Planning Commissioners:

We have received an application from the applicant referenced above to rezone part of tax parcel 12-29-476-0006, consisting of a 9.27 acre portion, of a larger 45 acre parcel from Agricultural (AG) to Single-Family Residential (R1-A). To the east west and south land is zoned residential, and to the north is a commercial use.



Source: Google Maps

DETROIT
28 West Adams Street
Suite 1000
Detroit, Michigan 48226

☎ 313.888.9882
☎ 248.596.0930
MCKA.COM

Communities for real life.

COMMENTS

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

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant	Open Space Estates	AG
North	Commercial	Planned Residential	AG
East	Residential	Residential Resort	R1-C
South	Residential	Open Space Estates	SF
West	Residential	Open Space Estates	AG

2. **Zoning Ordinance.** Section 7.13 of the Zoning Ordinance provides standards for the review of rezoning proposals. The following review criteria are specified in Section 7.13 (A) through (N):
 - a. **Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.** The Future Land Use map shows the site as Open Space Estates. Open Space Estates is intended to include preservation of significant natural resources and features, maintenance of established wildlife corridors, and protection of lakes and stream systems within a setting of large, suburban estate lots. Further the Master Plan notes that lots in this area Should be comprised of lots of .5 acres to 1 acre in size. At a minimum lot size of 1 acre, we find the requested district is in alignment with the Future Land Use Map and Master Plan.
 - b. **Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.** The site is presently vacant. It appears to be a reasonable module of land for single-family residential development.
 - c. **Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.** While no such evidence has been submitted, we observe that the request is consistent with the use and zoning of other properties adjacent to Bogie Lake Road in this area. Further, we note that the proposed district has a minimum lot size of 1 acre, while the existing district has a minimum lot size of five acres. Leaving the existing zoning district in place would drastically limit the number of single-family lots this property could be divided into.
 - d. **The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.** The property to the north is a nonresidential use, while the rest of the surrounding area is dedicated to use as single-family dwellings. The requested district has a minimum lot area of 1 acre and does not represent a potential density that is inappropriate for the area.
 - e. **The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township** We defer to the Township Engineer regarding this matter.



- f. ***The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A rezoning traffic study shall be prepared as described in Section 6.3, if required based on the standards of Section 6.3.B.i of the Zoning Ordinance.*** A rezoning traffic study (“RTS”) is required if the proposal is either a) inconsistent with the Master Plan or b) involves other than residential down-zoning. This requirement can be waived if recent studies have been completed in the area and the study would be of little benefit. While we do not believe the rezoning will overburden nearby roads, the Planning Commission may find it beneficial to require the RTS.
- g. ***The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*** The demand for single-family residential uses is apparent from the use of surrounding lands in the area.
- h. ***The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.*** Though the property to the north is home to a nonresidential use, the other adjacent properties are residential areas. We find the requested district is reasonable for the area. Further the subject site is capable of being divided into lots which comply with the district standards.
- i. ***The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*** Though we believe there are other residential zoning districts which could also advance the goals of the open space estates. We find the R-1A district closely aligns with the listed open space estates densities and is the most appropriate potential district.
- j. ***If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*** The applicant states that the expected use will be single-family dwellings. The use is permitted in both the existing and proposed district. It would not be appropriate to add any uses to the existing district.
- k. ***The requested rezoning will not create an isolated and unplanned spot zone.*** The subject site is largely surrounded by single-family residential uses. We believe the requested district is appropriate for the area, and will not create an isolated or unplanned spot zone.
- l. ***The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*** It is our understanding that this request had not been previously made.
- m. ***An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.*** This standard is not applicable, as the application is not for a conditional rezoning.
- n. ***Other factors deemed appropriate by the Planning Commission and Township Board.*** If the Planning Commission or Township Board desire information on other considerations related to the proposal, we would be happy to assist them.



RECOMMENDATION

Subject to receipt or waiver of a Rezoning Traffic Study, we are comfortable recommending that the Planning Commission recommend that the Township Board approve the request to rezone the site from the AG district to the R1-A District for the following reasons:

1. The requested R1-A zoning district is consistent with the Master Plan and Future Land Use Map.
2. Rezoning the parcel to R1-A is compatible with the character of the surrounding area.
3. Rezoning the parcel to R1-A will not result in spot zoning.
4. The parcel is a reasonable module of land for single-family residential development.

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
Mr. Justin Quagliata
Ms. Hannah Micallef



Tom Thomasma
248-933-6640

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

APPLICATION TO REZONE PROPERTY

Date: 1/18/2021

Applicant: Stanford Holding LLC

Address: P.O. Box 758, Walled Lake, MI 48390

Phone No.: (248) 770-9643 Fax No.: _____

E-mail: tom@ert-group.com

Applicant's Interest in Property: Owner

Property Owner: Stanford Holding LLC

Owner's Address: P.O. Box 758, Walled Lake, MI 48390

Phone No.: (248) 770-9643 Fax No.: _____

Location of Property: Cedar Island Road west of Bogie Lake Road

Sidwell No(s): 12-29-476-006

Total area of change: 9.278 acres (8) lot splits from Parcel 12-29-476-006
(8) Sidwells not assigned yet

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified
as R-1A AG District, be reclassified as R-1A District.

Applicant's Signature: 
(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

Please Print Name: Thomas Thomasma

Required Attachments:

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

Statement of why Zoning Change is requested.

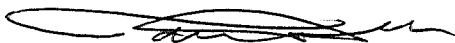
4-7-21

I am requesting a zoning change for 8 lots we are splitting off from parent parcel #12-29-476-006.

I am requesting that the zoning be changed from Agricultural to R-1A for those lots.

I intend to build homes on those lots therefore I need a residential zoning.

Thank You,



Tom Thomasma

Stanford Holding LLC

P.O. Box 758

Walled Lake, MI 48390

LOCATION MAP 45 Acres



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

L. Brooks Patterson
 Oakland County Executive

Date Created: 6/15/2016

NORTH
 1 inch = 3,200 feet

NOTES:

- TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.
- A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.
- SEE SHEET 4 FOR LEGAL DESCRIPTION.

EXHIBIT 'A'

PROPERTY CONTROLLING CORNER (PCC-007)
T.03N., R.08E.,
WHITE LAKE TOWNSHIP,
OAKLAND COUNTY,
MICHIGAN, LIBER 27862,
PAGE 767, O.C.R.
(FOUND MONUMENT
W/BRASS CAP)

WHISPERING MEADOWS
CONDOMINIUM, O.C.C.S.P. NO. 790,
LIBER 13063, PAGE 715, O.C.R.

PARCEL NO.
12-29-476-004

S89°47'00"E
S89°55'52"E

FIB 4.59'W.
SCI

1297.37'(R)
1297.00'(M)

PARCEL NO.
12-29-476-005
1609.17'(R)
1609.35'(M)

FCM 1.65'W.

500'44'40"W
362.33'(M)

809.90'(M)
811.03'(R)

EAST LINE
OF SECTION
29 &
CENTERLINE
OF ROAD

CEDAR MEADOWS CONDOMINIUM,
O.C.C.S.P. NO. 2168, LIBER 51765,
PAGE 456, O.C.R.

PARCEL NO.
12-32-452-016

PARCEL NO.
12-29-476-006
45.48 ACRES
(GROSS)

S84°04'15"W
226.85'(M)
S84°03'20"W
226.46'(R)

FOUND AXLE

33' RIGHT OF WAY LINE

BOGIE LAKE ROAD
(WIDTH VARIES)

S03°06'02"W
458.08'(M)
S03°18'40"W
457.42'(R)

PARCEL NO.
12-29-476-007

500'44'40"W
362.33'(M)

P.O.B.

N01°33'00"E
N01°23'00"E

FIB 0.31'S.
1.35'E.

33' RIGHT OF WAY LINE
SOUTH LINE OF SECTION 29

S89°50'00"W
1016.15'(M)

S89°50'00"W
S90°00'00"W

CEDAR ISLAND ROAD
(WIDTH VARIES)

1379.73'(M)
1379.85'(R)

FOUND AXLE
0.25'S.

S89°50'00"W
244.18'(M)
S90°00'00"W
244.06'(R)

SOUTH 1/4
CORNER OF
SECTION 29
T.03N., R.08E.,
WHITE LAKE
TOWNSHIP,
OAKLAND
COUNTY,
MICHIGAN
LIBER 17882,
PAGE 450, O.C.R.
(FOUND MONUMENT
WITH BRASS CAP)

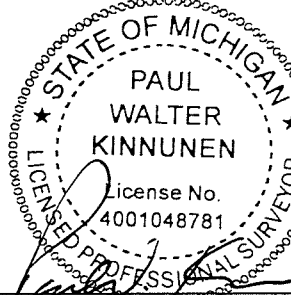
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/02/2020, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.

SOUTHEAST
CORNER OF
SECTION 29
T.03N., R.08E.,
WHITE LAKE
TOWNSHIP,
OAKLAND
COUNTY,
MICHIGAN
LIBER 17882,
PAGE 434, O.C.R.
(FOUND MONUMENT
WITH BRASS CAP)

LEGEND

- SCI SCI CAPPED IRON
- FIB FOUND IRON BAR
- FIP FOUND IRON PIPE
- FCM FOUND CONCRETE MONUMENT
- (M) MEASURED
- (R) RECORD



PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 48781
EMAIL: PAUL@GREENTECHENGINEERING.NET

BASIS OF BEARING:

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 29 BEING S89°50'00"W, PER CEDAR MEADOWS CONDOMINIUM, O.C.C.S.P. NO. 2168, LIBER 51765, PAGE 456, O.C.R.



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:

STANFORD HOLDING LLC

DATE: 2-12-2021

DRAWN BY: PWK/CEH

CHECKED BY: DJL

PARCEL SPLIT

PARCEL NO. 12-29-476-006
SECTION: 29 TOWNSHIP: 03N. RANGE: 08E.
WHITE LAKE TOWNSHIP
OAKLAND COUNTY
MICHIGAN

0 150 300

FBK: --

CHF: PWK

1/5

SCALE HOR 1" = 300 FT.
VER 1" = --- FT.

20-130

NOTES:

- TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.
- A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.
- SEE SHEET 4 FOR LEGAL DESCRIPTION.

EXHIBIT 'B1'

PROPERTY CONTROLLING CORNER (PCC-007)
T.03N., R.08E.,
WHITE LAKE TOWNSHIP,
OAKLAND COUNTY,
MICHIGAN, LIBER 27862,
PAGE 767, O.C.R.
(FOUND MONUMENT
W/BRASS CAP)

WHISPERING MEADOWS
CONDOMINIUM, O.C.C.S.P. NO. 790,
LIBER 13063, PAGE 715, O.C.R.

PARCEL NO.
12-29-476-004

PARCEL 'A'
36.20 ACRES
(GROSS)

CEDAR MEADOWS CONDOMINIUM,
O.C.C.S.P. NO. 2168, LIBER 51765,
PAGE 456, O.C.R.

PARCEL NO.
12-32-452-016

PARCEL NO.
12-29-476-005

FIB 4.59' W. SCI
S89°55'52"E

1609.35'

FCM 1.65' W.

S00°44'40"W
362.33'(M)

963.88'

809.90'

EAST LINE
OF SECTION
29 &
CENTERLINE
OF ROAD

BOGIE LAKE ROAD
(WIDTH VARIES)

S84°04'15"W
226.85'

FOUND AXLE

S03°06'02"W
124.54'

S89°50'00"W
319.01'

PARCEL NO.
12-29-476-007

N00°10'00"W
333.00'

S00°44'40"W
362.33'(M)

S89°50'00"W
899.11' SCI

FIB 0.31'S.
1.35'E.

33' RIGHT OF WAY LINE

SOUTH LINE OF SECTION 29
CENTERLINE OF ROAD

S89°50'00"W
1924.26'

FOUND AXLE
0.25'S.

S89°50'00"W
544.18'

CEDAR ISLAND ROAD
(WIDTH VARIES)

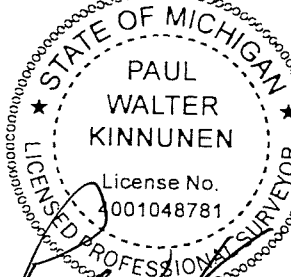
P.O.B. 'A'

SOUTHEAST
CORNER OF
SECTION 29
T.03N., R.08E.,
WHITE LAKE
TOWNSHIP,
OAKLAND
COUNTY,
MICHIGAN
LIBER 17882,
PAGE 434, O.C.R.
(FOUND MONUMENT
WITH BRASS CAP)

SOUTH 1/4
CORNER OF
SECTION 29
T.03N., R.08E.,
WHITE LAKE
TOWNSHIP,
OAKLAND
COUNTY,
MICHIGAN
LIBER 17882,
PAGE 450, O.C.R.
(FOUND MONUMENT
WITH BRASS CAP)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/02/2020, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 48781
EMAIL: PAUL@GREENTECHENGINEERING.NET

BASIS OF BEARING:

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 29 BEING S89°50'00"W, PER CEDAR MEADOWS CONDOMINIUM, O.C.C.S.P. NO. 2168, LIBER 51765, PAGE 456, O.C.R.

LEGEND

- SCI SCI CAPPED IRON
- FIB FOUND IRON BAR
- FIP FOUND IRON PIPE
- FCM FOUND CONCRETE MONUMENT
- (M) MEASURED
- (R) RECORD

CLIENT:

STANFORD HOLDING LLC

DATE: 2-12-2021

DRAWN BY: PWK/CEH

CHECKED BY: DJL

0 150 300

FBK: ---

CHF: PWK

2/5

SCALE HOR 1" = 300 FT.
VER 1" = --- FT.

20-130



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
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PARCEL SPLIT

PARCEL NO. 12-29-476-006
SECTION: 29 TOWNSHIP: 03N. RANGE: 08E.
WHITE LAKE TOWNSHIP
OAKLAND COUNTY
MICHIGAN

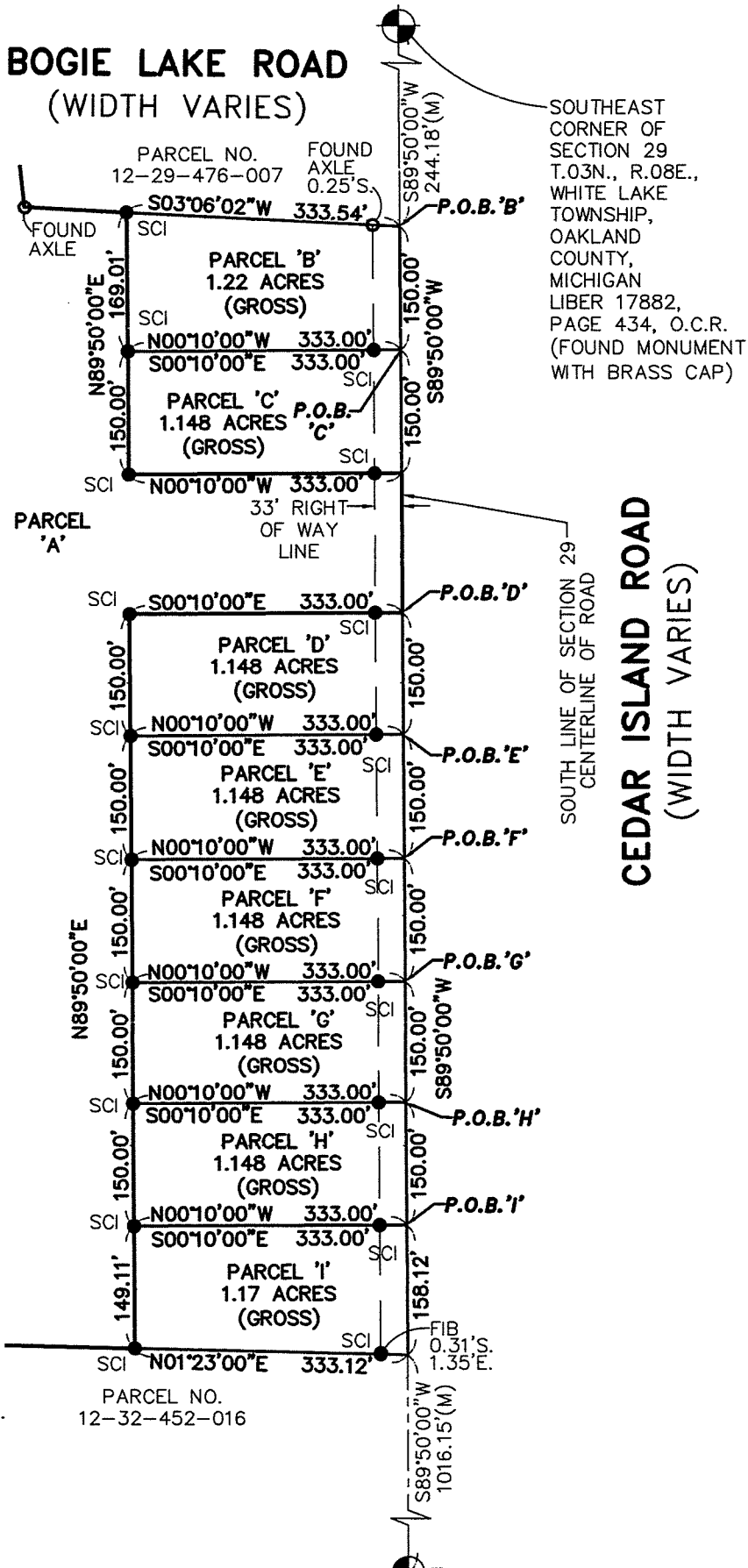
EXHIBIT 'B2'

PARCEL NET AREAS:

(NET AREA DEFINED AS THE AREA OF PARCEL NOT INCLUDING THE 33 FOOT RIGHT OF WAY FOR CEDAR ISLAND ROAD.

- PARCEL 'B' = 1.11 ACRES
- PARCEL 'C' = 1.03 ACRES
- PARCEL 'D' = 1.03 ACRES
- PARCEL 'E' = 1.03 ACRES
- PARCEL 'F' = 1.03 ACRES
- PARCEL 'G' = 1.03 ACRES
- PARCEL 'H' = 1.03 ACRES
- PARCEL 'I' = 1.05 ACRES

BOGIE LAKE ROAD (WIDTH VARIES)



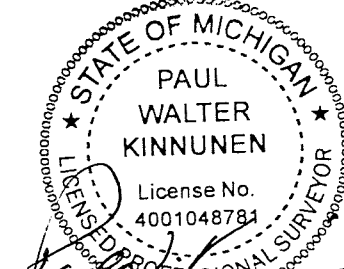
SOUTHEAST CORNER OF SECTION 29 T.03N., R.08E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN LIBER 17882, PAGE 434, O.C.R. (FOUND MONUMENT WITH BRASS CAP)

SOUTH LINE OF SECTION 29 CENTERLINE OF ROAD

CEDAR ISLAND ROAD (WIDTH VARIES)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/02/2020, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 48781
EMAIL: PAUL@GREENTECHENGINEERING.NET

NOTES:

1. TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.
2. A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.
3. SEE SHEET 4 FOR LEGAL DESCRIPTION.



LEGEND

- SCI SCI CAPPED IRON
- FIB FOUND IRON BAR
- FIP FOUND IRON PIPE
- FCM FOUND CONCRETE MONUMENT
- (M) MEASURED
- (R) RECORD

BASIS OF BEARING:

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 29 BEING S89°50'00"W, PER CEDAR MEADOWS CONDOMINIUM, O.C.C.S.P. NO. 2168, LIBER 51765, PAGE 456, O.C.R.

SOUTH 1/4 CORNER OF SECTION 29 T.03N., R.08E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN LIBER 17882, PAGE 450, O.C.R. (FOUND MONUMENT WITH BRASS CAP)



CIVIL ENGINEERS & LAND SURVEYORS

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Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:

STANFORD HOLDING LLC

PARCEL SPLIT

PARCEL NO. 12-29-476-006
SECTION: 29 TOWNSHIP: 03N. RANGE: 08E.
WHITE LAKE TOWNSHIP
OAKLAND COUNTY
MICHIGAN

DATE: 2-12-2021

DRAWN BY: PWK/CEH

CHECKED BY: DJL

0 100 200

FBK: --
CHF: PWK

3/5

20-130

SCALE HOR 1"=200FT.
VER 1"=--- FT.

EXHIBIT 'B3'

LEGAL DESCRIPTION (BY OTHERS):

T3N, R8E, SECTION 29 PART OF THE SOUTHEAST 1/4, BEGINNING AT A POINT, DISTANT WEST 244.06 FEET FROM THE SOUTHEAST SECTION CORNER; THENCE WEST 1379.85 FEET; THENCE N01°33'00"E 1297.37 FEET; THENCE S89°47'00"E 1609.17 FEET; THENCE S00°54'00"W 811.03 FEET; THENCE S84°03'20"W 226.46 FEET; THENCE S03°18'40"W 457.42 FEET TO THE POINT OF BEGINNING. CONTAINING 45.50 ACRES.

LEGAL DESCRIPTION (AS SURVEYED):

PART OF THE SOUTHEAST 1/4 OF SECTION 29, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, BEING DISTANT S89°50'00"W 244.18 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°50'00"W 1379.73 FEET; THENCE N01°23'00"E 1297.00 FEET; THENCE S89°55'52"E 1609.36 FEET TO THE EAST LINE OF SAID SECTION 29, SAID EAST LINE ALSO BEING THE CENTERLINE OF BOGIE LAKE ROAD, VARIABLE WIDTH; THENCE ALONG SAID EAST LINE, S00°44'40"W 809.90 FEET; THENCE S84°04'15"W 226.85 FEET; THENCE S03°06'02"W 458.08 FEET TO THE SAID SOUTH LINE OF SAID SECTION 29 AND TO THE **POINT OF BEGINNING**. CONTAINING 45.48 ACRES, AND SUBJECT TO RIGHTS-OF-WAY FOR CEDAR ISLAND AND BOGIE LAKE ROADS, AND SUBJECT TO ANY OTHER RIGHTS-OF-WAY, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPOSED PARCEL 'A' DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 29, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, BEING DISTANT S89°50'00"W 544.18 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°50'00"W 171.61 FEET; THENCE N00°10'00"W 333.00 FEET; THENCE S89°50'00"W 899.11 FEET; THENCE N01°23'00"E 963.88 FEET; THENCE S89°55'52"E 1609.35 FEET TO THE EAST LINE OF SAID SECTION 29, SAID EAST LINE ALSO BEING THE CENTERLINE OF BOGIE LAKE ROAD, VARIABLE WIDTH; THENCE ALONG SAID EAST LINE, S00°44'40"W 809.90 FEET; THENCE S84°04'15"W 226.85 FEET; THENCE S03°06'02"W 124.54 FEET; THENCE S89°50'00"W 319.01 FEET; THENCE S00°10'00"E 333.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 29 AND TO THE **POINT OF BEGINNING**. CONTAINING 36.20 ACRES, AND SUBJECT TO RIGHTS-OF-WAY FOR CEDAR ISLAND AND BOGIE LAKE ROADS, AND SUBJECT TO ANY OTHER RIGHTS-OF-WAY, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPOSED PARCEL 'B' DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 29, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, BEING DISTANT S89°50'00"W 244.18 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°50'00"W 150.00 FEET; THENCE N00°10'00"W 333.00 FEET; THENCE N89°50'00"E 169.01 FEET; THENCE S03°06'02"W 333.54 FEET TO THE SAID SOUTH LINE OF SAID SECTION 29 AND TO THE **POINT OF BEGINNING**. CONTAINING 1.22 ACRES, AND SUBJECT TO RIGHT-OF-WAY FOR CEDAR ISLAND ROAD, AND SUBJECT TO ANY OTHER RIGHTS-OF-WAY, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPOSED PARCEL 'C' DESCRIPTION:

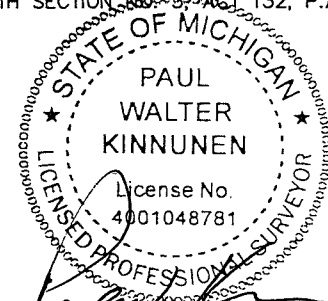
PART OF THE SOUTHEAST 1/4 OF SECTION 29, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, BEING DISTANT S89°50'00"W 394.18 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°50'00"W 150.00 FEET; THENCE N00°10'00"W 333.00 FEET; THENCE N89°50'00"E 150.00 FEET; THENCE S00°10'00"E 333.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 29 AND TO THE **POINT OF BEGINNING**. CONTAINING 1.148 ACRES, AND SUBJECT TO RIGHT-OF-WAY FOR CEDAR ISLAND ROAD, AND SUBJECT TO ANY OTHER RIGHTS-OF-WAY, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPOSED PARCEL 'D' DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 29, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, BEING DISTANT S89°50'00"W 715.79 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°50'00"W 150.00 FEET; THENCE N00°10'00"W 333.00 FEET; THENCE N89°50'00"E 150.00 FEET; THENCE S00°10'00"E 333.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 29 AND TO THE **POINT OF BEGINNING**. CONTAINING 1.148 ACRES, AND SUBJECT TO RIGHT-OF-WAY FOR CEDAR ISLAND ROAD, AND SUBJECT TO ANY OTHER RIGHTS-OF-WAY, RESTRICTIONS, AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/02/2020, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION 132, P.A. 1970.



PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 48781
EMAIL: PAUL@GREENTECHENGINEERING.NET



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT: STANFORD HOLDING LLC	DATE: 2-12-2021
PARCEL SPLIT	DRAWN BY: PWK/CEH
PARCEL NO. 12-29-476-006 SECTION: 29 TOWNSHIP: 03N. RANGE: 08E. WHITE LAKE TOWNSHIP OAKLAND COUNTY MICHIGAN	CHECKED BY: DJL
	 FBK: --- CHF: PWK
	SCALE HOR 1" = --- FT. VER 1" = --- FT.

EXHIBIT 'B4'

PROPOSED PARCEL 'E' DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 29, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, BEING DISTANT S89°50'00"W 865.79 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°50'00"W 150.00 FEET; THENCE N00°10'00"W 333.00 FEET; THENCE N89°50'00"E 150.00 FEET; THENCE S00°10'00"E 333.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 29 AND TO THE **POINT OF BEGINNING**. CONTAINING 1.148 ACRES, AND SUBJECT TO RIGHT-OF-WAY FOR CEDAR ISLAND ROAD, AND SUBJECT TO ANY OTHER RIGHTS-OF-WAY, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPOSED PARCEL 'F' DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 29, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, BEING DISTANT S89°50'00"W 1015.79 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°50'00"W 150.00 FEET; THENCE N00°10'00"W 333.00 FEET; THENCE N89°50'00"E 150.00 FEET; THENCE S00°10'00"E 333.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 29 AND TO THE **POINT OF BEGINNING**. CONTAINING 1.148 ACRES, AND SUBJECT TO RIGHT-OF-WAY FOR CEDAR ISLAND ROAD, AND SUBJECT TO ANY OTHER RIGHTS-OF-WAY, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPOSED PARCEL 'G' DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 29, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, BEING DISTANT S89°50'00"W 1165.79 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°50'00"W 150.00 FEET; THENCE N00°10'00"W 333.00 FEET; THENCE N89°50'00"E 150.00 FEET; THENCE S00°10'00"E 333.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 29 AND TO THE **POINT OF BEGINNING**. CONTAINING 1.148 ACRES, AND SUBJECT TO RIGHT-OF-WAY FOR CEDAR ISLAND ROAD, AND SUBJECT TO ANY OTHER RIGHTS-OF-WAY, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPOSED PARCEL 'H' DESCRIPTION:

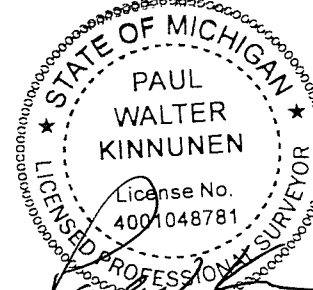
PART OF THE SOUTHEAST 1/4 OF SECTION 29, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, BEING DISTANT S89°50'00"W 1315.79 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°50'00"W 150.00 FEET; THENCE N00°10'00"W 333.00 FEET; THENCE N89°50'00"E 150.00 FEET; THENCE S00°10'00"E 333.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 29 AND TO THE **POINT OF BEGINNING**. CONTAINING 1.148 ACRES, AND SUBJECT TO RIGHT-OF-WAY FOR CEDAR ISLAND ROAD, AND SUBJECT TO ANY OTHER RIGHTS-OF-WAY, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPOSED PARCEL 'I' DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 29, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: **BEGINNING** AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, BEING DISTANT S89°50'00"W 1465.79 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°50'00"W 158.12 FEET; THENCE N01°23'00"E 333.12 FEET; THENCE N89°50'00"E 149.11 FEET; THENCE S00°10'00"E 333.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 29 AND TO THE **POINT OF BEGINNING**. CONTAINING 1.17 ACRES, AND SUBJECT TO RIGHT-OF-WAY FOR CEDAR ISLAND ROAD, AND SUBJECT TO ANY OTHER RIGHTS-OF-WAY, RESTRICTIONS, AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/02/2020, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



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CLIENT: STANFORD HOLDING LLC	DATE: 2-12-2021 DRAWN BY: PWK/CEH CHECKED BY: DJL
PARCEL SPLIT	
PARCEL NO. 12-29-476-006 SECTION: 29 TOWNSHIP: 03N. RANGE: 08E. WHITE LAKE TOWNSHIP OAKLAND COUNTY MICHIGAN	
FBK: --- CHF: PWK	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 5/5 </div>
SCALE HOR 1" = --- FT. VER 1" = --- FT.	

**WHITE LAKE TOWNSHIP
NOTICE OF ELECTRONIC PUBLIC HEARING
PLEASE VISIT WWW.WHITELAKETWP.COM
FOR PARTICIPATION INSTRUCTIONS**

Notice is hereby given of an electronic public hearing by the White Lake Township Planning Commission on **Thursday, May 6, 2021 at 7:00 P.M.** via Zoom, to consider the following changes to the zoning map:

A portion of property described as parcel number 12-29-476-006 (vacant parcel), located on the north side of Cedar Island Road, west of Bogie Lake Road, consisting of approximately 10.3 acres. Applicant for 12-29-476-006 is Stanford Holding LLC
Deed holder is Stanford Holding LLC

Applicant is requesting to **rezone the property from (AG) Agricultural to (R1-A) Single Family Residential, or any other appropriate district.**

Persons interested are requested to be present via Zoom. Pertinent information relative to this rezoning request is on file at the Township Community Development Department and may be examined at any time during regular business hours of 8 a.m. to 5 p.m. Persons interested may visit the Community Development Department, call 248-698-3300, ext. 163, or attend the Public Hearing via Zoom on the date specified. Written comments are also welcome at the address above. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office as least 5 days before the hearing.

Sean O'Neil, AICP
Planning Director

SEE MAP ON OTHER SIDE



PROPERTY PROPOSED TO BE REZONED.



**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM**

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: May 7, 2021

TO: Rik Kowall, Supervisor
Township Board Members

FROM: Sean O'Neil, AICP
Planning Director

**SUBJECT: Lakepointe
Planned Development Agreement Approval**
Located on the northeast corner of Union Lake Road and Carpathian, consisting of approximately 13.32 acres. The property is currently zoned PD (Planned Development). Identified as parcel numbers 12-36-177-002 and 12-36-177-003.

The above request is now ready for Township Board Consideration. The matter was considered by the Planning Commission at their regular meeting of May 6, 2021. At that time, the **Planning Commission recommended approval of the Planned Development Agreement.**

Please find enclosed the following related documents:

- Minutes from the May 6, 2021 Planning Commission meeting.
- Review letter prepared by the Township's engineer, Mr. Michael Leuffgen, dated 04/28/2021.
- Review letter prepared by the Township's planning consultant, Mr. Chris Madigan, dated 04/29/2021.
- Review letter prepared by the Township' attorney, Lisa Hamameh, dated 04/28/2021.
- Lakepointe's Planned Development Agreement with exhibits.

Please place this matter on the next available Township Board agenda. Do not hesitate to contact me should you need any additional information.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
MAY 6, 2021 @ 7:00 p.m.
Electronic Meeting

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

ROLL CALL: Steve Anderson, White Lake, MI
Peter Meagher, White Lake, MI
Matt Slicker, Commerce, MI
Rhonda Grubb – Secretary, White Lake, MI
Mark Fine, White Lake, MI
Joe Seward, White Lake, MI
Debbie Dehart, White Lake, MI
Scott Ruggles, White Lake, MI

Absent: Merrie Carlock, White Lake, MI

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

Visitors: Mike Leuffgen (DLZ)

Approval of Agenda

Commissioner Meagher moved to approve the agenda as presented. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Approval of Minutes

a. April 15, 2021

Commissioner Meagher moved to approve the minutes of April 15, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

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

Scott Shepherd (6500 Cedar Island) wanted to hear what was proposed for the rezoning of parcel 12-29-476-006.

Public Hearing:

a) Stanford Holding LLC Rezoning

Location: Property described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 10.3 acres.

Request: **Rezoning from (AG) Agricultural to (R1-A) Single Family Residential or any other appropriate district.**

Applicant: Stanford Holding LLC

Deed holders: Stanford Holding LLC

Mr. O'Neil wanted to hit the highlights on the McKenna letter. Only 10.3 acres of the 45 acres are being proposed right now. The Southerly strip is proposed to be rezoned from AG to R1-A. They want to make 8 large acreage parcels in that area. The property is surrounded by similarly zoned property, or more dense zoning. The proposed homes should accommodate the traffic. He would recommend that the traffic study be waived. This does not create an unplanned spot zone. Mr. O'Neil wanted to mention that there was a question about utilities. The homes would be served by septic and well.

Tom Thomsma was in attendance on behalf of Stanford Holding LLC. He stated that they are looking to split off 8 one acre lots for the purpose of building single family residential R1A zoned homes.

Commissioner Anderson opened the public hearing at 7:17 p.m.

Mr. Shepherd (6500 Cedar Island) lives across the street and wondered if they would do anything for barriers along Bogie Lake to mitigate the traffic noise?

Autumn Gibson (1211 Bogie Lake Road) wanted to comment that her biggest concern is that eventually there will be another neighborhood there. There is already a lot of traffic and accidents. The school zone gets backed up and it's hard to get out of their neighborhood. She moved from Livonia and they don't want to lose the natural areas of White Lake.

Commissioner Anderson closed the public hearing at 7:24 p.m.

Commissioner Dehart didn't see the width for the access. It is on Exhibit B-1 in the agenda. It does meet the land division act. Commissioner Ruggles asked when he would start the homes. Mr. Thomsma would like to start this fall. Thomsma doesn't know what the future development may be on the remaining acres. In reference to the traffic concerns, the 8 lots are 8 single family homes with the drives going to Cedar Island Road. Mr. O'Neil stated that he is showing 8 parcels, if he didn't fit the leg through, he could probably get 9 lots. The Township requires one acre parcels and he loses some with the road right of way. If this was zoned R1A he won't even be here, it's just changing the zoning.

Commissioner Slicker noted that he's going for rezoning but we don't know if he has the splits. If he doesn't have the splits he wouldn't be able to create as many. Will he be required to put sidewalks in? The sidewalk ordinance doesn't apply to individual metes and bounds parcels. Mr. O'Neil noted

that we have had interaction with the ITC corridor and they are pretty responsive. Mr. Leuffgen noted that they have to get approvals and possibly a maintenance easement. The insurance requirement was pretty significant in agreements with the ITC previously. Commissioner Slicker doesn't like the stub roads. Mr. O'Neil would like to see if we could leave the opening closer to the ITC and intersect Caya Way.

Commissioner Anderson noted that it meets the master plan, the traffic plan for 8 homes is small and you can consider the recommendation to waive that traffic plan because it's such a small area.

Mr. O'Neil wanted to note that the neighborhoods to the west have sidewalks and its important for kids walking to school. It would be very much appreciated and he encourages Mr. Thomasma to put sidewalks in. Mr. Thomasma stated that he will take it under consideration. Commissioner Anderson stated that the sidewalks would be good for the Township.

Commissioner Ruggles moved to recommend to the White Lake Township Board of Trustees the approval of the rezoning of the property described as parcel number 12-29-476-006 (vacant parcel), located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 10.3 acres from (AG) Agricultural to (R1-A) Single Family Residential. Subject to all Planning Department and consultant comments and the waiver of the traffic plan. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

This will be forwarded to the Township board for the first reading.

Old Business:

No old business.

New Business

a) Lakepointe

Location: Located on the northeast corner of Union Lake Road and Carpathian, consisting of approximately 13.32 acres. The property is currently zoned PD (Planned Development). Identified as parcel numbers 12-36-177-002 and 17-36-177-003.

Request: **i) Final Site Plan**
ii) Planned Development Agreement

Applicant: Fairview Construction Company

Mr. Leuffgen referenced his letter and noted that they recommend approval with other agency approvals. This development is tied into West Valley across the street.

Commissioner Slicker noticed in the detention calculations that it drains to the north, not the ultimate outlet. He wanted to make sure he checked the outlet downstream. They designed Lakepointe site to detain water on site. Originally it was proposed as retention, now detention with outlet through West Valley. They acquired the adequate discharge permits through EGLE.

Commissioner Anderson asked if the water flow was going to be underneath Union Lake, and that is correct. How do they manage that? Is it a situation that won't affect the traffic flow? All utilities are bore and jack or directional, with no road closures. How far below the road surface? It's a

minimum of three feet of cover. The northeast side of Union Lake Road doesn't currently have drainage and it floods, this will resolve the flooding.

Commissioner Meagher saw some unresolved items from Mr. Leuffgen's letter. One of the items was a comment about a bypass lane and it was not needed.

Commissioner Slicker asked about the sidewalk layouts. The layout was the only way they could make them ADA compliant and extend them to the sidewalks along the road. ADA requires maximum longitude slope of 5%. He feels the sidewalk is pushing people towards walking in the road. Mr. Furnari will pay \$ 2,050 toward the sidewalk fund since they were unable to connect to Independence Village. The sidewalks would have to comply and probably have a landing on the other side of the road. Mr. Emerine said that they were asked to do this about two years ago. On the final construction site plan we'll make sure it's compliant.

Mr. O'Neil presented the McKenna letter. One item has to do with a deficiency in plantings. There is some existing vegetation. They are short shrubs and planting trees and perennials in place. Mr. O'Neil has no objection to that. There is no street lights, they are proposing coach lights. They proposed this across the street at West Valley. The applicants have indicated that they intend to meet all the requirements.

Commissioner Dehart still has an issue with the bypass lane. The traffic is horrendous and she thought we said that we wanted a traffic study. Is there anyway to alleviate the turning issues without putting in the turn lane? Mr. Emerine noted that they spoke with someone who is very familiar with the traffic study. The level of service did not change per her study. She did the analysis showing that the level of service didn't change and also included West Valley. Commissioner Anderson took issue with the study. We have passing lanes on Elizabeth Lake Road and other areas where the traffic is less than Union Lake Road. He felt she couldn't validate why we have turning lanes in other areas. Commissioner Anderson noted that we definitely have some concerns about this. Mr. Leuffgen stated that we reviewed the assessment and checked the numbers, they did not disagree with the numbers.

Mr. O'Neil noted that the Community Impact Study is required to document the impact of intensive developments. A Meijer would be intensive. This is the same level of intensity as the development across the street. It didn't seem equitable. Commissioner Meagher asked if the issue for the Community Impact Study is the time it takes or the cost, it's probably both. Commissioner Anderson asked if the other subdivisions and developers don't have a problem with this. Mr. Emerine can't speak to that.

Mr. Emerine can go into the CIS for some items, but he will defer others to Mr. Furnari. Mr. Furnari stated that we think we're providing a unique property keeping active adults and empty nesters in your community. It is a product that is lacking in a lot of communities. Financially it is a multi million dollar property. We're bringing utilities along Union Lake Road. These studies are typically for larger developments. Typically you don't need it for a 69 unit development.

Commissioner Grubb wanted to comment that she has concerns about traffic and people having to wait for people to turn in front of them. She doesn't have a problem with the landscape deficiencies.

Commissioner Slicker asked if the RCOC has looked at the whole corridor and looked at the acceleration/deceleration lanes. Mr. O'Neil doesn't know, he doesn't meet with them regularly.

He's a little disappointed they didn't require it. These two projects are at the tail end of decades worth of development with little attention paid to cars. This project probably doesn't have an opportunity to make it any better or any worse. Commissioner Anderson asked if we can do anything about a bypass lane. Mr. O'Neil noted that if we were concerned about it, we should have dug in on this at the very first meeting and this puts us in an odd spot that the RCOC says we don't have to do it.

Mr. Leuffgen went over his letter dated 4-23-21 for the development agreement. They defer to the Township attorney for agreement language. They recommend a joint maintenance agreement between West Valley and Lakepointe, West Valley is critical to Lakepointe. Mr. O'Neil discussed the McKenna review letter and the attorney review. Mr. O'Neil noted that in the future if they did condos, they would need a private road agreement. If the applicant agrees to conditions of the letter, we'll be in good shape for the development agreement. Mr. O'Neil wanted to note that there was discussion about community benefit and Mr. Furnari agreed to make a \$ 5,000 contribution to Parks fund and \$2,050 to the sidewalk fund. We need to have final action on the site plan and the planned development agreement.

Mr. Emerine wanted to comment that they have revised the planned development agreement and everything has been addressed. The development schedule comment will be addressed. Commissioner Slicker wanted to ask about the clubhouse being built as part of the site plan, it has to be built per the site plan.

Commissioner Meagher moved to recommend to the White Lake Township Board of Trustees the approval of the Planned Development agreement for Lakepointe. The approval will include the waiver of the Community Impact Study and is subject to all Planning Department and consultant comments. The development agreement will include a \$5,000 contribution to the Park Fund and a \$ 2,050 contribution to the sidewalk fund. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Commissioner Meagher moved to recommend that the Planning Commission approve the Final Site Plan for Lakepointe. The approval is subject to all Planning Department and consultant comments. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes

Liaison's Report

Commissioner Grubb reported that Parks and Recreation will have a meeting next Wednesday, May 12th.

Trustee Ruggles reported that the White Lake Township board of trustees met twice since the last Planning Commission meeting. They will meet in person for the next meeting. At the last meeting the board recommended to approve River Caddis as our developer to work together for the Civic Center Development Committee. Trustee Ruggles thanked everyone for their time with the CCDC. He respects the committee decision when they put in so much time. The Fee Ordinance was updated. The Township entered into a contract with our new Fire Chief, John Holland. Supervisor Kowall read a resolution about May being mental health awareness Month.

Commission Dehart noted that the ZBA meetings have run quite long lately. They go through the state standards on each case to make sure each case meets the state standards.

Planning Consultant's Report

Mr. Leuffgen reported that the Bogie Lake north sanitary sewer project is nearing an end. The plans are in for Aspen Meadows iron filtration. The plans are in for permits to bring water to the Huron Valley Schools complex.

Director's Report:

Mr. O'Neil reported that last weekend a few people were out at 4 Corners for a temporary Certificate of Occupancy for 8030 Wadi for the 1st and 2nd floor. 4 Corners has about 8 units rented out. They are a few months behind on 8020 Wadi and it looks pretty good exterior wise. The Preserve at Hidden Lake determined townhouses won't be in their best interest and they will go to a duplex concept for the north end. The townhouses have lots of stairs and probably are not widely embraced in White Lake Township. They are reducing units. Mr. O'Neil noted that the development at the old Ruggles farm lot will probably not be successful unless they incorporate the vision of the Planning Commission and CCDC. New Hope is making progress and working on a storm water issue. Centerpointe Plaza nearing completion and looking for tenants. We hope they get finished and tenanted out. Construction costs are so high right now, but we remain optimistic.

Trustee Ruggles wanted to note that Township board didn't see anything impressive with the plans for the corner of M-59 and Elizabeth Lake Road.

Other Business:

None.

Communications:

Mr. O'Neil noted that there is a 50/50 chance of having either of the next two meetings.

Next Meeting Dates: May 20th, 2021
June 3rd, 2021

Adjournment:

Commissioner Meagher moved to adjourn the meeting at 9:08 p.m. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: (Anderson – yes; Dehart – yes; Meagher – yes; Slicker – yes; Grubb – yes; Fine – yes; Seward – yes; Ruggles -- yes). 8 yes votes



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

April 28, 2021

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

RE: Lake Pointe Apartment Development – Planned Development Agreement – 3rd Review

DLZ Job No. 1745-0385-00

Dear Mr. O' Neil,

The applicant is proposing a 69 unit attached single family apartment development on a 13.32 acre parcel located off Union Lake Road. This is a review of the proposed PDA documents that were prepared for JMF White Lake, LLC. and were submitted to this office on April 20,2021 via Dropbox.

The following items were submitted as part of this review:

- Draft PDA Agreement
- Easement for Sanitary Sewer dated March 27, 2020 and associated Exhibit A
- Easement for Watermain dated April 8, 2021 and associated Exhibit A
- Easement for Storm Sewer and Detention Basin dated March 8, 2021 and associated Exhibits B and C
- Road Right of Way Dedication dated April 4, 2020 and associated Exhibits B and C

Please note that comments from our April 6,2021 review are in *italics*. Responses to those items are in **bold**. New comments are in standard typeface.

We offer the following comments for your consideration:

General

1. *We generally defer comment regarding document format and agreement language to the Township Attorney. **Comment remains.***
2. *We defer to the Township regarding item 2.4 and whether the Township does indeed waive the Traffic Impact Assessment, and Community Impact Statements. Comment partially addressed. A Traffic Impact Assessment was submitted and reviewed by Township staff and consultants. It is*

*unknown whether a Community Impact Statement has been submitted and reviewed by the appropriate parties. **Comment addressed. Design engineer has stated that a Community Impact Statement is not required by the Township.***

3. *Article I, Section 1.1- Change ‘northwest side of Union Lake Road’ to ‘northeast...’ Also remove reference to ‘Schroeder Drive off Williams Lake Road...’ **Comment addressed.***
4. *Article IV- Section 4.3- add the following language at end of sentence: ‘, approved Final Engineering Plan, and RCOC approval.’ **Comment addressed.***
5. *Article IV- Section 4.5 (a)- add the following language:‘... dedicated to the Township **as depicted in Easement for Sanitary Sewer Exhibits.**’ **Comment addressed.***
6. *Article IV- Section 4.5 (b)- add the following language:‘... dedicated to the Township **as depicted in Easement for Watermain Exhibits.**’ **Comment addressed.***
7. *Article IV- Section 4.6- add the following language:‘... engineering regulations and standards **as depicted in Easement for Storm Sewer Exhibits.**’ **Comment addressed.***
8. *Article IV- Section 4.8 (c)- add the following language: ‘...with the approved PD Plan **and approved Final Engineering Plan...**’ **Comment addressed.***
9. *Article VI, Section 6.1- add the following language on line 4:‘...in accordance with the PD Plan **and approved Final Engineering Plan...**’ **Comment addressed.***
10. *We defer to the Township with respect to whether there will be restrictions and by laws since this development is to be single family apartments. Our concern is the protection of surface drainage easements from encroachments so as surface drainage in these areas does not become impeded. **Comment rescinded, design engineer has stated that this development consists only of rental properties and will thus be under the control of a single owner.***
11. *A Storm Maintenance Agreement and Lien are required as noted in our February 22, 2021 Final Engineering Review letter. The Storm Sewer and Detention Basin Easement documents were provided with this PDA review. The Maintenance Agreement will need to contain language referencing shared maintenance responsibility between Lake Pointe and West Valley as detention basin discharge from Lake Pointe will flow through West Valley’s storm sewer system. **Comment remains as a notation; we recommend approval subject to preparation and approval of a joint maintenance agreement regarding the storm sewer.***

The following items listed with respect to the submitted easement documents will require revision:

Sanitary Sewer Easement

1. *Please flip the bearing for call 2 to read North East instead of South West. **Comment addressed.***
 2. *Please label Easement Exhibit “Exhibit ‘A’” to be consistent with Township standard easement conveyance document. **Comment addressed.***
-

3. *Please include burdened property description in new “Exhibit A” to be consistent with Township standard easement conveyance document. **Comment addressed.***
4. *Does not close with current bearings in calls. **Comment addressed.***

Watermain Easement

1. *Please modify call 10 on Exhibit B to read “134.74 feet” instead of “14.74 feet.” **Comment addressed.***
2. *Please modify call 31 on Exhibit C to read “24.56 feet” not “24.58 feet.” **Comment addressed.***
3. *Please modify call 35 on Exhibit C to read “42.56 feet” not “42.65 feet.” **Comment addressed.***
4. *Please label Easement Exhibit “Exhibit ‘A’” to be consistent with township standard easement conveyance document. **Comment addressed.***
5. *Please include burdened property description in new “Exhibit A” to be consistent with Township standard easement conveyance document. **Comment addressed.***
6. *Does not close as currently described. **Comment addressed.***

Storm Water Management Facilities Easement

1. *Please modify bearing for call 2 on Exhibit C to read North **West** instead of North East. **Comment addressed.***
2. *Please modify bearing for call 74 on Exhibit B to read South **East**. **Comment addressed.***
3. *Please include burdened property description in new “Exhibit A” to be consistent with Township standard easement conveyance document. **Comment addressed.***
4. *Please include Storm Water Management Facilities easement description in new “Exhibit B” to be consistent with Township standard easement conveyance document. **Comment addressed.***
5. *Does not close as currently described. **Comment addressed.***

Road Right-Of-Way Dedication

1. *Please modify call 2 to read “S00°18’25” E, 475.18 feet.” **Comment addressed.***
2. *Please modify call 3 to read “S46°03’15” W.” **Comment addressed.***
3. *Acreage should be 1.119 not 0.119. **Comment addressed.***

We note that all easements now close.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT- Lake Pointe PDA – Review .03
April 28, 2021
Page 4 of 4

Recommendation-

We recommend approval of the PDA subject to Township concurrence that a Community Impact Statement is not required and subject to preparation and approval of a joint maintenance agreement between Lake Pointe and West Valley regarding the storm sewer.

If you have any questions, please feel free to call me.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P. E.
Senior Engineer

Cc: Aaron Potter, DPS Director, *via email*
Hannah Micallef, Community Development, *via email*
Lisa Hamameh, RSJA Law, *via email*

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April 29, 2021

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

Subject: LakePointe Planned Development
Development Agreement Review #3

Applicant(s): JMF White Lake, LLC (Lake Pointe)

Location: East side of Union Lake Road, north of Carpathian Drive

Dear Planning Commissioners:

The site fronts on Union Lake Road, which, at this point, is a two-lane road, which serves as a key thoroughfare in the Township. The 13.32 A. site (12.76 A. net of right-of-way) currently contains an existing, single-family home, but is mostly vacant. The applicant proposes 69 new, attached single-family homes for this site in clusters of two and three units, resulting in density of 5.41 DU/A. It appears that the units could have up to four bedrooms, depending on the floor plan.

The Planned Development review process involves the following three (3) steps:

1. Preliminary Site Plan Review: This is the step in which the number of units and road layout are established, the amount of open space is determined, and other project details are decided upon. At the preliminary review step the Planning Commission holds a public hearing. The Planning Commission must review the PD proposal and make a recommendation to the Township Board for the preliminary site plan. The Township Board is required to take action, approving or denying the preliminary site plan. The property is rezoned to PD at the end of this step.
2. Final Site Plan Review: Final site plan review is the step at which all of the details are included on the final site plan and all of the conditions of preliminary site plan review must be satisfied. The Planning Commission is required to review the final site plan and take action, approving or denying the final site plan. It is at this step where the Planning Commission also reviews the proposed Development Agreement and makes a recommendation to the Township Board
3. Development Agreement Review: Upon recommendation of the Development Agreement by the Planning Commission, the Township Board takes final action on the Development Agreement.

Review Comments

We have the following comments on the Development Agreement:

1. **Information Required per Zoning Ordinance, Section 6.7(B)(i)(c):**

- a. Completed Development Schedule, including any individual stages or phases, and the anticipated beginning and completion dates. We note that a development schedule section is included in the agreement but is somewhat vague and does not include all of the items listed in the ordinance. We defer to Planning Commission as to whether the section is adequate.
- b. The Township Attorney will need to be satisfied with the enforcement provisions of Article VI.
- c. Any other information deemed necessary by the Township, the Township Attorney, or Township Engineer.

Recommendation

We recommend that once these outstanding comments are addressed to the satisfaction of the Planning Commission, the agreement 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
Mr. Justin Quaqliata
Ms. Hannah Micallef



LISA J. HAMAMEH
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rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

April 28, 2021

via email only: soneil@whitelaketwp.com

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

**RE: 3rd Review of Planned Development Agreement
Lake Pointe**

Dear Sean:

You asked that we review the proposed revised Planned Development Agreement for Lake Pointe ("Agreement") submitted by JMF White Lake, LLC ("Developer"). As is our general practice, we did not review the proposed Exhibits to the document, including the Site Plan, and therefore defer to the Township Engineer. Our comments regarding the Planned Development Agreement follow:

General Comments

1. As stated in previous correspondence and as acknowledged by the Developer, prior to the execution of the Agreement, the Developer must provide documentation evidencing ownership of the Property. In addition, a company resolution authorizing the signer to execute the Agreement on behalf of the LLC is required.
2. As stated in previous correspondence, the Township should consider whether it will require a Private Road Agreement for the Project.
3. As stated in previous correspondence, the Zoning Ordinance, Section 6.6 (https://www.whitelaketwp.com/sites/default/files/fileattachments/planning/page/2311/clearzoning_ordinance_revised_03_10_21.pdf), requires the PD Agreement include a community impact statement which is not included in the Agreement. If the Township has waived this requirement, the PD Agreement should so state.
4. A recital should be added to include the date the PD Agreement was approved by the Township Board. This recital will include a blank line until that date is determined.

5. As stated in previous correspondence, Paragraph 1.4 should be revised or a new paragraph added to require adherence to all Township Ordinances, Codes, Rules, Regulations and Standards, except as otherwise provided in the PD Agreement.
6. As stated in previous correspondence, Paragraph 2.3 should explain the reason for the contribution for speed bumps and off-site sidewalks. Developer's legal counsel understandably questioned the rationale behind this request. The rationale is that since these "conditions of approval" relate to off-site improvements, the Agreement should explain how the conditions are connected to the development. Presumably, the reason the Township Board imposed these conditions was in an effort to address concerns expressed by Township Board Members and/or residents of neighboring properties regarding the impact of the development (e.g. cut-through traffic, safety). A simple statement explaining the connection will suffice.
7. The Township should consider whether the development schedule provided in Paragraph 4.2 is acceptable. The Zoning Ordinance requires a development schedule, including any individual stages or phases, and the anticipated beginning and completion dates.
8. Paragraph 16 (which should be renumbered Paragraph 7.13) was added at our request, however, we inadvertently included a developer for an unrelated project in the requested language. Therefore the reference to "Rose" in the 6th line of this this paragraph should be replaced with the term Developer. I apologize for the error.

If you have any additional questions or would like to discuss this matter further, please call.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Lisa J. Hamameh

cc: M. Leuffgen

PLANNED DEVELOPMENT AGREEMENT

LAKE POINTE

Entered into between:

JMF White Lake, LLC

A Michigan limited liability company

and

Charter Township of White Lake, a Michigan Charter Township

Dated: _____, 2021

PLANNED DEVELOPMENT AGREEMENT

This Planned Development Agreement (the "Agreement") is entered into as of _____, 2021, by and among JMF White Lake, LLC, a Michigan limited liability company, whose address is 1700 W. Big Beaver Road, Suite 120, Troy, Michigan 48084 (hereafter referred to as "Developer" or "Owner"), and Charter Township of White Lake, a Michigan Charter Township, whose address is 7525 Highland Road, White Lake, Michigan 48383 ("Township").

RECITALS

- A. Developer owns certain real property consisting of approximately 13.32 acres located in the Township on the northeast side of Union Lake Road and northwest of Carpathian Drive, which is more particularly described on Exhibit A attached hereto (the "Property"). The Property is zoned PD, or Planned Development by the Township.
- B. Developer desires to develop the Property as multi-family, residential housing project consisting of 69 units as depicted in the Final ~~Preliminary~~ Site Plan attached hereto as Exhibit B (the "Final PD Plan") for the proposed Lake Pointe residential development (the "Project").
- C. At a meeting held by the Township Planning Commission on January 16, 2020, the Township Planning Commission recommended approval of Developer's ~~application for approval of the~~ a revised Preliminary Site Plan, subject to conditions-
- D. At a meeting held by the Township Board on January 21, 2020, the Township Board approved the ~~application for~~ revised Preliminary Site Plan, subject to conditions ~~for the Project~~.
- E. At a meeting held by the Township Board on February 16, 2021, the Township Board approved a one-year extension of the revised Preliminary Site Plan for the Project.
- F. At a meeting held by the Township Planning Commission on _____, 2021, the Township Planning Commission recommended approval of the Final Site Plan for the Project, subject to conditions.

G. At a meeting held by the Township Board on _____, 2021, the Township Board approved the Final Site Plan, subject to conditions.

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H.

~~E.I.~~

~~F.~~ By entering into this Agreement, Owner and the Township desire to set forth the parties' obligations with respect to the Planned Development for the Property and the Project and the terms and requirements under which the Property and the Project shall be developed.

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NOW, THEREFORE, in consideration of the premises and the mutual covenants of the parties described in this Agreement, the parties agree as follows:

ARTICLE I

DESCRIPTION OF THE PROJECT; PD AND PD PLANS

- 1.1. **Description of Project.** The project ("Project") covers an area comprising approximately of 13.32 acres located on the northeast~~west~~ side of Union Lake Road and west of Williams Lake Road. ~~Schroeder Drive off of Williams Lake Road in the Township.~~ The Project will consist of 69 attached residential housing units. Each residence will be ranch-style dwelling with a 2-car attached garage.
- 1.2. **PD Plan Approval; Exhibits.** The revised Preliminary Site Plan ~~(the "PD Plan")~~ prepared by Sieber, Keast Engineering, L.L.C. was approved by the Township Board on January 21, 2020, and thereafter extended for one year by the Township Board at its meeting held on February 16, 2021. The ~~Upon~~ Township Board thereafter on _____, 2021, approved the ~~approval of a Final Site Plan for the Project (the "Final PD Plan,")~~ which ~~such~~ approval grants Developer the right to construct facilities as set forth in the Final PD Plan, subject to this Agreement and all applicable permits in the ordinary course, as the same may be modified and amended in accordance with the Township Zoning Ordinance from time to time. All exhibits attached hereto are incorporated herein and made a part hereof by reference.
- 1.3. **Performance Criteria.** Developer affirmatively submits that the proposed uses on the Property shall not exceed the performance criteria found in the Township Zoning Ordinance and the standards listed therein, ~~except as may specifically be modified by the terms hereof or in the approved Final PD Plan.~~
- 1.4. **Variances and/or Modifications to Standard Zoning Requirements.** Variances from the Township Zoning Ordinance which the Township shall be deemed to have granted, and hereby grants, as well as modifications to standard zoning requirements which will be requested, if any, are as set forth on the Final PD Plan and this Agreement.

- 1.5. **Minor Modifications.** If, following the approval of the Final PD Plan, Developer proposes minor changes to the Final PD Plan, including changes required during final engineering review and required by other State and County regulatory agencies, such minor changes may be made subject only to "Administrative Approval". The term "Minor Changes" shall be those changes set forth in the Township Zoning Ordinance, Article 6, Section 6.7(E)(i-iii). For purposes of this Agreement, "Administrative Approval" shall mean the approval by the Planning Director of the Township, or his/her designee, or such other individual as may be designated by the Township Board, without the necessity of review by the Township Board or the Township Planning Commission or any amendment to this Agreement.
- 1.6. **Statement of Planning Objectives and Community Benefits to be Achieved by the Project.** The primary planning objectives of this development is to create alternative, high quality rental housing options that appeal to both active retirees and empty nesters who want to stay in place or be attracted to the White Lake community and to meet the needs and growing demand of younger working and professional millennials for high quality rental housing, consistent with the Master Plan objective to provide for a diversity of housing opportunities in the Township. The Project will provide more open space and less housing density than permitted under the applicable zoning ordinance and Master Plan. A substantially larger open space area is achievable because of the unique situation where the Developer also owns the West Valley development on the southwest side of Union Lake Road and can provide an integrated storm drainage system serving multiple properties. Developer also agreed to contribute \$15,000 for the installation of speed bumps in the neighboring Bocovina development. Developer will also contribute to the Township the sum of \$2,050 for the future installation of approximately 630 square feet of offsite concrete sidewalk along Union Lake Road to Independence Circle. ~~if the owners of Independence Village grant easement rights to construct the sidewalk.~~ -The Project also includes substantial on-site recreational amenities, including walking paths, seating areas and a swimming pool and clubhouse.

ARTICLE II

REQUIREMENTS FOR DEVELOPMENT

- 2.1. **Development Standards.** The Property shall be developed and improved in compliance with the following:
- (a) The Charter Township of White Lake Zoning Ordinance, as amended, and engineering design standards, except where modified by this Agreement and the Exhibits attached hereto;
 - (b) This Agreement;
 - (c) The Final PD Plan;
 - (d) The conditions set forth in Paragraph 2.3 below; and

(e) All applicable federal, state and county laws, rules and regulations.

- 2.2. **Effect of PD Approval.** To the extent that developing the Property in accordance with this Agreement and the PD Plan will deviate from the Zoning Ordinance or any other Township Ordinance or regulation, this Agreement and the Final PD Plan shall control. To the extent this Agreement and PD Plan attached hereto are silent on development issues, the Project shall comply with the Zoning Ordinance and other Township ordinances and regulations. All improvements constructed in accordance with this Agreement and the Final PD Plan shall be deemed to be conforming under the Zoning Ordinance and in compliance with all ordinances of the Township. The Project shall not be subject to any additional requirements contained in any amendments or additions to Zoning Ordinances adopted subsequent to the date of this Agreement which conflict with the provisions of this Agreement including the PD Plan and/or any plans which are approved pursuant to this Agreement.
- 2.3. **Conditions to Approval.** Prior to commencement of construction of the Project, Developer will: -contribute the sum of \$15,000 to pay for speed bumps to be installed in the neighboring Bocavina residential development per a separate ~~written~~written agreement with the Bocavina's homeowners association; and deliver the sum of \$2,050 to the Township for future installation of an off-site concrete sidewalk as described in paragraph 1.6 above. In addition, no bars shall be installed on the back of patios to interfere with access to the open space from the patios.
- 2.4. **Traffic Impact Assessment.** A revised traffic impact assessment dated December 2, 2019, prepared by Fleis and Vandenbrink was received and reviewed by Township staff and consultants.

ARTICLE III

USES WITHIN THE PROJECT

- 3.1. **Approved Uses for the Project.** The Project will consist of 69 ranch-style residential units (or a density at 5.41 units per acre) in 19 buildings. Each residence shall have two bedrooms and an attached 2-car garage and each building shall contain no more than 4-attached residential dwelling units.
- 3.2. **Project Amenities.** In order to provide on-site recreational amenities to serve the residents of the Project, Developer will install a clubhouse and pool as depicted in the PD Plan. An open space area consisting of approximately 8.42 acres will be maintained, with walking paths, seating, a pergola structure and dog waste stations as depicted in the Final PD Plan.

ARTICLE IV

DEVELOPER'S RIGHTS AND OBLIGATIONS

- 4.1. **Right to Develop.** Developer shall have the right to develop the Property in accordance with the PD Plan and this Agreement.

- 4.2. **Development Schedule.** Developer shall commence development of the Project within 12 months from the Township's approval of this ~~PD~~ Agreement. The foregoing development schedule may be modified by Developer as necessary or appropriate based on market and other conditions, with the Township's consent, which shall not be unreasonably withheld or delayed.
- 4.3. **Internal Roads in the Project.** The internal roads within the Project will be private and constructed in accordance with Final PD Plan, ~~and~~ Township Engineering Design Standards, approved Final Engineering Plan, and RCOC Approval.
- 4.4. **Landscape Plan.** The Landscape Plans, Sheets LS-1 through LS-7, which are part of the Final PD Plan attached hereto as Exhibit B, identify the landscaping to be installed within the Project.
- 4.5. **Utilities.**
- (a) **Sanitary Sewer System.** Sanitary sewers shall be extended by the Developer to serve the Project which must connect to the Township's sanitary sewer system. Connection to the sanitary sewer system shall require payment of all applicable fees, charges, and assessments, in accordance with the Township's Ordinance. The Final PD Plan identifies the sewer lines and related sanitary sewer easements to be dedicated to the Township as depicted in the Easement for Sanitary Sewer Exhibits.
- (b) **Water System.** Water service shall be extended by the Developer to serve the Project which must connect to the Township's water system. Connection to the water system shall require payment of all applicable fees, charges, and assessments, in accordance with the Township Ordinance. The Final PD Plan identifies the water lines and related water easements to be dedicated to the Township as depicted in the Easement for Watermain Exhibits.
- 4.6. **Storm Water Detention.** Storm water shall be conveyed by a storm sewer system to a storm water detention basin located within the Project as shown in the Final PD Plan. All such storm water drainage facilities, including the detention basin and all related improvements shall be designed in accordance with all applicable ordinances and engineering regulations and standards as depicted in the Easement for Storm Sewer Exhibits.
- 4.7. **Signs.** The entrance signage and other directional signage for the Project shall be as depicted in the Final PD Plan. Any additional signage or modification of signage proposed to be installed will have to be approved by the Township and Developer will comply with all the sign regulations in the Township's sign ordinance.
- 4.8. **Architectural and Site Design Guidelines.** The Project shall be developed in conformance with the following architectural and site minimum standards:
- (a) **Minimum Setbacks.** Setback requirements shall be in accordance with the approved final PD Plan.

- (b) **Exterior Materials.** The building elevations and exterior materials shall be consistent with the elevations and materials set forth in the Final PD Plan and any modifications to same will be of equal or better quality and durability and shall be approved in accordance with the Township Zoning Ordinance.
- (c) **Driveways and Sidewalks.** Curbs, gutters and sidewalks shall be constructed of concrete and shall be in accordance with the approved Final PD Plan and approved Final Engineering Plan. Driveways shall be constructed of concrete.

ARTICLE V

MAINTENANCE OF OPEN SPACE

- 5.1. **Common Elements and Common Facilities.** The Developer shall have the responsibility for maintaining the open space and installed landscaping located within the Project.

ARTICLE VI

TOWNSHIP'S RIGHTS AND OBLIGATIONS

- 6.1. **Permits and Authorizations.** The Township shall grant to Developer and its contractors and subcontractors all Township permits and authorizations necessary to bring and/or construct all utilities necessary to service the Property and to otherwise develop and improve the Property in accordance with the Final PD Plan, provided the Developer has first made all requisite filings and submissions for permits, complied with the requirements for said permits or authorizations submittals, and paid all required fees in accordance with the Township's Ordinances. Any applications for permits or authorizations from the Township will be processed in the customary manner. The Township shall cooperate with Developer in connection with Developer's applications for any necessary county, state, federal or utility company approvals, permits or authorizations to the extent that such applications and or discussions are consistent with the Final PD Plan and this Agreement and provided that the Township shall not be required to initiate legal proceedings or assume any financial obligations of Developer, including without limitation the payment of any compensation, cost or fee. Once appropriate approvals are granted, Developer shall be entitled to obtain a grading permit from the Township and thereafter commence grading and clearing activities.
- 6.2. **Township Action For Failure to Maintain Property.** In the event the Developer defaults in its obligation to maintain the property in a reasonable condition, using reasonable standards, and consistent with and as required under the Final PD Plan and this Agreement, the Township may serve written notice upon Developer setting forth the manner in which Developer has failed to maintain the Property, and such notice shall include a demand that deficiencies be cured within a stated reasonable time period no less than thirty (30) days, and shall set forth the date, time and place of a hearing before the Township Board for the

purpose of allowing Developer to be heard as to why the Township should not proceed to perform the maintenance which has not been undertaken. In that hearing, the time for curing such deficiencies, and the hearing itself, may be extended. If, following the hearing, the Township Board shall determine that the Developer has not cured such deficiency within the time specified at the hearing, then upon five (5) days written notice to Developer, the Township shall thereupon have the power and authority, but not the obligation, to enter upon the Property or cause its agents or contractors to enter upon the Property to cure such deficiency as reasonably found by the Township to be appropriate and/or necessary, in a manner so as to reasonably minimize any interference with the residential occupancy and use the Property and the cost and expense of such curative actions, including the cost of notices by the Township and reasonable legal, planning, and engineering fees and costs incurred by the Township shall be paid by the Developer. Such amount shall constitute a lien on the Property and the Township may require such costs and expenses to be paid prior to the commencement of work. If such costs and expenses have not been paid within sixty (60) days of a billing to the Developer ~~Owner~~, all unpaid amounts may be (a) placed on a delinquent tax roll of the Township as to the Property and shall accrue interest and penalties and shall be collected as and shall be deemed delinquent real property taxes in the discretion of the Township; or (b) assessed against the Developer and collected as special assessment on the next annual Township tax roll; or (c) collected by use of the applicable provisions of Michigan law providing for foreclosure by advertisement, the Owner having specifically granted the Township the required power of sale to do so; or (d) collected by suit against Developer. If suit is initiated, the Developer shall pay all of the Township's reasonable legal fees and costs. The selection of remedy shall be at the sole option of the Township, and election of one remedy shall not waive the use of any other remedy.

ARTICLE VII

MISCELLANEOUS PROVISIONS

- 7.1. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.
- 7.2. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute an agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.
- 7.3. **Successors and Assigns.** The terms, provisions and conditions of this Agreement are and shall be deemed to be of benefit to the Property and shall run with and bind the Property, and shall bind and inure to the benefit of the successors and assigns of the parties to this Agreement.
- 7.4. **Amendment.** This Agreement may only be modified by written agreement of the Township and Developer or any successor in title who assumes Developer's rights and obligations hereunder.

- 7.5. **Authority.** This Agreement has been duly authorized by all necessary action of Developer and the Township, through the approval of the members of the Developer and the Township Board at a meeting in accordance with the laws of the State of Michigan, and the ordinances of the Township. By the execution of this Agreement, the parties each warrant that they have the authority to execute this Agreement and bind the Property in its respective entities to its terms and conditions.
- 7.6. **Partial Invalidity.** Invalidation of any of the provisions contained in this Agreement or the application thereof to any persons by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.
- 7.7. **No Partnership.** None of the terms or provisions contained in this Agreement shall be deemed to create a partnership or joint venture between Developer and the Township.
- 7.8. **Incorporation of Documents.** The recitals contained in this Agreement, the introductory paragraph, and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.
- 7.9. **Integration Clause.** This Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless referenced in this Agreement.
- 7.10. **Recording.** This Agreement, ~~or a notice of its existence,~~ shall be executed by the Developer and recorded by the Developer in the office of the Oakland County Register of Deeds. ~~and may be recorded by any of the undersigned parties following the execution of this Agreement. Alternatively, the Township shall be authorized to prepare and record a Notice of Development Agreement.~~
- 7.11. **Waiver.** Failure of either party to insist upon strict performance of any of the terms, conditions or covenants hereof shall not be deemed to be a waiver of any rights or remedies that such party may have hereunder, at law or in equity, and shall not be deemed a waiver of any subsequent breach or default under this Agreement. No waiver by either party of any default under this Agreement shall be affecting or binding unless made in writing and no such waiver shall be implied from any omission by the party to take an action with respect to the default. No express written waiver of any default shall affect any other default or cover any other period of time, and one or more written waivers of any default shall not be deemed to be a waiver of any subsequent default in performance of the same or any other term or provision contained in this Agreement.
- 7.12. **Violations** ~~ag.~~ Violations of the provisions of this Agreement shall be deemed to be violations of the Township Zoning Ordinance and shall entitle the Township to all rights and remedies provided by the Zoning Ordinance or any other applicable law for such violation.

16. **Acknowledgments.** The parties negotiated the terms of the Agreement and the parties agree that its terms, conditions and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law. Developer has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Rose, all of which undertakings and obligations the parties agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the parties, as authorized under applicable Township ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended. It is also agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PD, and are, without exception, clearly and substantially related to the Township's legitimate interests in protecting the public health, safety and general welfare. Furthermore, the parties fully accept and agree to the final terms, conditions, requirements and obligations of the Agreement and shall not be permitted in the future to claim that the effect of the Agreement results in an unreasonable limitation upon uses of all or any portion of the Property, or claim that enforcement of the Agreement causes an inverse condemnation, other condemnation or taking of all or any portion of the Property

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(Signatures and notarization are contained on the following page)

JMF WHITE LAKE, LLC

By: _____
Its: _____
Dated: _____

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021 by Michael S. Furnari, the sole member and manager of JMF White Lake, LLC, a limited liability company, on behalf of said company.

Notary Public
Notary Public, State of _____, County of _____
Acting in the County of _____
My Commission Expires: _____

CHARTER TOWNSHIP OF WHITE LAKE

By: _____
Its: _____
Dated: _____

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ___ day of _____,
2021 by [NAME], [TITLE] of Charter Township of White Lake, a municipal corporation, on
behalf of said corporation.

Notary Public
Notary Public, State of _____, County of _____
Acting in the County of _____
My Commission Expires: _____

Prepared by and recorded, return to:

121352.000001 4836-8538-0322.1

EXHIBIT A

LEGAL DESCRIPTION – OVERALL PARCEL RECOMBINATION:

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ POST OF SAID SECTION 36, T.3N., R.8E., OAKLAND COUNTY, MICHIGAN, THENCE PROCEEDING ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 36, SOUTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 1315.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION, THENCE IN PART ALONG THE WESTERLY LINE OF BOCOVINA COUNTRYSIDE HOMES, OAKLAND COUNTY PLAN NO. 755, MASTER DEED AS RECORDED IN LIBER 12457, PAGES 419 THROUGH 492, 1ST AMENDMENT AS RECORDED IN LIBER 13514, PAGES 811 THROUGH 817 OAKLAND COUNTY RECORDS, SOUTH 00 DEGREES 18 MINUTES 25 SECONDS EAST, 475.18 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF CARPATHIAN DRIVE AS RECORDED IN BOCOVINA HOMESITES, OAKLAND PLAN NO. 754, MASTER DEED AS RECORDED IN LIBER 12457, PAGES 493 THROUGH 563, 1ST AMENDMENT AS RECORDED IN LIBER 13514, PAGES 801 THROUGH 810, OAKLAND COUNTY RECORDS, SOUTH 46 DEGREES 03 MINUTES 08 SECONDS WEST, 590.14 FEET, TO THE CENTERLINE OF UNION LAKE ROAD, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1432.69 FEET, CENTRAL ANGLE 12 DEGREES 18 MINUTES 04 SECONDS, (THE CHORD OF SAID CURVE BEARS NORTH 42 DEGREES 30 MINUTES 07 SECONDS WEST, 307.00 FEET) AND HAVING AN ARC DISTANCE OF 307.59 FEET; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES, NORTH 36 DEGREES 21 MINUTES 05 SECONDS WEST, 21.54 FEET AND NORTH 36 DEGREES 44 MINUTES 42 SECONDS WEST, 468.27 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 22 SECONDS EAST, 307.10 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 43 SECONDS EAST, 812.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 580,140 GROSS SQUARE FEET OR 13.32 GROSS ACRES OF LAND, MORE OR LESS. ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC AND/OR ANY OTHER GOVERNMENTAL UNIT IN ANY PART OF UNION LAKE ROAD TAKEN, USED OR DEEDED FOR STREET, ROAD, HIGHWAY OR PUBLIC UTILITY PURPOSES. ALSO BEING SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS OR CONDITIONS OF RECORD. SIDWELL NOS.: 12-36-177-003, 12-36-177-002.

LEGAL DESCRIPTION – SUBJECT PROPERTY



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: NOT TO SCALE
DATE: 04-04-2020
JOB NO.: 19-039
DWG FILE: 19-039ROW-ULR
DRAWN BY: DFR
CHECK: JE
SHEET: 1 OF 1

EXHIBIT B

ROAD RIGHT-OF-WAY DEDICATION

Legal Description

A Road Right-of-way Dedication located in a part of the Northwest 1/4 of Section 36, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan; being more particularly described as Commencing at the North 1/4 Corner of said Section 36; thence South 00°03'47" East, 1315.77 feet, along the North and South 1/4 line of said Section 36, to the Northeasterly Corner of Subject Property; thence South 00°18'25" East, 475.18 feet, along the Easterly line of said Subject Property line, to a point on the Southerly line of said Subject Property; thence South 46°03'08" West, 529.93 feet, along the Southerly line of said Subject Property, for a POINT OF BEGINNING; thence continuing South 46°03'08" West, 60.21 feet, to a point on the centerline of Union Lake Road; thence the following (3) courses along the centerline of said Union Lake Road, (1) 307.59 feet along a curve to the right, said curve having a radius of 1432.69 feet, a central angle of 12°18'04" and a chord bearing and distance of North 42°30'07" West, 307.00 feet, (2) North 36°21'05" West, 21.54 feet, (3) North 36°44'42" West, 468.27, to a point on the Westerly line of Subject Property; thence North 21°07'22" East, 70.85 feet, along the Westerly line of said Subject Property; thence South 36°44'42" East, 506.16 feet; thence South 36°21'05" East, 21.75 feet; thence 299.65 feet along a curve to the left, said curve having a radius of 1372.69 feet, a central angle of 12°30'26" and chord bearing and distance of South 42°36'18" East, 299.05 feet, to the Point of beginning. All of the above containing 1.119Acres.

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LEGAL DESCRIPTION – R.O.W. DEDICATION



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

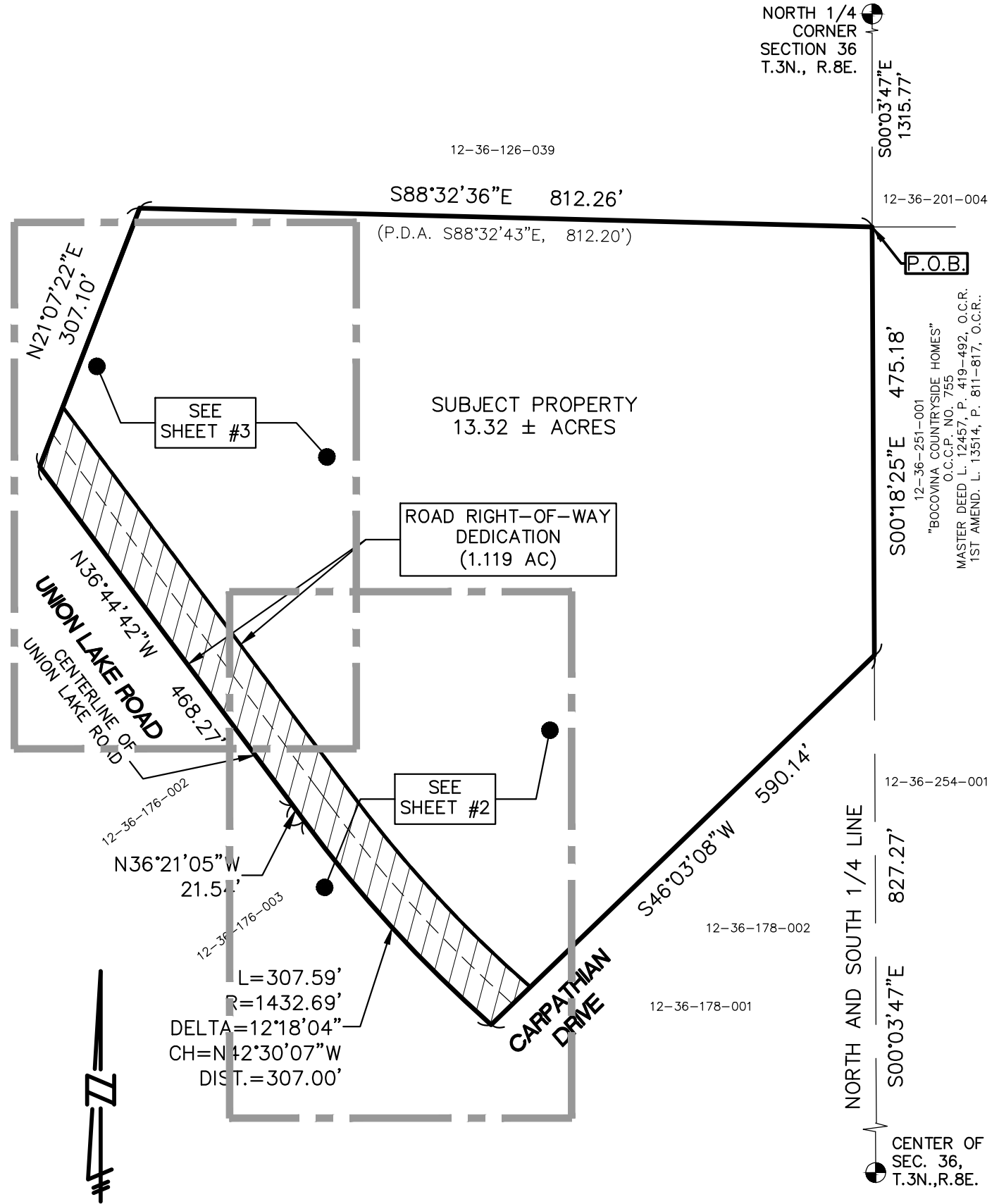
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: NOT TO SCALE
DATE: 04-04-2020
JOB NO.: 19-039
DWG FILE: 19-039ROW-ULR
DRAWN BY: DFR
CHECK: JE
SHEET: 1 OF 1

EXHIBIT C



RIGHT-OF-WAY DEDICATION
(1.119 ACRES)

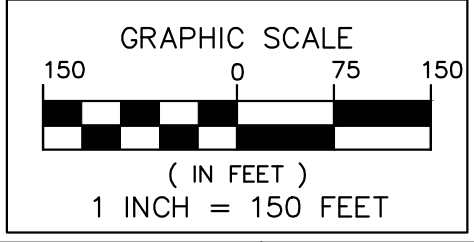
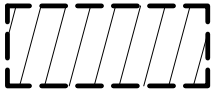


DIAGRAM - SUBJECT PROPERTY



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

LAKE POINTE

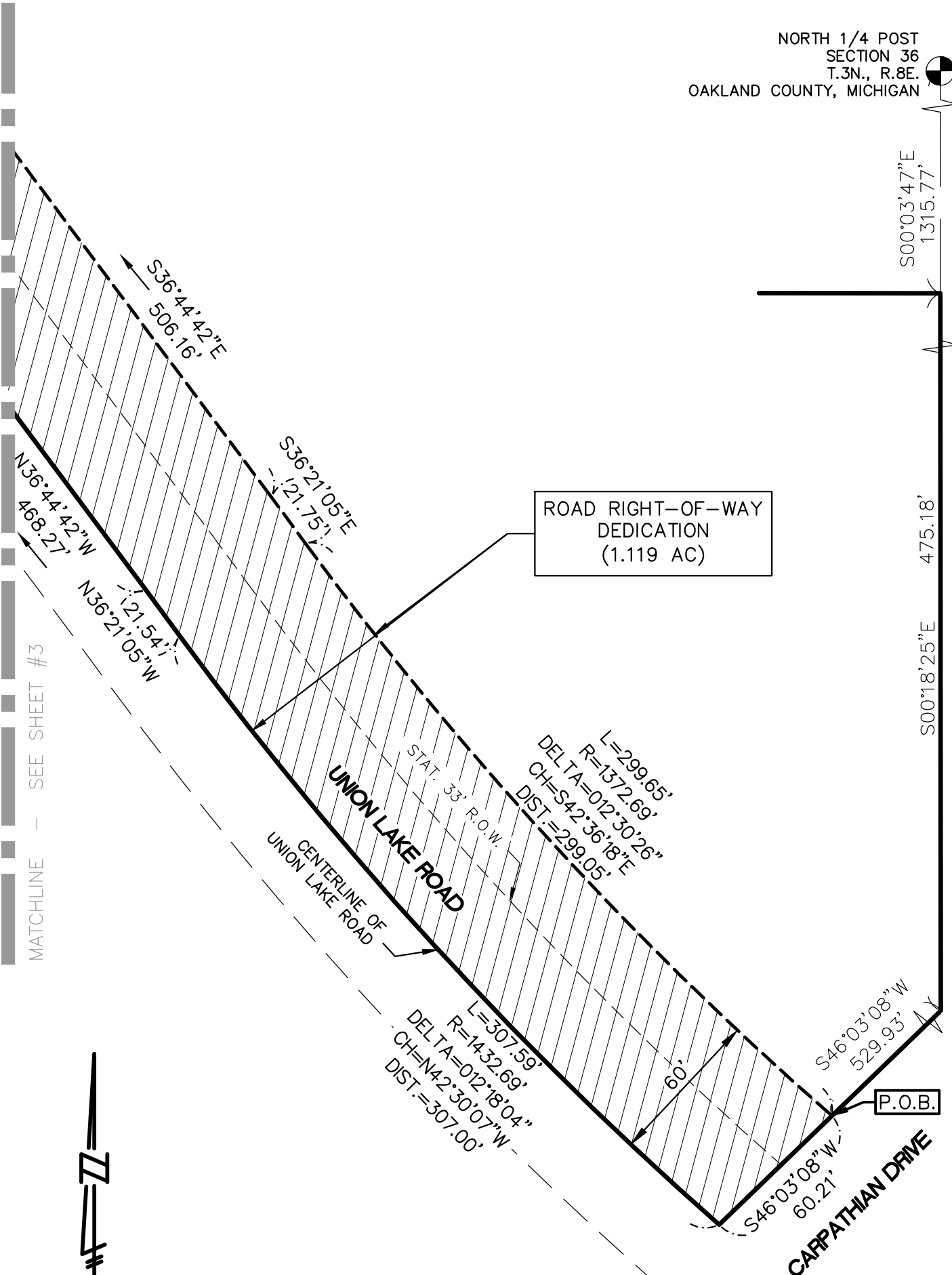
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RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 150'
DATE:	04-04-2020
JOB NO.:	19-039
DWG FILE:	19-039ROW-ULR
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CHECK:	JE
SHEET:	1 OF 3

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EXHIBIT C

NORTH 1/4 POST
SECTION 36
T.3N., R.8E.
OAKLAND COUNTY, MICHIGAN



RIGHT-OF-WAY DEDICATION
(1.119 ACRES)

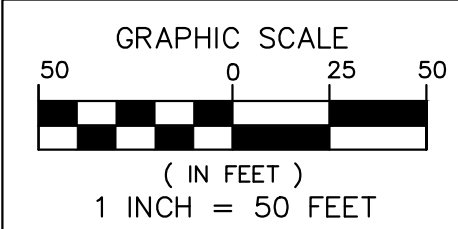


DIAGRAM - R.O.W. DEDICATION



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

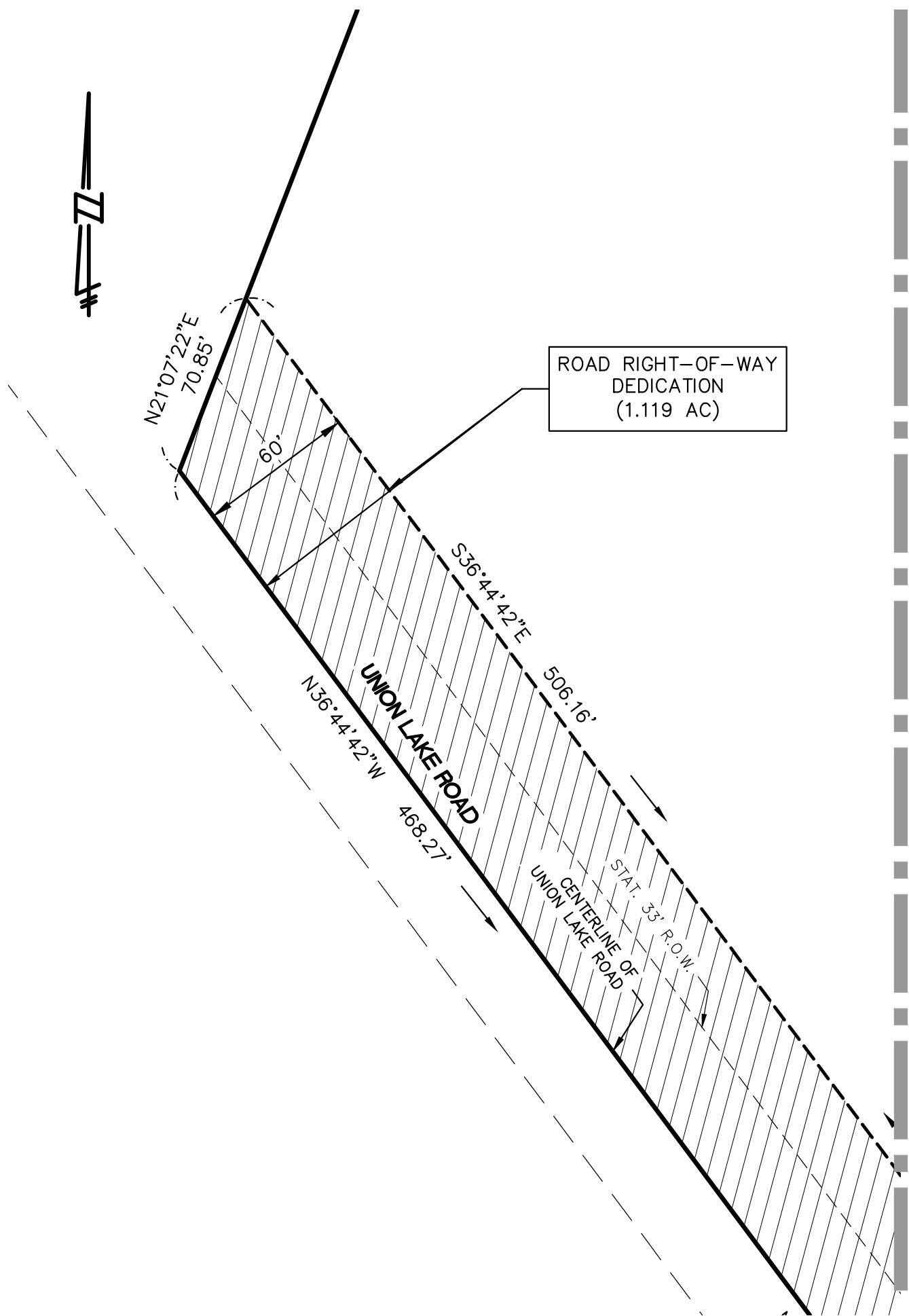
LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	04-04-2020
JOB NO.:	19-039
DWG FILE:	19-039ROW-ULR
DRAWN BY:	DFR
CHECK:	JE
SHEET:	2 OF 3

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EXHIBIT C



ROAD RIGHT-OF-WAY DEDICATION (1.119 AC)

RIGHT-OF-WAY DEDICATION (1.119 ACRES)

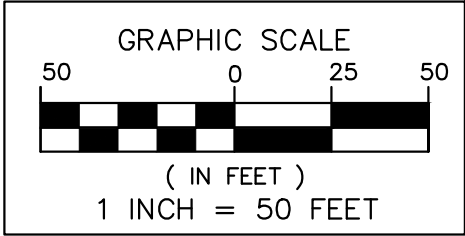
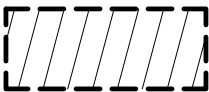


DIAGRAM - R.O.W. DEDICATION

MATCHLINE - SEE SHEET #2

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SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 50'
DATE: 04-04-2020
JOB NO.: 19-039
DWG FILE: 19-039ROW-ULR
DRAWN BY: DFR
CHECK: JE
SHEET: 3 OF 3

EXHIBIT A

LEGAL DESCRIPTION – OVERALL PARCEL RECOMBINATION:

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ POST OF SAID SECTION 36, T.3N., R.8E., OAKLAND COUNTY, MICHIGAN, THENCE PROCEEDING ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 36, SOUTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 1315.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION, THENCE IN PART ALONG THE WESTERLY LINE OF BOCOVINA COUNTRYSIDE HOMES, OAKLAND COUNTY PLAN NO. 755, MASTER DEED AS RECORDED IN LIBER 12457, PAGES 419 THROUGH 492, 1ST AMENDMENT AS RECORDED IN LIBER 13514, PAGES 811 THROUGH 817 OAKLAND COUNTY RECORDS, SOUTH 00 DEGREES 18 MINUTES 25 SECONDS EAST, 475.18 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF CARPATHIAN DRIVE AS RECORDED IN BOCOVINA HOMESITES, OAKLAND PLAN NO. 754, MASTER DEED AS RECORDED IN LIBER 12457, PAGES 493 THROUGH 563, 1ST AMENDMENT AS RECORDED IN LIBER 13514, PAGES 801 THROUGH 810, OAKLAND COUNTY RECORDS, SOUTH 46 DEGREES 03 MINUTES 08 SECONDS WEST, 590.14 FEET, TO THE CENTERLINE OF UNION LAKE ROAD, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1432.69 FEET, CENTRAL ANGLE 12 DEGREES 18 MINUTES 04 SECONDS, (THE CHORD OF SAID CURVE BEARS NORTH 42 DEGREES 30 MINUTES 07 SECONDS WEST, 307.00 FEET) AND HAVING AN ARC DISTANCE OF 307.59 FEET; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES, NORTH 36 DEGREES 21 MINUTES 05 SECONDS WEST, 21.54 FEET AND NORTH 36 DEGREES 44 MINUTES 42 SECONDS WEST, 468.27 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 22 SECONDS EAST, 307.10 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 43 SECONDS EAST, 812.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 580,140 GROSS SQUARE FEET OR 13.32 GROSS ACRES OF LAND, MORE OR LESS. ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC AND/OR ANY OTHER GOVERNMENTAL UNIT IN ANY PART OF UNION LAKE ROAD TAKEN, USED OR DEEDED FOR STREET, ROAD, HIGHWAY OR PUBLIC UTILITY PURPOSES. ALSO BEING SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS OR CONDITIONS OF RECORD. SIDWELL NOS.: 12-36-177-003, 12-36-177-002.

LEGAL DESCRIPTION – SUBJECT PROPERTY



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

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LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: NOT TO SCALE
DATE: 04/08/2021
JOB NO.: 19-039
DWG FILE: 19-039ESMT-WM
DRAWN BY: DFR
CHECK: JE
SHEET: 1 OF 6

EXHIBIT A

EASEMENT FOR WATER MAIN

Legal Description

An Easement for Water Main located in a part of the Northwest 1/4 of Section 36, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan; being more particularly described as Commencing at the Center of said Section 36; thence N00°03'47"W, 827.27 feet, along the North and South 1/4 line of said Section 36, to a point on the Southerly line of Subject Property; thence S46°03'08"W, 529.94 feet, along the Southerly line of said Subject Property, to a point on the Northerly right-of-way line of Union Lake Road; thence 54.34 feet along a curve to the right, said curve having a radius of 1372.69 feet, a central angle of 02°16'05" and a chord bearing and distance of N47°43'26"W, 54.34 feet, along the Northerly right-of-way line of said Union Lake Road, for a POINT OF BEGINNING; thence continuing 20.07 along curve to the right, said curve having a radius of 1372.69 feet, a central angle of 00°50'16" and a chord bearing and distance of N46°10'16"W, 20.07 feet; thence N48°44'36"E, 119.05 feet; thence N13°03'27"W, 95.98 feet; thence S75°45'20"W, 16.72 feet; thence N75°35'39"W, 40.80 feet; thence N36°44'42"W, 312.28 feet; thence N78°49'22"W, 24.58 feet; thence N36°44'42"W, 134.74 feet; thence S53°15'18"W, 105.71 feet; thence N82°23'05"W, 15.05 feet, to a point on the Northerly right-of-way line of said Union Lake Road; thence N36°44'42"W, 27.97 feet, along the Northerly right-of-way line of said Union Lake Road; thence S82°23'05"E, 26.45 feet; thence N53°15'18"E, 97.56 feet; thence N36°45'26"W, 25.40 feet; thence N08°15'18"E, 9.18 feet; thence N19°30'18"E, 91.73 feet; thence N64°30'18"E, 61.52 feet; thence S88°32'47"E, 477.12 feet; thence S44°02'18"E, 66.26 feet; thence S00°18'25"E, 199.80 feet; thence S19°31'06"W, 117.15 feet; thence S46°03'08"W, 209.69 feet; thence S75°45'20"W, 28.52 feet; thence N13°03'27"W, 20.00 feet; thence S75°45'20"W, 32.03 feet; thence N75°35'39"W, 28.64 feet; thence N36°44'42"W, 312.92 feet; thence N78°49'22"W, 24.56 feet; thence N36°44'49"W, 163.92 feet; thence N19°30'18"E, 80.56 feet; thence N64°30'18"E, 48.44 feet; thence S88°32'48"E, 464.15 feet; thence S44°02'18"E, 50.05 feet; thence S00°18'25"E, 188.28 feet; thence S19°31'06"W, 108.94 feet; thence S46°03'08"W, 199.67 feet; thence S75°45'20"W, 22.80 feet; thence S13°03'27"E, 128.36 feet; thence S48°44'36"W, 129.30 feet, to the Point of Beginning. All of the above containing 0.982 Acres.

LEGAL DESCRIPTION – EASEMENT



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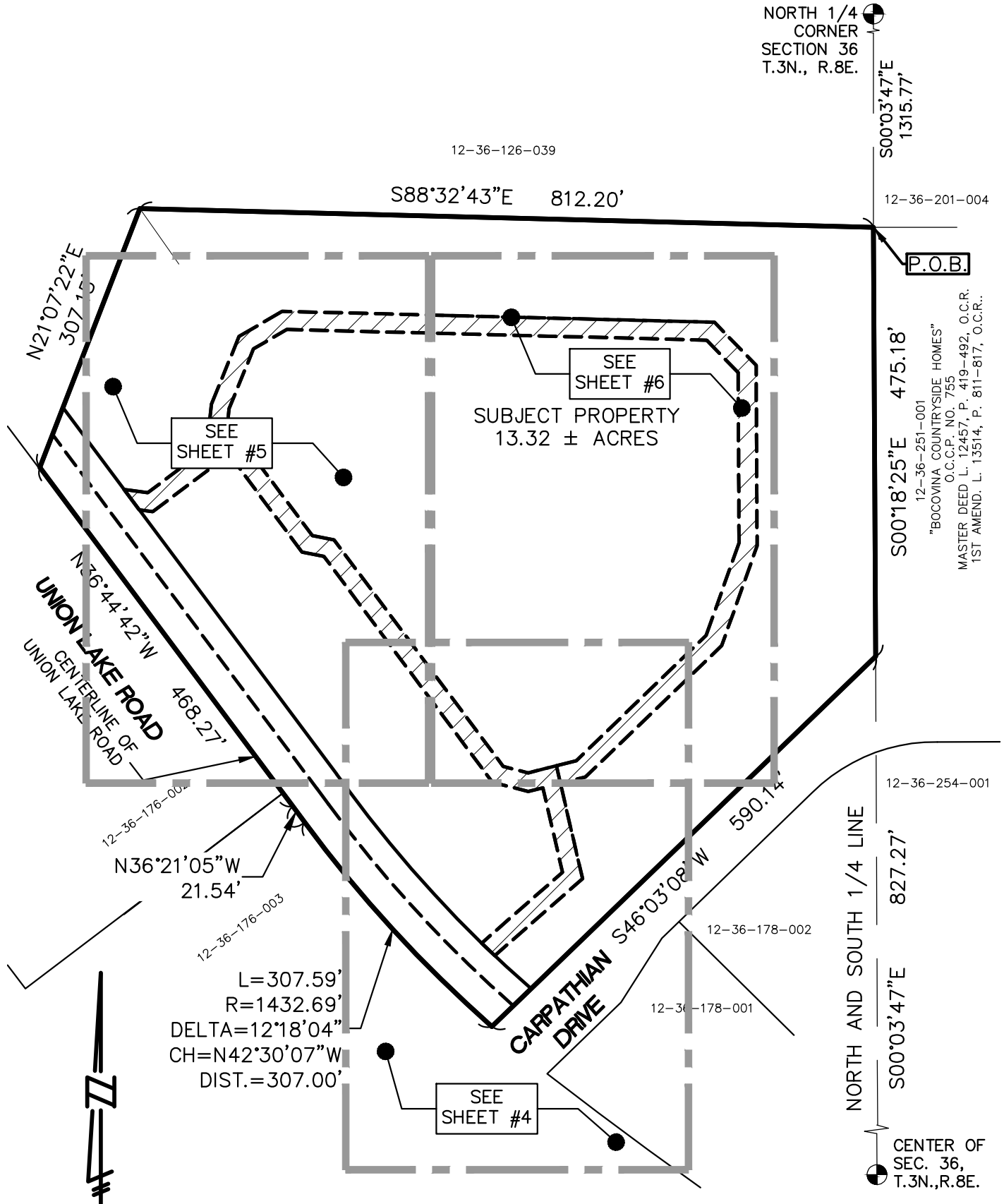
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LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: NOT TO SCALE
DATE: 04/08/2021
JOB NO.: 19-039
DWG FILE: 19-039ESMT-WM
DRAWN BY: DFR
CHECK: JE
SHEET: 2 OF 6

EXHIBIT A



EASEMENT FOR WATER MAIN
(0.982 ACRES)

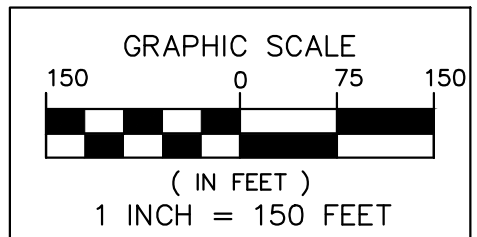
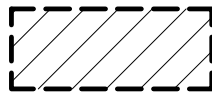


DIAGRAM - SUBJECT PROPERTY



**SEIBER, KEAST
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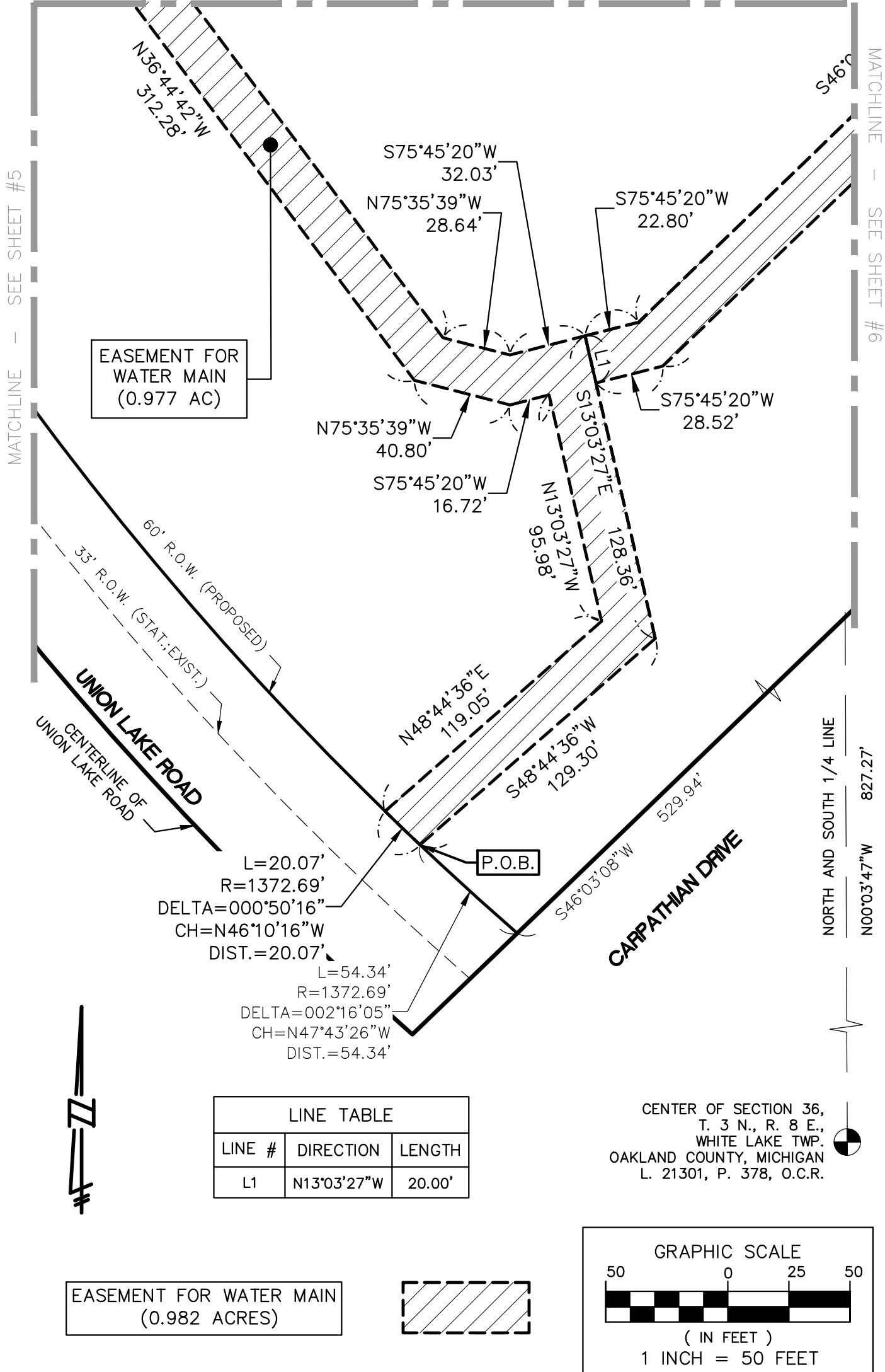
LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 150'
DATE: 04/08/2021
JOB NO.: 19-039
DWG FILE: 19-039ESMT-WM
DRAWN BY: DFR
CHECK: JE
SHEET: 3 OF 6

EXHIBIT A

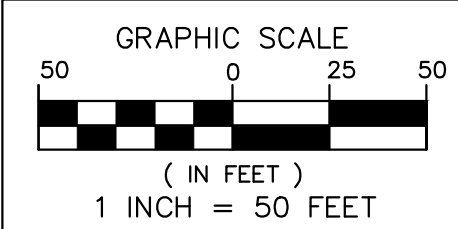
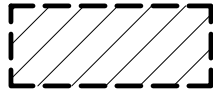
MATCHLINE - SEE SHEET #5



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	$N13^{\circ}03'27''W$	20.00'

CENTER OF SECTION 36,
T. 3 N., R. 8 E.,
WHITE LAKE TWP.
OAKLAND COUNTY, MICHIGAN
L. 21301, P. 378, O.C.R.

EASEMENT FOR WATER MAIN
(0.982 ACRES)



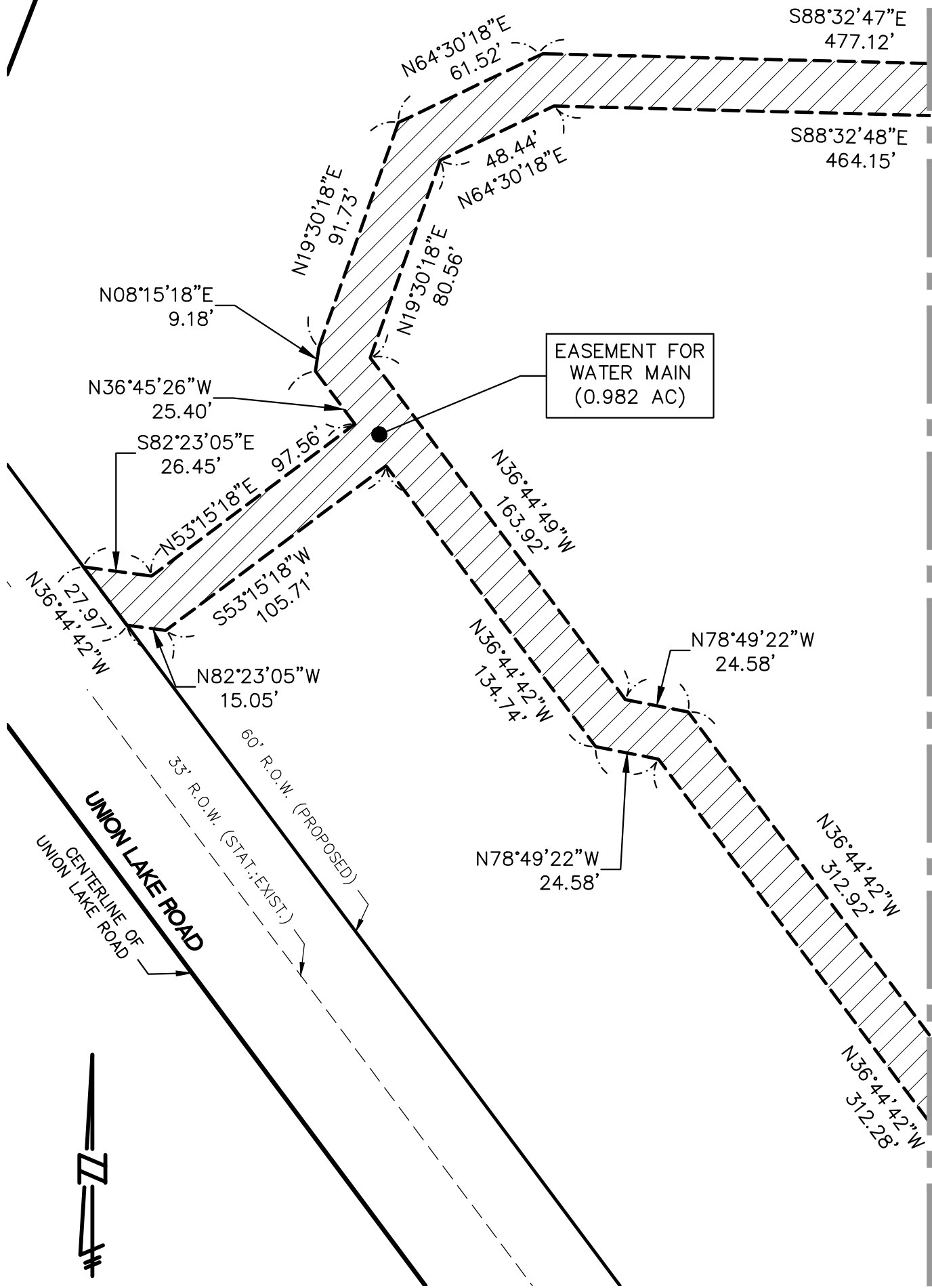
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LAKE POINTE
SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	04/08/2021
JOB NO.:	19-039
DWG FILE:	19-039ESMT-WM
DRAWN BY:	DFR
CHECK:	JE
SHEET:	4 OF 6

EXHIBIT A



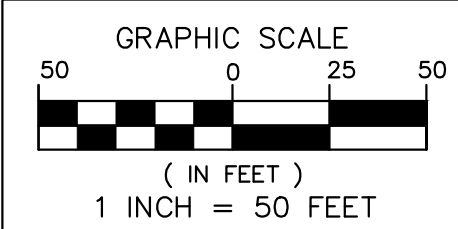
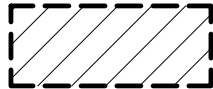
MATCHLINE

SEE SHEET #6

MATCHLINE

SEE SHEET #4

EASEMENT FOR WATER MAIN (0.982 ACRES)



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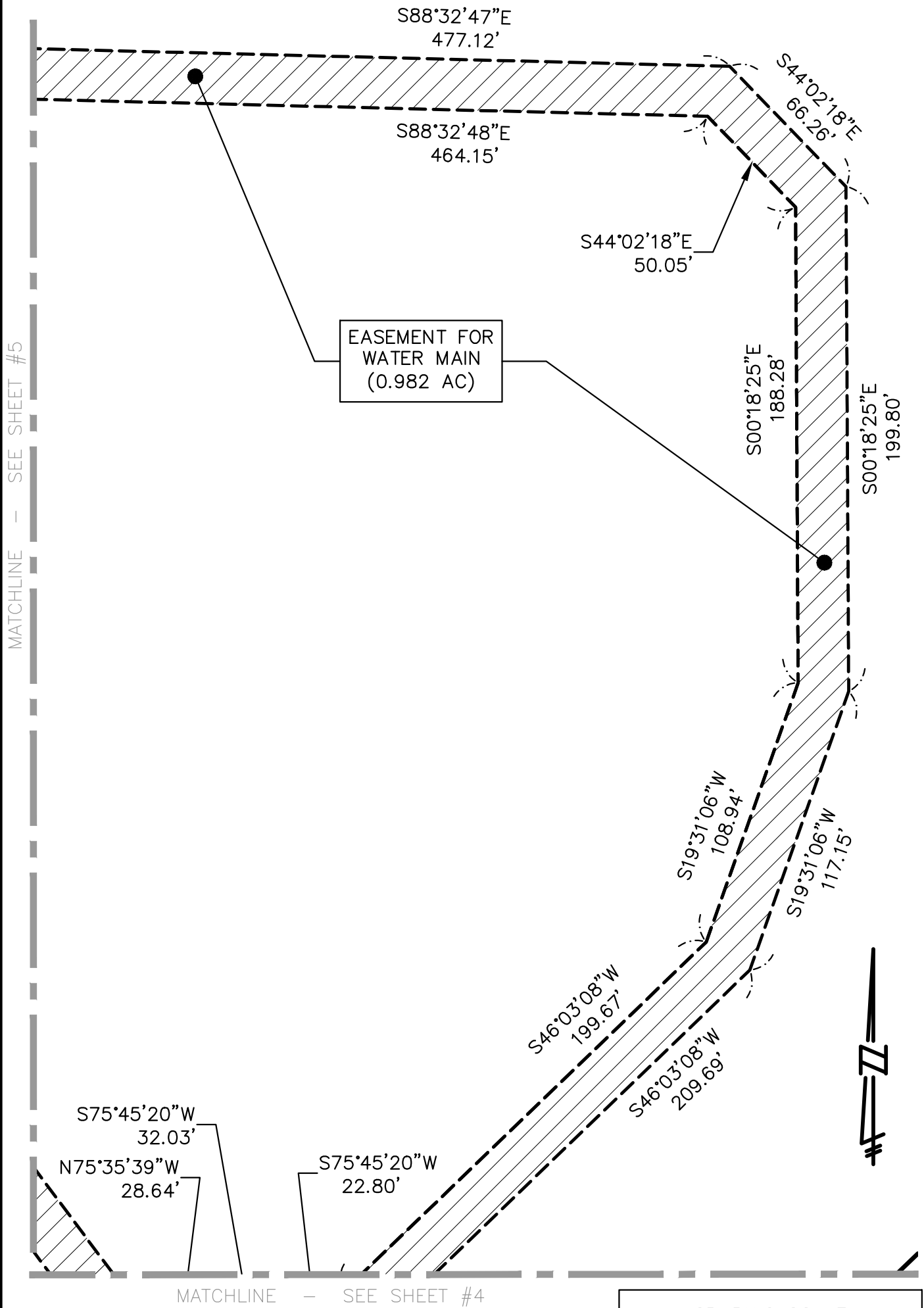
LAKE POINTE

SECTION 36, TOWN 3 NORTH,
 RANGE 8 EAST, WHITE LAKE TWP.,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	04/08/2021
JOB NO.:	19-039
DWG FILE:	19-039ESMT-WM
DRAWN BY:	DFR
CHECK:	JE
SHEET:	5 OF 6

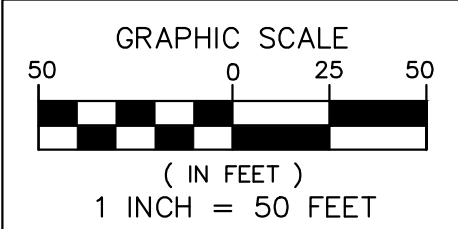
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EXHIBIT A




EASEMENT FOR
WATER MAIN
(0.982 AC)

EASEMENT FOR WATER MAIN
(0.982 ACRES)



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LAKE POINTE
SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	04/08/2021
JOB NO.:	19-039
DWG FILE:	19-039ESMT-WM
DRAWN BY:	DFR
CHECK:	JE
SHEET:	6 OF 6

EXHIBIT A

LEGAL DESCRIPTION – OVERALL PARCEL RECOMBINATION:

A Parcel of land being a part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, T.3N., R.8E., White Lake Township, Oakland County, Michigan, being more particularly described as follows:

Commencing at the North $\frac{1}{4}$ post of said Section 36, T.3N., R.8E., Oakland County, Michigan, thence proceeding along the North and South $\frac{1}{4}$ line of said Section 36, South $00^{\circ}03'47''$ East, 1315.77 feet to the Northeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section, thence in part along the Westerly line of Bocovina Countryside Homes, Oakland County plan No. 755, master deed as recorded in Liber 12457, Pages 419 through 492, 1st amendment as recorded in Liber 13514, Pages 811 through 817 Oakland County records, South $00^{\circ}18'25''$ East, 475.18 feet; thence along the Northwesterly line of Carpathian Drive as recorded in Bocovina Homesites, Oakland plan no. 754, master deed as recorded in Liber 12457, Pages 493 through 563, 1st amendment as recorded in Liber 13514, Pages 801 through 810, Oakland County records, South $46^{\circ}03'08''$ West, 590.14 feet, to the centerline of Union Lake Road, thence along the arc of a curve to the right, radius 1432.69 feet, central angle $12^{\circ}18'04''$, (the chord of said curve bears North $42^{\circ}30'07''$ West, 307.00 feet) and having an arc distance of 307.59 feet; thence continuing along said centerline the following two courses, North $36^{\circ}21'05''$ West, 21.54 feet and North $36^{\circ}44'42''$ West, 468.27 feet; thence North $21^{\circ}07'22''$ East, 307.10 feet; thence South $88^{\circ}32'43''$ East, 812.20 feet to the point of beginning of the parcel Herein described. Containing 580,140 gross square feet or 13.32 gross acres of land, more or less. Also being subject to the rights of the public and/or any other governmental unit in any part of Union Lake Road taken, used or deeded for street, road, highway or public utility purposes. Also being subject to any other easements, restrictions or conditions of record. Sidwell : 12-36-177-003, 12-36-177-002.

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LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: NOT TO SCALE
DATE: 3.8.2021
JOB NO.: 19-039
DWG FILE:19-039ESMT-ST.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 1 OF 1

EXHIBIT B

EASEMENT FOR STORM SEWER

Legal Description

An Easement for Storm Sewer located in a part of the Northwest 1/4 of Section 36, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan; being more particularly described as Commencing at the North 1/4 Corner of said Section 36; thence S00°03'47"E, 1315.77 feet, along the North and South 1/4 line of said Section 36, to the Northeasterly Corner of Subject Property; thence N88°32'43"W, 149.05 feet, along the Northerly line of Subject Property; thence S01°27'17"W, 57.20 feet, **for a POINT OF BEGINNING** ; thence S68°35'24"W, 12.00 feet; thence N21°24'36"W, 49.65 feet; thence N88°35'53"W, 128.83 feet; thence S01°30'09"W, 141.43 feet; thence N88°16'33"W, 12.00 feet; thence N01°30'09"E, 141.36 feet; thence N88°35'53"W, 276.00 feet; thence S01°27'18"W, 162.86 feet; thence S76°02'38"E, 45.30 feet; thence S13°57'22"W, 12.00 feet; thence N76°02'38"W, 49.09 feet; thence S84°31'20"W, 31.06 feet; thence S62°13'16"W, 49.58 feet; thence S02°10'42"E, 45.73 feet; thence S31°50'04"E, 42.68 feet; thence N82°30'30"E, 93.54 feet; thence S81°47'00"E, 45.07 feet; thence N76°13'29"E, 98.35 feet; thence N89°49'43"E, 120.19 feet; thence S00°10'17"E, 12.00 feet; thence S89°49'43"W, 107.95 feet; thence S35°08'46"E, 73.84 feet; thence S24°08'07"E, 210.40 feet; thence S43°58'05"E, 133.58 feet; thence N46°03'09"E, 134.96 feet; thence N20°57'43"E, 166.68 feet; thence N00°03'56"E, 190.05 feet; thence S89°56'04"E, 12.00 feet; thence S00°03'56"W, 192.26 feet; thence S20°57'43"W, 171.56 feet; thence S46°03'09"W, 143.54 feet; thence S44°22'07"W, 168.12 feet; thence N45°37'53"W, 12.00 feet; thence N44°22'07"E, 162.38 feet; thence N43°58'07"W, 135.84 feet; thence N24°08'07"W, 211.34 feet; thence N35°08'46"W, 80.11 feet; thence S76°13'29"W, 95.88 feet; thence N81°47'00"W, 45.75 feet; thence S82°30'30"W, 92.44 feet; thence S24°44'21"W, 21.54 feet; thence S19°43'20"W, 94.19 feet; thence S36°55'24"E, 341.72 feet; thence S53°04'46"W, 12.00 feet; thence N36°55'23"W, 335.63 feet; thence S28°37'12"W, 51.54 feet; thence N61°22'48"W, 12.00 feet; thence N28°37'12"E, 55.21 feet; thence N57°52'09"W, 67.55 feet; thence N36°28'37"W, 64.16 feet; thence N53°31'23"E, 12.00 feet; thence S36°28'37"E, 61.89 feet; thence S57°52'09"E, 63.46 feet; thence N19°43'20"E, 90.49 feet; thence N24°44'21"E, 22.15 feet; thence N31°50'04"W, 46.50 feet; thence N02°10'42"W, 48.75 feet; thence N68°41'01"W, 32.13 feet; thence S25°20'54"W, 82.72 feet; thence S53°15'19"W, 42.64 feet; thence S59°48'37"W, 29.18 feet; thence N36°44'43"W, 131.15 feet to the Westerly Line of Subject Property; thence N21°08'04"E, 227.73 feet along the Westerly Line of said Subject Property; thence N76°47'35"E, 29.49 feet; thence S70°39'11"E, 34.98 feet; thence S02°26'23"E, 13.82 feet; thence S00°51'41"W, 48.07 feet; thence S04°04'53"E, 23.53 feet; thence S24°01'07"E, 72.73 feet; thence S03°42'22"E, 34.67 feet; thence S68°41'01"E, 33.78 feet; thence N62°13'16"E, 52.99 feet; thence N84°31'20"E, 29.14 feet; thence N01°27'18"E, 174.35 feet; thence S88°35'53"E, 436.79 feet; thence S21°24'36"E, 57.62 feet, **to the POINT OF BEGINNING**. All of the above containing 1.675 Acres.

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**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

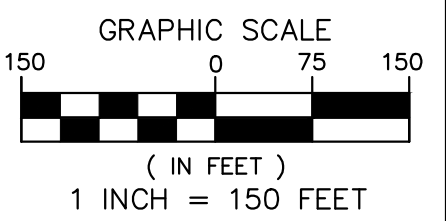
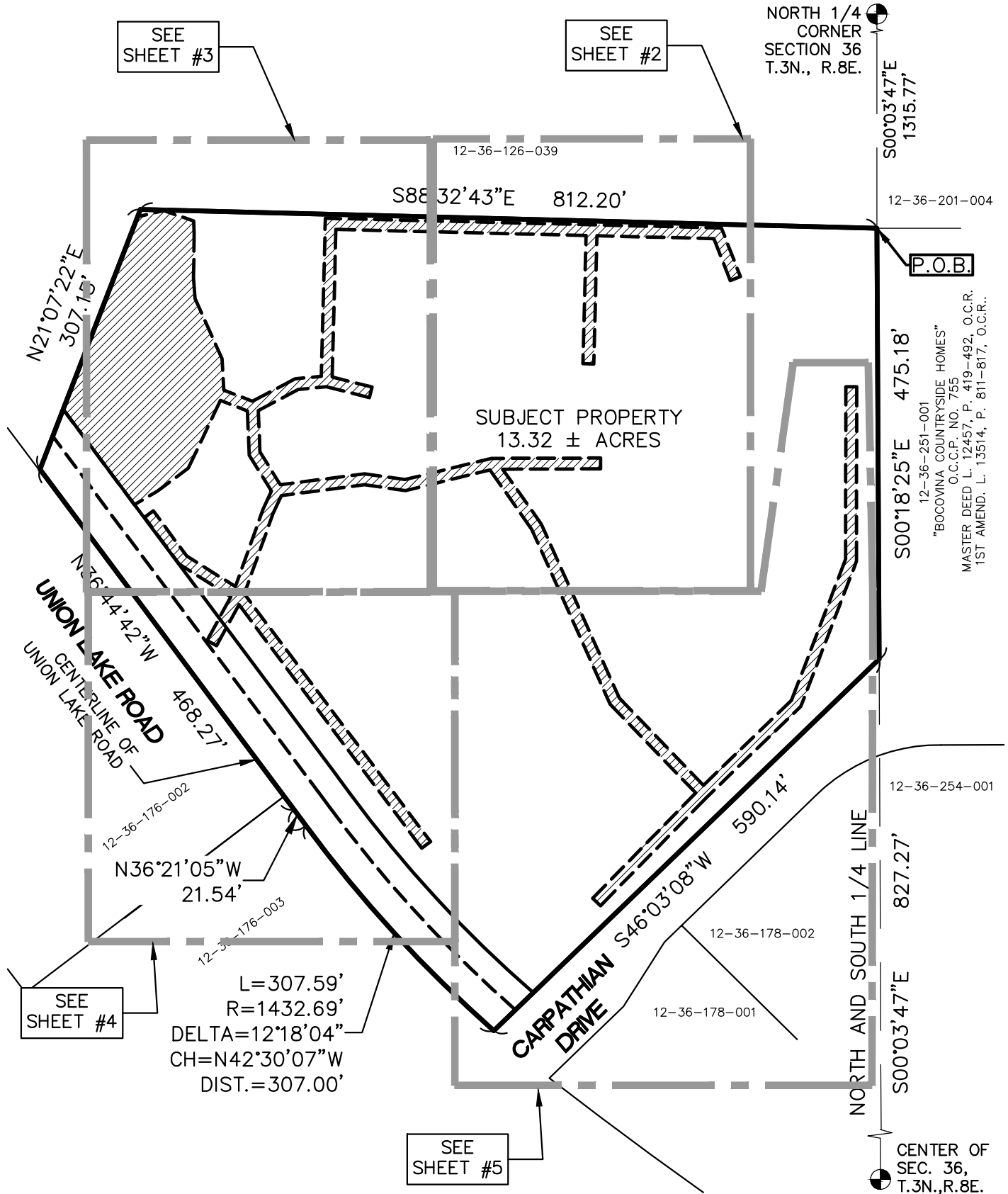
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

LAKE POINTE

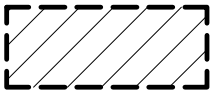
SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: NOT TO SCALE
DATE: 3.8.2021
JOB NO.: 19-039
DWG FILE:19-039ESMT-ST.dwg
DRAWN BY: DFR
CHECK: JE
SHEET: 1 OF 1

EXHIBIT C



EASEMENT FOR STORM SEWER
(1.675 ACRES)



**SEIBER, KEAST
ENGINEERING, L.L.C.**

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LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

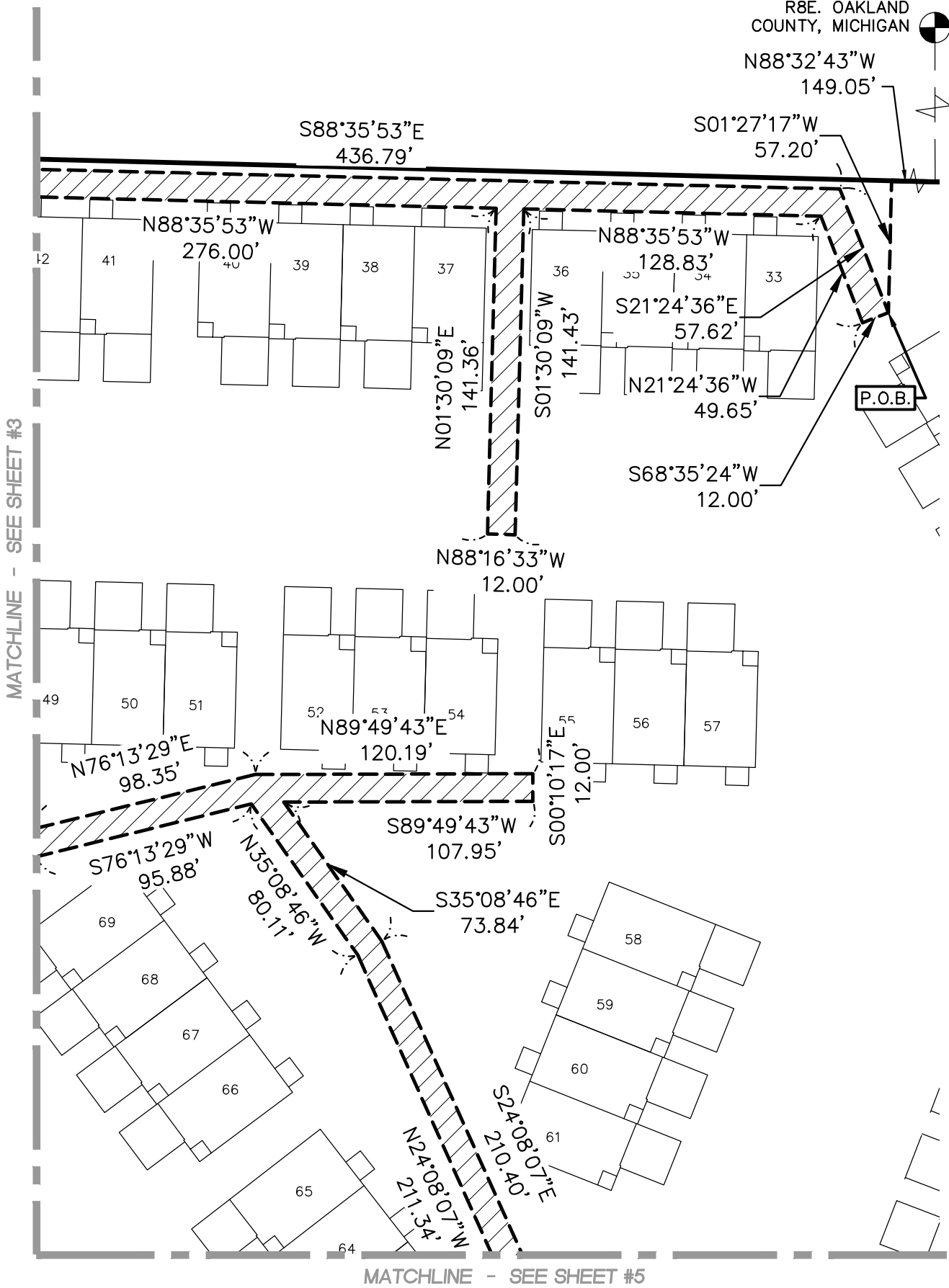
SCALE: 1" = 150'
DATE: 3.8.2021
JOB NO.: 19-039
DWG FILE: 19-039ESMT-ST.dwg
DRAWN BY: DFR
CHECK: JE
SHEET: 1 OF 4

EXHIBIT C

NORTH ¼ POST
SECTION 36 T.3.N,
R8E. OAKLAND
COUNTY, MICHIGAN

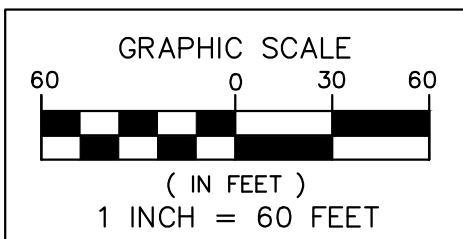


N88°32'43"W
149.05'
S01°27'17"W
57.20'
S00°03'47"E
1315.77'



P.O.B.

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EASEMENT FOR STORMSEWER
(1.675 ACRES)



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ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

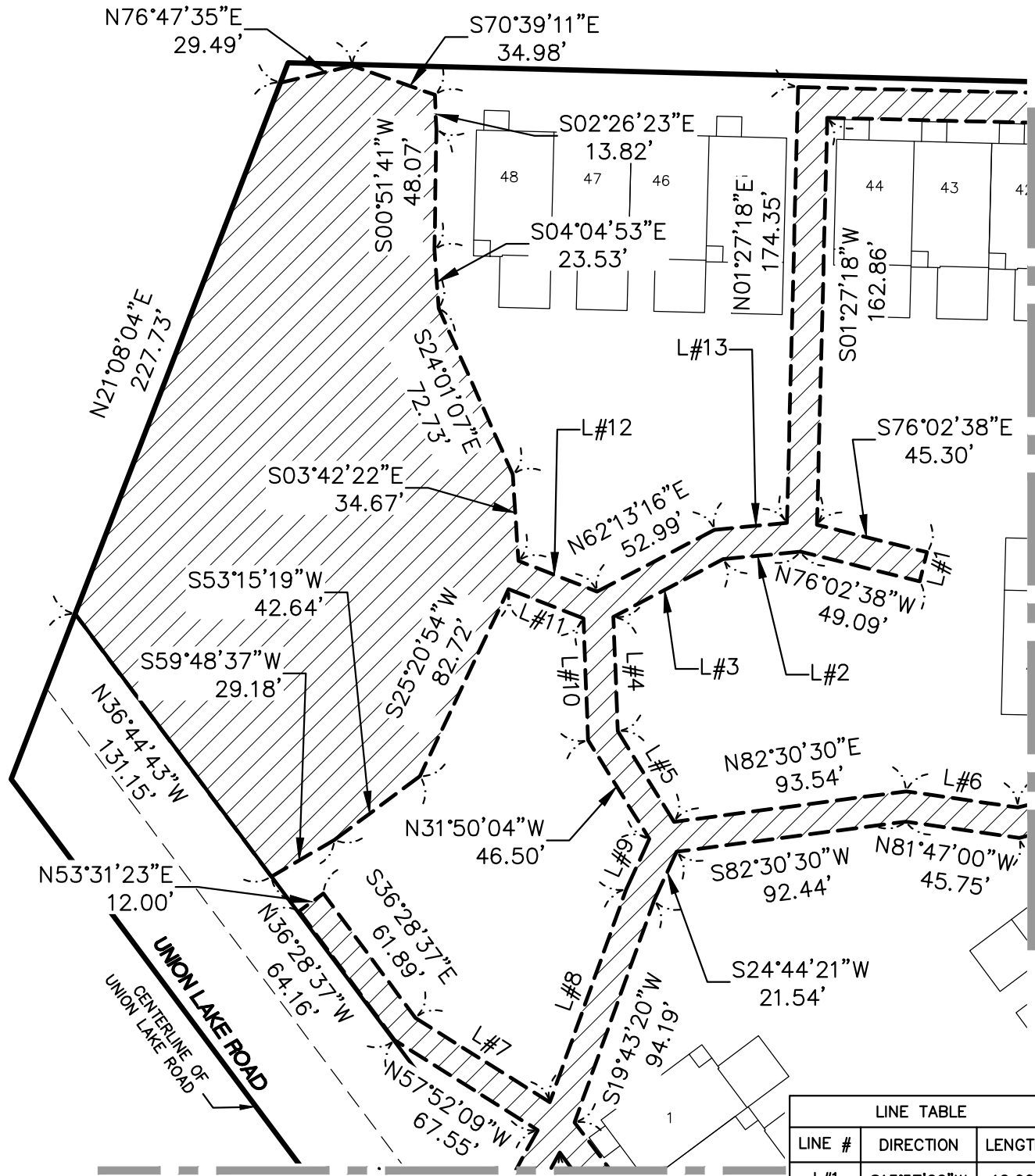
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 3.8.2021
JOB NO.: 19-039
DWG FILE: 19-039ESMT-WM
DRAWN BY: DN
CHECK: JE
SHEET: 2 OF 5

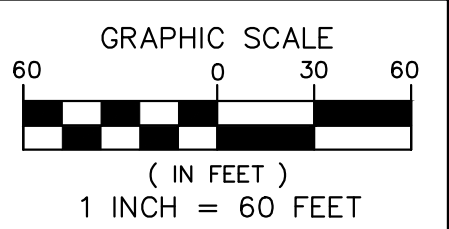
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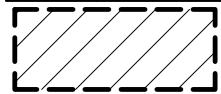
MATCHLINE - SEE SHEET #2

MATCHLINE - SEE SHEET #4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L#1	S13°57'22"W	12.00'
L#2	S84°31'20"W	31.06'
L#3	S62°13'16"W	49.58'
L#4	S02°10'42"E	45.73'
L#5	S31°50'04"E	42.68'
L#6	S81°47'00"E	45.07'
L#7	S57°52'09"E	63.46'
L#8	N19°43'20"E	90.49'
L#9	N24°44'21"E	22.15'
L#10	N02°10'42"W	48.75'
L#11	N68°41'01"W	32.13'
L#12	S68°41'01"E	33.78'
L#13	N84°31'20"E	29.14'



EASEMENT FOR STORMSEWER
 (1.675 ACRES)



**SEIBER, KEAST
 ENGINEERING, L.L.C.**

CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

LAKE POINTE

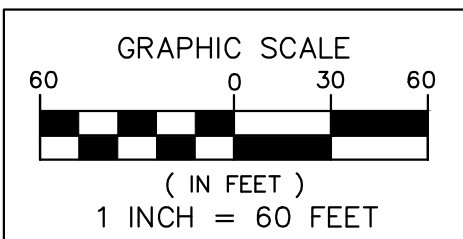
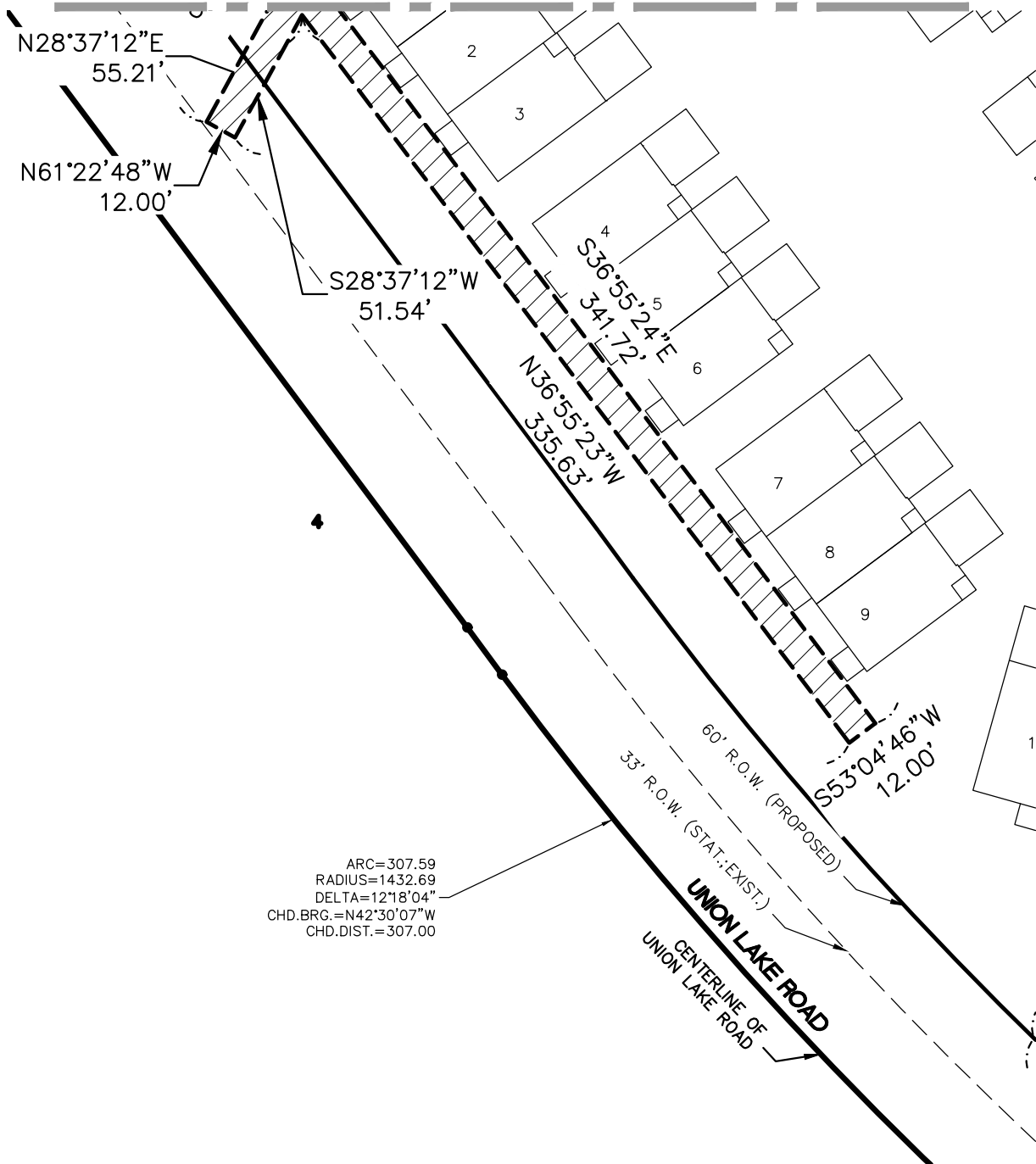
SECTION 36, TOWN 3 NORTH,
 RANGE 8 EAST, WHITE LAKE TWP.,
 OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
 DATE: 3.8.2021
 JOB NO.: 19-039
 DWG FILE: 19-039ESMT-ST.dwg
 DRAWN BY: DN
 CHECK: JE
 SHEET: 3 OF 5

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EXHIBIT C

MATCHLINE - SEE SHEET #3



EASEMENT FOR STORMSEWER
(1.675 ACRES)



**SEIBER, KEAST
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

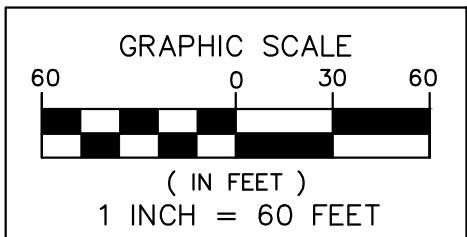
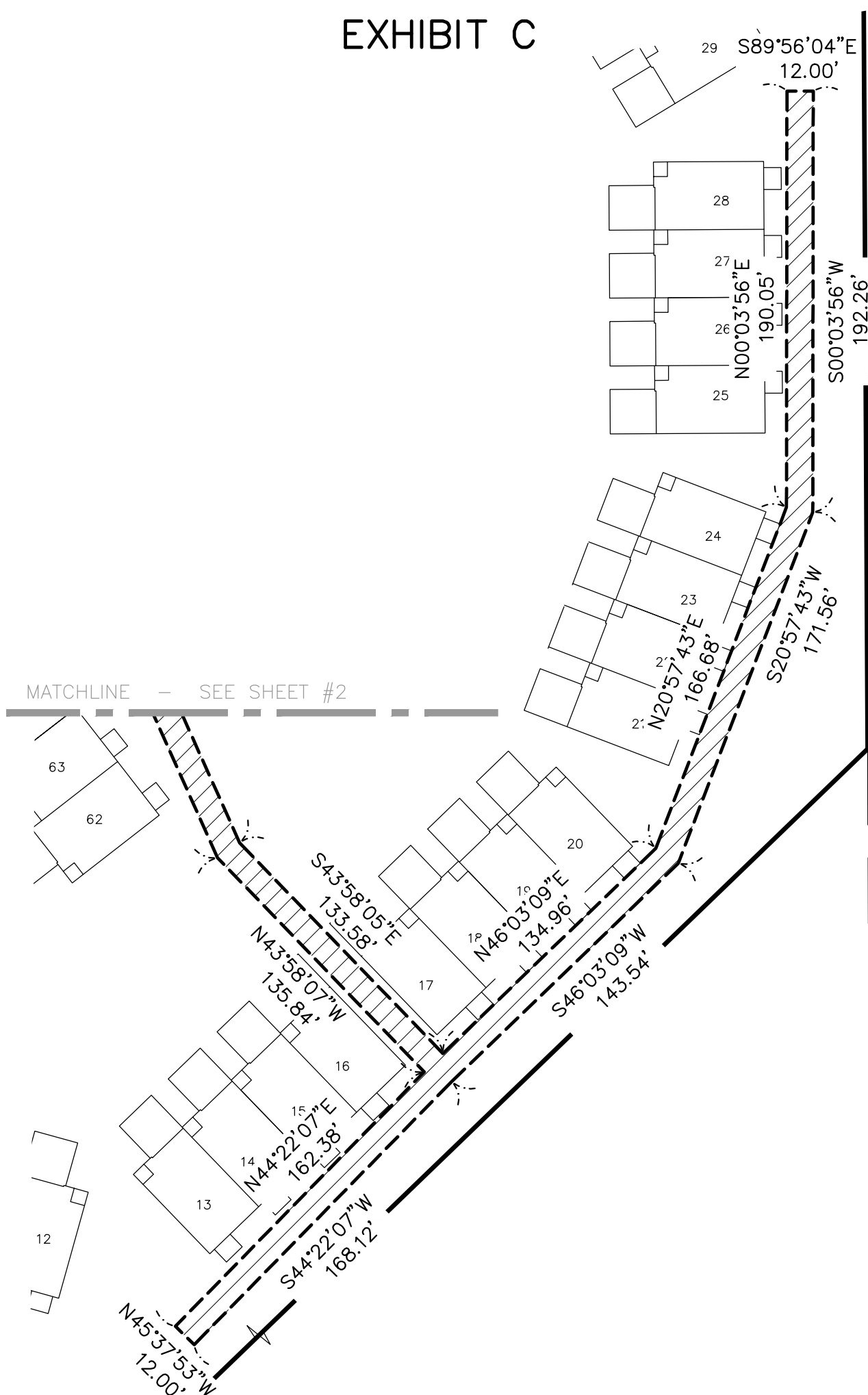
LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

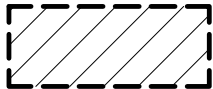
SCALE: 1" = 60'
 DATE: 3.8.2021
 JOB NO.: 19-039
 DWG FILE:19-039ESMT-ST.dwg
 DRAWN BY: DN
 CHECK: JE
 SHEET: 4 OF 5

EXHIBIT C

MATCHLINE - SEE SHEET #2



EASEMENT FOR STORMSEWER
(1.675 ACRES)



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 3.8.2021
JOB NO.: 19-039
DWG FILE: 19-039ESMT-ST.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 5 OF 5

EXHIBIT A

LEGAL DESCRIPTION – OVERALL PARCEL RECOMBINATION:

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ POST OF SAID SECTION 36, T.3N., R.8E., OAKLAND COUNTY, MICHIGAN, THENCE PROCEEDING ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 36, SOUTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 1315.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION, THENCE IN PART ALONG THE WESTERLY LINE OF BOCOVINA COUNTRYSIDE HOMES, OAKLAND COUNTY PLAN NO. 755, MASTER DEED AS RECORDED IN LIBER 12457, PAGES 419 THROUGH 492, 1ST AMENDMENT AS RECORDED IN LIBER 13514, PAGES 811 THROUGH 817 OAKLAND COUNTY RECORDS, SOUTH 00 DEGREES 18 MINUTES 25 SECONDS EAST, 475.18 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF CARPATHIAN DRIVE AS RECORDED IN BOCOVINA HOMESITES, OAKLAND PLAN NO. 754, MASTER DEED AS RECORDED IN LIBER 12457, PAGES 493 THROUGH 563, 1ST AMENDMENT AS RECORDED IN LIBER 13514, PAGES 801 THROUGH 810, OAKLAND COUNTY RECORDS, SOUTH 46 DEGREES 03 MINUTES 08 SECONDS WEST, 590.14 FEET, TO THE CENTERLINE OF UNION LAKE ROAD, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1432.69 FEET, CENTRAL ANGLE 12 DEGREES 18 MINUTES 04 SECONDS, (THE CHORD OF SAID CURVE BEARS NORTH 42 DEGREES 30 MINUTES 07 SECONDS WEST, 307.00 FEET) AND HAVING AN ARC DISTANCE OF 307.59 FEET; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES, NORTH 36 DEGREES 21 MINUTES 05 SECONDS WEST, 21.54 FEET AND NORTH 36 DEGREES 44 MINUTES 42 SECONDS WEST, 468.27 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 22 SECONDS EAST, 307.10 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 43 SECONDS EAST, 812.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 580,140 GROSS SQUARE FEET OR 13.32 GROSS ACRES OF LAND, MORE OR LESS. ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC AND/OR ANY OTHER GOVERNMENTAL UNIT IN ANY PART OF UNION LAKE ROAD TAKEN, USED OR DEEDED FOR STREET, ROAD, HIGHWAY OR PUBLIC UTILITY PURPOSES. ALSO BEING SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS OR CONDITIONS OF RECORD. SIDWELL NOS.: 12-36-177-003, 12-36-177-002.

LEGAL DESCRIPTION – SUBJECT PROPERTY



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ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

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LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: NOT TO SCALE
DATE: 03-27-2020
JOB NO.: 19-039
DWG FILE: 19-039ESMT-SAN
DRAWN BY: DFR
CHECK: JE
SHEET: 1 OF 5

EXHIBIT A

EASEMENT FOR SANITARY SEWER

Legal Description

An Easement for Sanitary Sewer located in a part of the Northwest 1/4 of Section 36, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan; being more particularly described as Commencing at the North 1/4 Corner of said Section 36; thence S00°03'47"E, 1315.77 feet, along the North and South 1/4 line of said Section 36, to the Northeasterly Corner of Subject Property; thence N88°32'43"W, 812.20 feet, along the Northerly line of Subject Property, to a point on the Easterly line of Subject Property; thence S21°07'22"W, 236.29 feet, along the Easterly line of Subject Property, to a point on the Northerly right-of-way line of Union Lake Road; thence S36°44'42"E, 212.59 feet, along the Northerly right-of-way line of said Union Lake Road, **for a POINT OF BEGINNING**; thence N43°00'54"E, 146.67 feet; thence N10°47'17"W, 63.39 feet; thence N27°00'55"E, 62.36 feet; thence S89°46'51"E, 231.79 feet; thence S88°32'43"E, 211.27 feet; thence S36°47'22"E, 65.05 feet; thence S53°12'38"W, 20.00 feet; thence N36°47'22"W, 55.35 feet; thence N88°32'43"W, 201.35 feet; thence N89°46'51"W, 219.27 feet; thence S27°00'55"W, 43.21 feet; thence S10°47'17"E, 57.55 feet; thence S55°03'55"E, 121.02 feet; thence S36°44'59"E, 265.62 feet; thence S89°37'06"E, 46.37 feet; thence N46°03'08"E, 190.53 feet; thence S43°56'52"E, 20.00 feet; thence S46°03'08"W, 198.67 feet; thence N89°37'06"W, 64.46 feet; thence N36°44'59"W, 272.34 feet; thence N55°03'55"W, 113.18 feet; thence S43°00'54"W, 146.68 feet, to a point on the Northerly right-of-way line of Union Lake Road; thence N36°44'42"W, 20.32 feet, along the Northerly right-of way line of Union Lake Road, to the Point of Beginning. All of the above containing 0.641 Acres.

LEGAL DESCRIPTION – EASEMENT



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

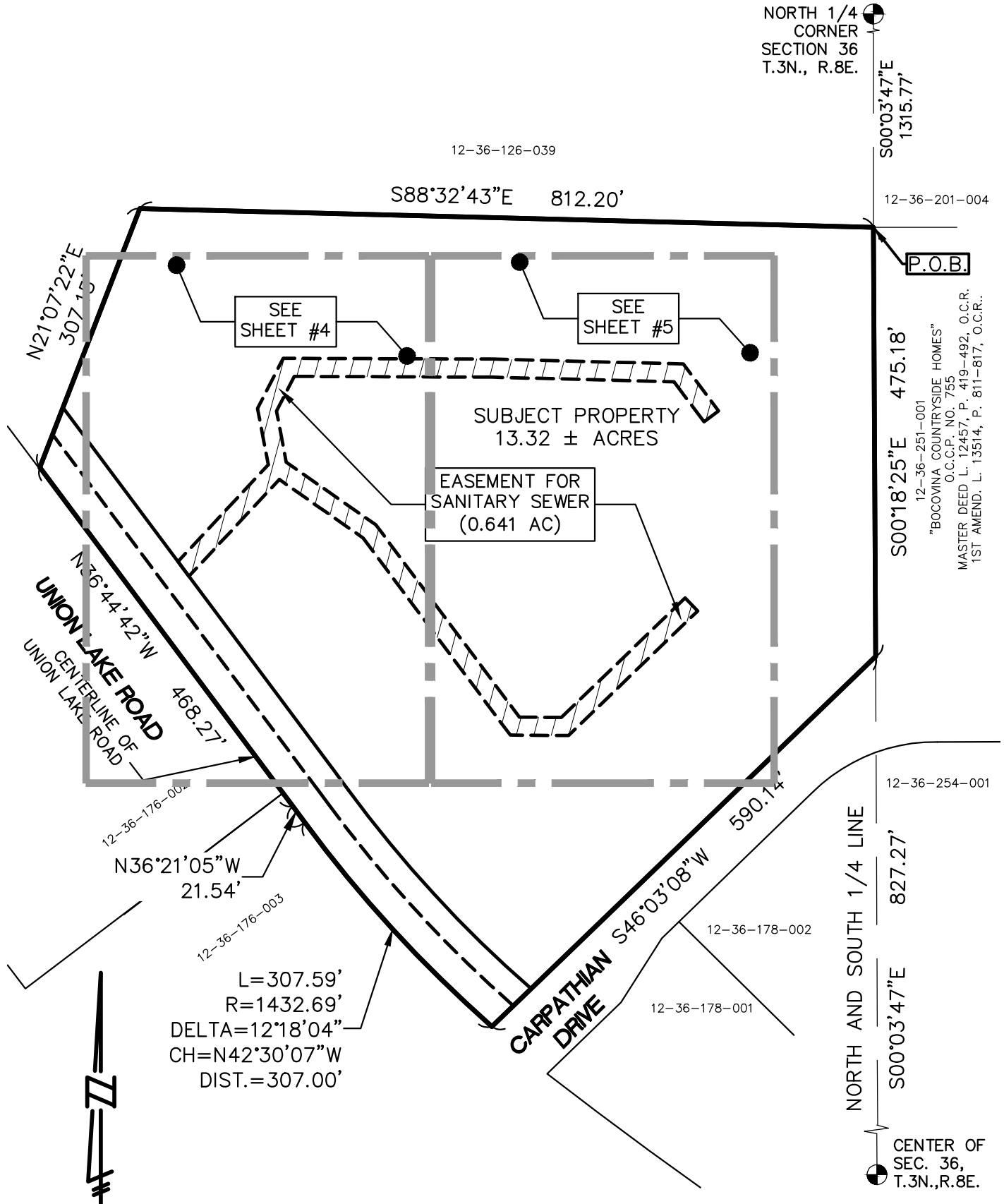
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE: NOT TO SCALE
DATE: 03-27-2020
JOB NO.: 19-039
DWG FILE: 19-039ESMT-SAN
DRAWN BY: DFR
CHECK: JE
SHEET: 2 OF 5

EXHIBIT A



EASEMENT FOR SANITARY SEWER
(0.641 ACRES)

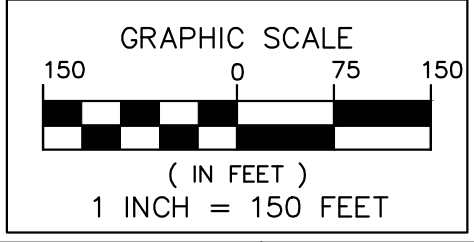
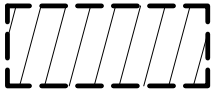


DIAGRAM - SUBJECT PROPERTY



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS
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LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 150'
DATE:	03-27-2020
JOB NO.:	19-039
DWG FILE:	19-039ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	3 OF 5

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EXHIBIT A

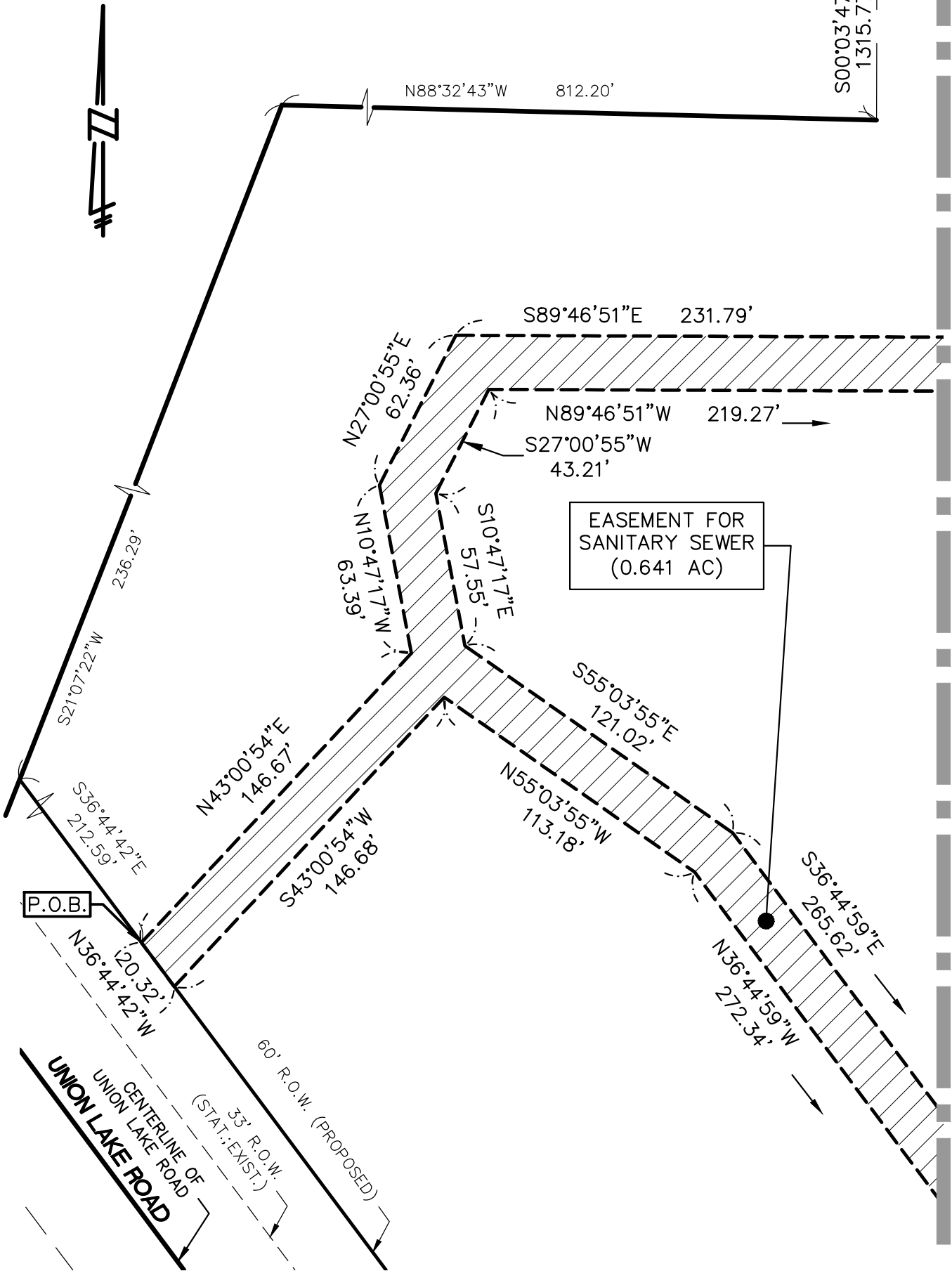
NORTH 1/4 POST
SECTION 36
T.3N., R.8E.
OAKLAND COUNTY, MICHIGAN



S00°03'47"E
1315.77'

N88°32'43"W 812.20'

MATCHLINE - SEE SHEET #5



EASEMENT FOR SANITARY SEWER
(0.641 ACRES)

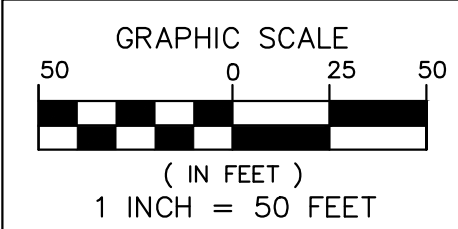


DIAGRAM - EASEMENT



**SEIBER, KEAST
ENGINEERING, L.L.C.**

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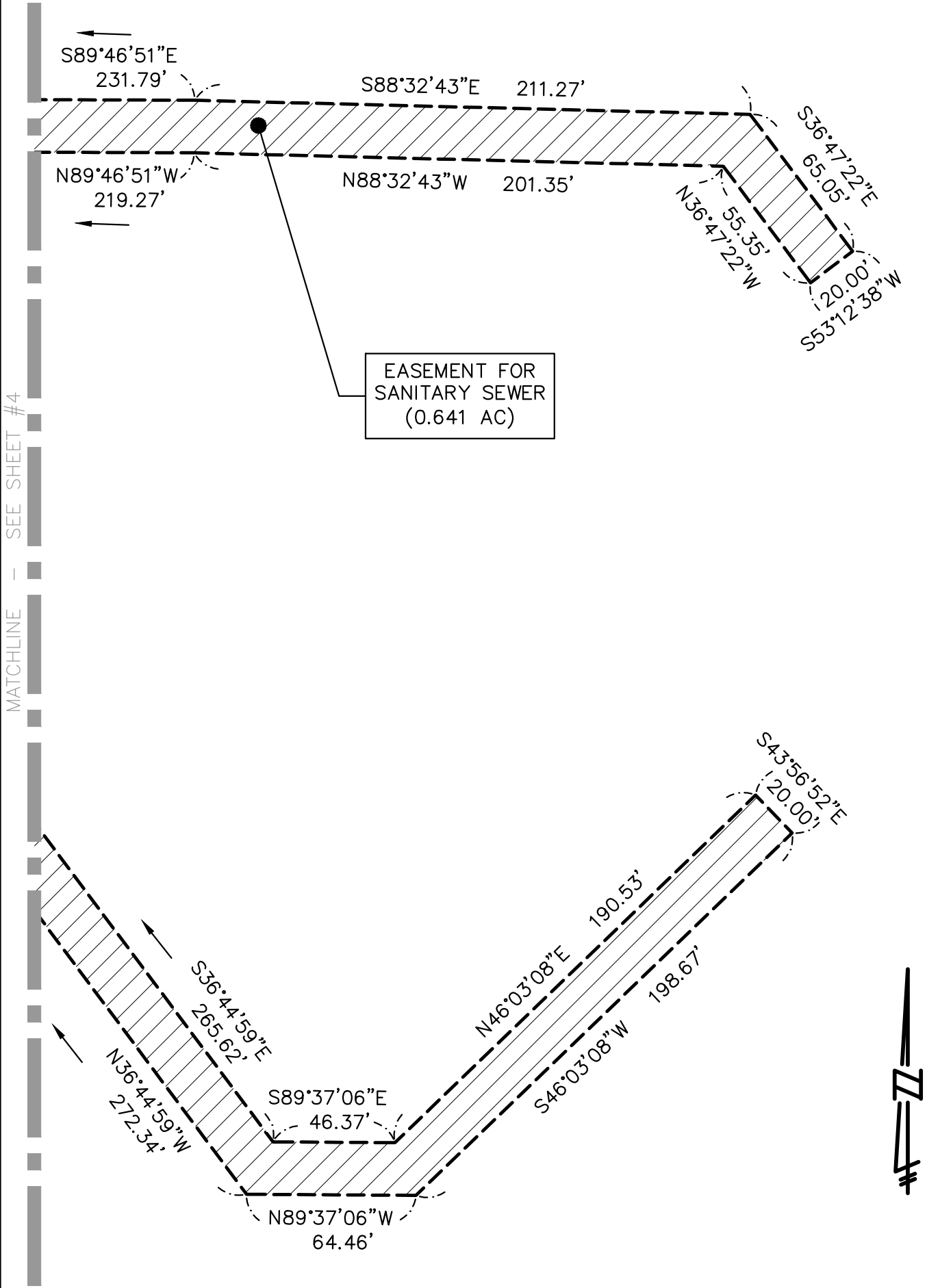
LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 50'
DATE:	03-27-2020
JOB NO.:	19-039
DWG FILE:	19-039ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	4 OF 5

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EXHIBIT A



EASEMENT FOR SANITARY SEWER (0.641 ACRES)

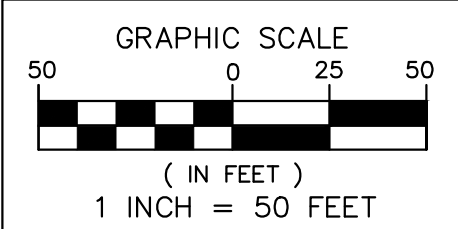
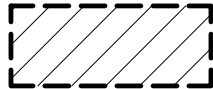


DIAGRAM - EASEMENT



SEIBER, KEAST ENGINEERING, L.L.C.

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LAKE POINTE

SECTION 36, TOWN 3 NORTH,
RANGE 8 EAST, WHITE LAKE TWP.,
OAKLAND COUNTY, MICHIGAN

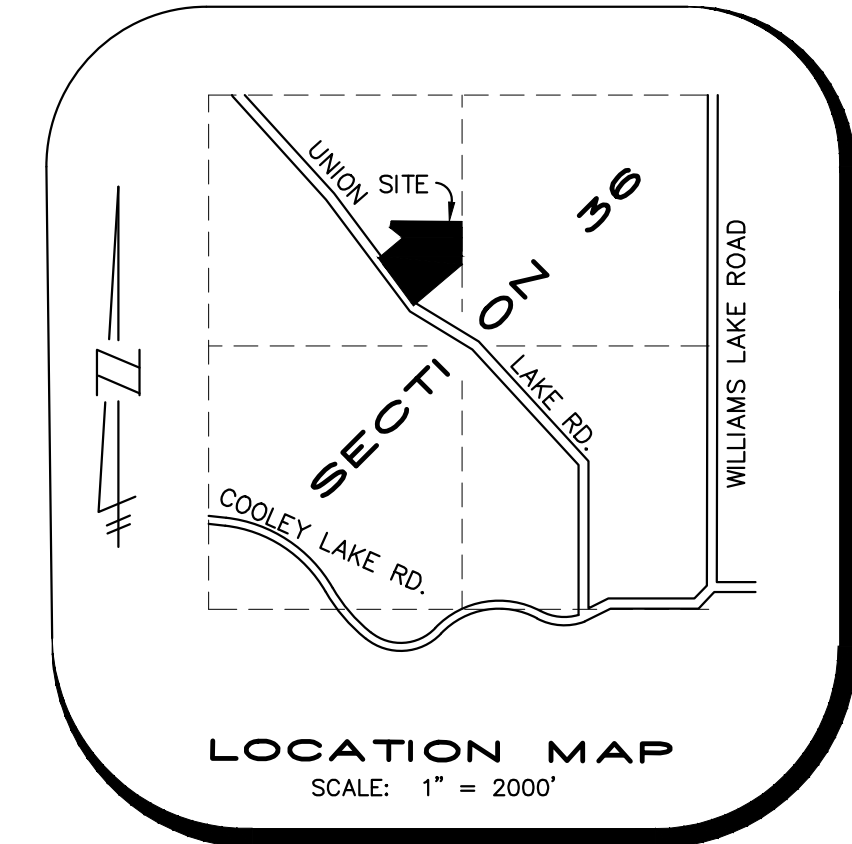
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DATE:	03-27-2020
JOB NO.:	19-039
DWG FILE:	19-039ESMT-SAN
DRAWN BY:	DFR
CHECK:	JE
SHEET:	5 OF 5

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ENGINEERING CONSTRUCTION PLANS FOR LAKE POINTE

A MULTI FAMILY DEVELOPMENT
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP,
OAKLAND COUNTY, MICHIGAN

PREPARED FOR:
JMF, WHITE LAKE, LLC
1700 W. BIG BEAVER ROAD, STE. 120
TROY, MI 48084
PHONE: (248) 602-2220



LEGAL DESCRIPTION

LEGAL DESCRIPTION - OVERALL PARCEL RECOMBINATION:
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 36, T.3N., R.8E., OAKLAND COUNTY, MICHIGAN, THENCE PROCEEDING ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 36, SOUTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 1315.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, THENCE IN PART ALONG THE WESTERLY LINE OF BOCOVINA COUNTRYSIDE HOMES, OAKLAND COUNTY PLAN NO. 755, MASTER DEED AS RECORDED IN LIBER 12457, PAGES 419 THROUGH 492, 1ST AMENDMENT AS RECORDED IN LIBER 13514, PAGES 811 THROUGH 817 OAKLAND COUNTY RECORDS, SOUTH 00 DEGREES 18 MINUTES 25 SECONDS EAST, 475.18 FEET, THENCE ALONG THE NORTHWESTERLY LINE OF CARPATHIAN DRIVE AS RECORDED IN BOCOVINA HOMESITES, OAKLAND PLAN NO. 754, MASTER DEED AS RECORDED IN LIBER 12457, PAGES 493 THROUGH 583, 1ST AMENDMENT AS RECORDED IN LIBER 13514, PAGES 801 THROUGH 810, OAKLAND COUNTY RECORDS, SOUTH 48 DEGREES 03 MINUTES 08 SECONDS WEST, 580.14 FEET TO THE CENTERLINE OF UNION LAKE ROAD, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1432.69 FEET, CENTRAL ANGLE 12 DEGREES 18 MINUTES 04 SECONDS, (THE CHORD OF SAID CURVE BEARS NORTH 42 DEGREES 30 MINUTES 07 SECONDS WEST, 307.00 FEET) AND HAVING AN ARC DISTANCE OF 307.58 FEET, THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES, NORTH 36 DEGREES 21 MINUTES 05 SECONDS WEST, 21.54 FEET AND NORTH 36 DEGREES 44 MINUTES 42 SECONDS WEST, 488.27 FEET, THENCE NORTH 21 DEGREES 07 MINUTES 22 SECONDS EAST, 307.10 FEET, THENCE SOUTH 88 DEGREES 32 MINUTES 43 SECONDS EAST, 812.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED, CONTAINING 580,140 GROSS SQUARE FEET OR 13.32 GROSS ACRES OF LAND, MORE OR LESS, ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC AND/OR ANY OTHER GOVERNMENTAL UNIT IN ANY PART OF UNION LAKE ROAD TAKEN, UNDER OR DEEDED FOR STREET, ROAD, HIGHWAY OR PUBLIC UTILITY PURPOSES, ALSO BEING SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS OR CONDITIONS OF RECORD, SIDWELL NOS.: 12-36-177-003, 12-36-177-002.

GENERAL NOTES

- THE CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AT (248) 334-9901 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL KEEP THE INSPECTOR APPRAISED OF THE NEED FOR INSPECTION ON A DAY TO DAY BASIS. LACKING OF SCHEDULING WITH THE INSPECTOR, THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE TOWNSHIP ENGINEER PRIOR TO RECOMMENDING WORK. 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 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.
- ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY WHITE LAKE TOWNSHIP.
- CONTRACTOR SHALL CONTACT MISS DIG AT 1-800-482-7171, 72 HOURS IN ADVANCE OF CONSTRUCTION, FOR EXISTING UNDERGROUND UTILITY LOCATIONS.
- ALL SOIL EROSION AND SILTATION MUST BE CONTROLLED AND CONTAINED ON-SITE.
- ALL EXCAVATION, INCLUDING ALL UTILITIES AND LEADS, UNDER OR WITHIN 1 ON 1 INFLUENCE OF ANY PAVEMENT (INCLUDING SIDEWALKS), EXISTING OR PROPOSED, OR WHERE SAND BACKFILL IS CALLED FOR ON THE PLAN, SHALL BE BACKFILLED AND COMPACTED WITH GRANULAR MATERIAL (SAND) MDOT CLASS II TO 95 PERCENT MAXIMUM UNIT DENSITY (ALL OTHERS 90 PERCENT).
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND FACILITIES. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT THE PROPOSED UTILITY CROSSINGS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER.
- WHERE TWO UTILITIES CROSS, INCLUDING SANITARY SEWER LEADS, PROVIDE POROUS GRADE "B" BACKFILL MATERIAL COMPACTED TO THE UNDERSIDE OF THE HIGHER UTILITY OR AS SPECIFIED ON THE DETAIL SHEET.
- DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
- ANY MUD TRACKED ONTO UNION LAKE ROAD SHALL BE REMOVED DAILY.
- IF DEWATERING IS DETERMINED TO BE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE AREA TO BE DEWATERED, SUBMIT A DEWATERING PLAN TO THE WHITE LAKE TOWNSHIP ENGINEERING DIVISION FOR REVIEW, TO MONITOR AND TO DETERMINE THAT THERE WILL NOT BE ANY IMPACT TO ANY ADJOINING OR OFFSITE PROPERTIES DEWATERING PROCEDURES SHALL BE IN COMPLIANCE WITH WHITE LAKE TOWNSHIP.
- A ROAD COMMISSION FOR OAKLAND COUNTY RIGHT-OF-WAY PERMIT IS REQUIRED FOR ANY WORK WITHIN THE UNION LAKE ROAD RIGHTS-OF-WAY (OR ANY PUBLIC ROAD RIGHT-OF-WAY) AND/OR ANY TOWNSHIP EASEMENT.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO THE START OF ANY WORK.
- ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- WHITE LAKE TOWNSHIP HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THE PLAN.
- IN ORDER TO VERIFY COMPLIANCE WITH APPROVED PLANS, FULL-TIME CONSTRUCTION OBSERVATION WILL GENERALLY BE REQUIRED DURING ALL PHASES OF UNDERGROUND SITE CONSTRUCTION INCLUDING INSTALLATION OF SANITARY SEWER, STORM SEWERS, DRAINS, WATER MAINS AND APPURTENANCES AS WELL AS PRIVATE STREET CURBING AND PAVING CONSTRUCTION. INTERMITTENT OBSERVATIONS WILL BE MADE FOR SITE GRADING, PARKING LOT CURBING AND PAVING, RETAINING WALL CONSTRUCTION AND OTHER SURFACE ACTIVITY.

LAKE POINTE

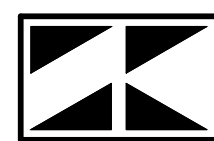
Quantity Summary

SANITARY SEWER		QUANTITY
ITEM		
1 6" PVC SDR 23.5 HOUSE LEAD		1,550 L.F.
2 8" PVC TRUSS SANITARY SEWER		1,387 L.F.
3 4" DIA. MANHOLE		10 EA.
WATER MAIN		QUANTITY
ITEM		
1 8" WATER MAIN D.I. CL54		2,216 L.F.
2 HYDRANT, VALVE & BOX		7 EA.
3 8" G.V.&W.		3 EA.
4 8"x12" TAPPING SLEEVE, VALVE & WELL		2 EA.
5 1" WATER SERVICE		1,101 L.F.
STORM SEWER		QUANTITY
ITEM		
1 12" C-76 CL 4		1,886 L.F.
2 15" C-76 CL 4		611 L.F.
3 18" C-76 CL 4		592 L.F.
4 21" C-76 CL 4		542 L.F.
5 24" C-76 CL 4		47 L.F.
6 2" DIA. INLET		9 EA.
7 4" DIA. CATCH BASIN		21 EA.
8 6" DIA. CATCH BASIN		1 EA.
9 4" DIA. MANHOLE		5 EA.
10 6" DIA. OVERFLOW MANHOLE		1 EA.
11 24" CONC. END SECTION W/ RIP RAP		1 EA.
12 6" DIA. CONTECH CS-6		1 EA.
13 36" STANDPIPE		1 EA.
PAVING		QUANTITY
ITEM		
1 INTERNAL ASPH. PAVEMENT (4" ON 10")		5,222 S.Y.
2 R.C.O.C. ROW ASPHALT PAVEMENT		259 S.Y.
3 CONCRETE SIDEWALK		26,779 S.F.
4 THICKENED EDGE CONCRETE WALK		537 L.F.
5 24" MOUNTABLE CONC. & STANDARD GUTTER		2,922 L.F.
6 F4 CONC. CURB& GUTTER		396 L.F.
7 B2 ROLL CURB WITH GUTTER		121 L.F.

ESTIMATED QUANTITIES ARE FOR REFERENCE ONLY.
CONTRACTOR SHALL DETERMINE THE QUANTITIES OF WORK REQUIRED TO COMPLETE THE PROJECT.



SCALE (IN FEET)
Scale: 1 inch = 100 ft.



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331

ARCHITECTURAL PLANS PROVIDED BY:
ALEXANDER V. BOGAERTS AND ASSOCIATES, P.C.
2445 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48302
PHONE: 248.334.5000

LANDSCAPE PLANS PROVIDED BY:
FELINO PASCUAL & ASSOCIATES
LANDSCAPE ARCHITECTURE
24333 ORCHARD LAKE ROAD, SUITE G
FARMINGTON, MICHIGAN 48336
PHONE: 248.557.5588

SURVEY PROVIDED BY:
ALPINE ENGINEERING, INC.
46892 WEST ROAD, SUITE 109
NOVI, MICHIGAN 48377
PHONE: 248.926.3765

SHEET INDEX

- COVER SHEET
- COMPOSITE UTILITY AND OVERALL SITE PLAN
- EXISTING CONDITIONS AND DEMOLITION PLAN
- GRADING & S.E.S.C. PLAN
- GRADING & S.E.S.C. PLAN
- GRADING & S.E.S.C. PLAN
- PROPOSED CONTOUR PLAN
- DETAILED GRADING PLAN FOR ADA PATHWAYS
- ROAD AND SANITARY SEWER PLAN
- ROAD AND SANITARY SEWER PROFILES
- WATERMAIN PLAN
- STORM SEWER PLAN
- STORM SEWER PROFILES
- STORM SEWER PROFILES
- CONTECH CS-6 DETAILS
- DETENTION BASIN PLAN, CALCULATIONS AND PROFILE
- DRAINAGE DISTRIBUTION PLAN & STORM SEWER CALCULATIONS
- APPROACH PLAN
- ND1. NOTES AND DETAILS
- ND2. NOTES AND DETAILS

DETAILS:

WHITE LAKE TOWNSHIP
SANITARY SEWER STANDARD DETAILS
WATER MAIN STANDARD DETAILS
STORM SEWER STANDARD DETAILS

OAKLAND COUNTY
SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

LANDSCAPE PLANS:

- LS-1 OVERALL LANDSCAPE PLAN
- LS-2 GENERAL LANDSCAPE PLANTING DETAIL
- LS-3 PLANT MATERIAL LIST AND PLANT DETAILS
- LS-4 BLDG. FOUNDATION, CLUBHOUSE AND ENTRY PLANTINGS
- LS-5 SITE AMENITY, PERGOLA AND ENTRY SIGN DETAILS
- LS-6 POOL DECK PLAN
- LS-7 POOL PERGOLA/TRELLIS ELEVATIONS & DETAILS

ARCHITECTURE PLANS:

- A101 INTERIOR AND END UNIT FIRST FLOOR PLANS
- A102 TYPICAL UNIT ELEVATIONS
- A200 BUILDING PLANS
- A201 BUILDING ELEVATIONS
- A203 BUILDING ELEVATIONS
- S-1 SITE PLAN
- CB4.0 CLUB HOUSE ELEVATIONS

BENCHMARKS

- BM#1 - CONCRETE MONUMENT AT SOUTHWEST CORNER OF PROPERTY.
ELEVATION: 948.29 NAVD88
- BM#2 - TELECOM MANHOLE COVER AT NORTHEAST CORNER OF CARPATHIAN DRIVE AND UNION LAKE ROAD.
ELEVATION: 984.75 NAVD88
- BM#3 - TELECOM MANHOLE COVER ±485' WSET OF CENTER OF SECTION 36 ALONG THE SOUTH PROPERTY LINE.
ELEVATION: 962.72 NAVD88
- NGS PID D16198
ELEVATION 966.63 NAVD88

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	
1.	REVISE PER OWNER	6-3-20	
2.	REVISE GRADES ON UNITS 2 AND 6	11-9-20	
3.	REV PER 11-20-20 WL TWP LETTER	02-02-21	
4.	REVISE PER WHITE LAKE TWP	03-03-21	

DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 18-039
CHECKED BY: P.K. DRAWING FILE: 19089CY.dwg



NOTES

- ON-SITE SANITARY SEWERS, AND WATER MAINS SHALL BE CENTERED IN A 20-FOOT WIDE EASEMENT.
- ALL OFF-SITE SANITARY AND WATER MAIN IMPROVEMENTS WILL BECOME PUBLIC PROPERTY.
- CRITICAL STORM STRUCTURES WILL BE FITTED WITH TRAPS.
- PERIODIC MAINTENANCE OF THE STORM WATER DETENTION BASIN WILL BE REQUIRED.
- PROVISIONS PURSUANT TO OAKLAND COUNTY DRAIN COMMISSION EROSION CONTROL MANUAL WILL BE UNDERTAKEN INCLUDING, BUT NOT LIMITED TO, SILT FENCE AND INLET FILTERS.
- "NO PARKING - FIRE LANE" SIGNAGE SHALL BE INSTALLED PROHIBITING PARKING ON ONE SIDE OF THE STREET.
- PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT THE PROPERTY LINE UNLESS RETAINING WALLS ARE PROVIDED OR GRADING EASEMENTS OBTAINED.
- A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY WILL BE REQUIRED FOR ALL WORK IN THE UNION LAKE ROAD RIGHT-OF-WAY.
- ALL WATER MAIN SHALL BE CLASS 54 DUCTILE IRON. ALL GATE VALVES SHALL BE PLACED IN GATE WELLS.
- ALL STRUCTURES EXCEPT FOR INLETS WHICH CONNECT TO CATCH BASINS WILL BE A MINIMUM OF FOUR FEET IN DIAMETER.
- THE DEVELOPMENT SHALL BE CONSTRUCTED AS A SINGLE PHASE.
- THE CONSTRUCTION TYPE OF THE PROPOSED BUILDINGS IS WOOD CONSTRUCTION WITH BRICK VENEER AND SLAB ON GRADE.
- THE FRONT PORCH LIGHTS AND THE COACH LIGHTS WILL UTILIZE 75 WATT BULBS.

WETLANDS
NO WETLANDS EXIST ON SITE.

FLOODPLAIN INFORMATION
THE SUBJECT PROPERTY LIES WITHIN A ZONE "X" FLOOD HAZARD AREA - "AREAS OF MINIMAL FLOODING", PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 26125C0477F, MAP EFFECTIVE SEPTEMBER 29, 2006.

DENSITY CALCULATION:

AREA OF RESIDENTIAL SITE = 13.32 Ac.
 AREA OF 60' R.O.W. = 0.56 Ac.
 DENSITY AREA = 13.32-0.56 = 12.76 Ac.
 AREA OF INTERNAL ROADS = 1.31 Ac.
 NET DENSITY AREA = 12.76-1.31 = 11.45 Ac.
 = 498,762 S.F.

IF RM-1 ZONING APPLIED:

FOR 2 BEDROOMS UNITS
 REQUIRED 6,000 S.F./UNIT
 DEDUCT 10,000 S.F. FOR FIRST UNIT

TOTAL ALLOWABLE UNITS =
 498,762 - 10,000 / 6,000 = 81
 TOTAL ALLOWABLE UNITS = 82 UNITS
 TOTAL UNITS PROVIDED = 69 UNITS
 (5.41 UNITS / ACRE)

LIST OF ALL REQUIRED STATE AND FEDERAL PERMITS

TYPE	AGENCY	STATUS
1. NPDES	MDEQ	NOT FILED
2. SANITARY SEWER	MDEQ	NOT FILED
3. WATER MAIN	MDEQ	NOT FILED

LOT COVERAGE:

GROSS AREA OF SITE = 13.32 Ac.
 BUILDING AREA = 3.05 Ac.
 PROPOSED LOT COVERAGE = 3.05 / 13.32 = 22.89%

OPEN SPACE

NET SITE AREA = 555,826 S.F.
 ROADS = 57,063 S.F.
 SIDEWALKS = 31,908 S.F.
 DRIVEWAYS = 24,358 S.F.
 BUILDINGS = 132,860 S.F.
 CLUBHOUSE & POOL = 132,860 S.F.
 LAWN AREA = 366,700 S.F. = 8.42 AC.

PROPOSED IMPROVEMENTS

- MUNICIPAL SEWER TO BE PROVIDED BY CONSTRUCTING A GRAVITY SEWER. ALL ON-SITE GRAVITY SEWER SHALL BE 8-INCH DIAMETER.
- WATER SUPPLY TO BE PROVIDED BY CONNECTING TO EXISTING 12" WATER MAINS ALONG UNION LAKE ROAD. ALL WATER MAIN SHALL BE 8-INCH DIAMETER UNLESS OTHERWISE NOTED.
- ON-SITE STORM WATER DETENTION SHALL BE PROVIDED PER OAKLAND COUNTY DRAIN COMMISSION STANDARDS. ALL STORM DRAINAGE EASEMENTS SHALL BE A MINIMUM OF 20 FEET WIDE IF NECESSARY.
- ROADWAYS SHALL BE 27' WD. (B-B) WITH CONC. CURB & GUTTER AND ASPHALT PAVEMENT. ALL ROADWAYS SHALL BE PRIVATE. ALL SIDEWALKS SHALL BE 5 FEET WIDE. UNLESS OTHERWISE NOTED, AND MEET ALL ADA REQUIREMENTS.
- ALL ELECTRIC, CABLE T.V. AND TELEPHONE LINES SHALL BE LOCATED UNDERGROUND, AND SHALL BE PLACED WITHIN EASEMENTS DEDICATED FOR SUCH USE.

SCALE
 0 25 50 100 200
 (IN FEET)
 Scale: 1 inch = 50 ft.

PARKING CALCULATIONS

SPACES REQUIRED:
 2 SPACES FOR EACH UNIT, PLUS 1/4 SPACE FOR EACH BEDROOM.
 2 SPACES FOR EACH UNIT = 138 SPACES
 138 BEDROOMS/4 = 34.5 SPACES
 TOTAL SPACES REQUIRED = 172.5

SPACES PROVIDED:
 2 SPACES PER GARAGE = 138
 2 SPACES PER DRIVEWAY = 138
 ADDITIONAL PARKING SPACES = 31
 TOTAL SPACES PROVIDED = 307

Accessible Parking Spaces
Total Parking Spaces (Excluding Garages) = 169

Accessible Spaces
 Per 2010 ADA (208.2.3 Residential Facilities)
 Total Required (Minimum 2% of the tot) 4
 Total Provided
 Standard Accessible Spaces 2
 Van Accessible Spaces 2

SITE DATA

- EXISTING ZONING: R1-C/SINGLE FAMILY RESIDENTIAL AND LB/LOCAL BUSINESS
- SITE AREA: 13.32 ACRES GROSS, 12.76 ACRES NET
- PROPOSED LAND USE: ATTACHED SINGLE FAMILY DEVELOPMENT APARTMENTS- MULTI FAMILY
- ALL PROPOSED UNITS ARE 2-BEDROOMS
- DENSITY: 69 UNITS/12.76 ACRES = 5.41 UNITS/ACRE
- PROPERTY LINE SETBACK = FRONT 40 FEET
 SIDE 25 FEET
 REAR 25 FEET
- INTERNAL SETBACK = 30 FEET FROM BACK OF CURB.
- SIDE YARD SETBACK: MIN. 20 FEET BETWEEN BUILDINGS
- DWELLING UNITS: 69 - (2 BEDROOM UNITS)
- TRASH DISPOSAL SHALL BE BY CURB SIDE PICKUP.
- LIGHTING SHALL BE PROVIDED BY PHOTOCELL OPERATED LIGHTS LOCATED ON THE FRONT OF EACH HOME.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PAVEMENT (ASPHALT)
[Symbol]	[Symbol]	SIDE WALK (CONCRETE)
[Symbol]	[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN W/INLET FILTER (ST-38)
[Symbol]	[Symbol]	CURB INLET W/SILT SAC (ST-44)
[Symbol]	[Symbol]	END SECTION W/RIP-RAP
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	FLOOD PLAIN
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	SURFACE DRAINAGE
[Symbol]	[Symbol]	OVERFLOW ROUTE
[Symbol]	[Symbol]	TREE FENCE
[Symbol]	[Symbol]	SILT FENCE
[Symbol]	[Symbol]	PROPOSED DRIVEWAY LOCATION
[Symbol]	[Symbol]	LIMIT OF DISTURBANCE

LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	ITEM	DATE
1.	REVISE PER OWNER	6-3-20
2.	REVISE GRADES ON UNITS 2 AND 6	11-9-20
3.	REV PER 11-20-20 WL TWP LETTER	02-02-21
4.	REVISE PER WHITE LAKE TWP	03-03-21

UTILITY WARNING
 UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

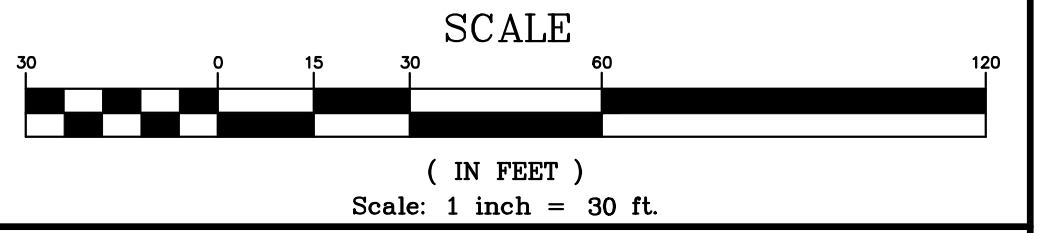
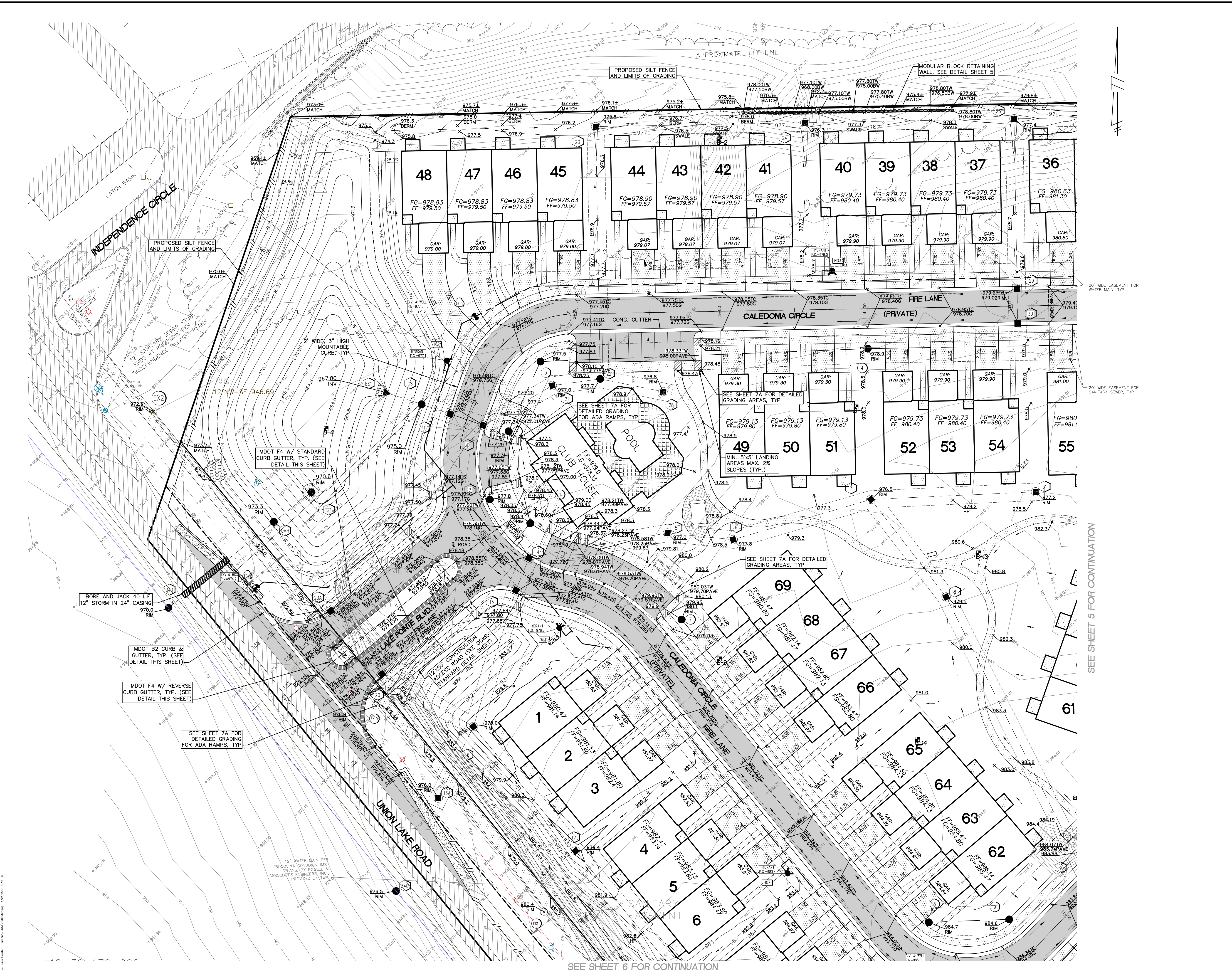
811 Know what's below. Call before you dig.

DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-039
 CHECKED BY: J.E. DRAWING FILE: 19039CUI.dwg

COMPOSITE UTILITY AND OVERALL SITE PLAN

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 CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

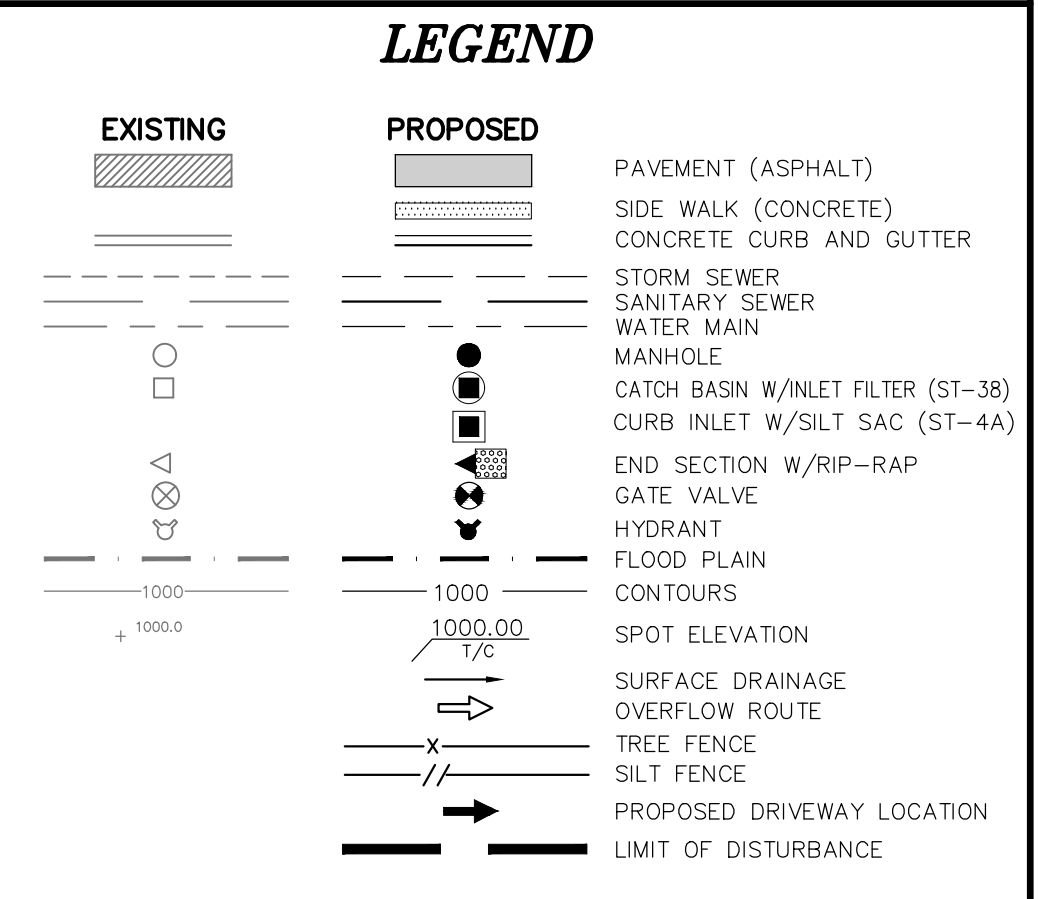
SHEET 2



- O.C.W.R.C. S.E.S.C. NOTES**
- CONTRACTOR SHALL MAINTAIN ALL SOIL EROSION CONTROLS WEEKLY AND AFTER EVERY STORM EVENT.
 - SEE SHEET ND1 FOR SOIL EROSION CONTROL MAINTENANCE.

- GRADING NOTES**
- PROVIDE MINIMUM 2% SLOPE IN SIDE YARD AND REAR YARD SWALES.
 - MAINTAIN A MAXIMUM 1V:3H SLOPE FROM HOUSE TO SIDE YARD SWALES.
 - AFTER INITIAL EXAMINATION & GRADING OF THE RETENTION BASIN, SILT FENCE SHALL BE PLACED AROUND THE BASINS UNTIL PERMANENT VEGETATION IS ESTABLISHED.

- PAVING NOTES**
- SIDEWALKS AND RAMP CONSTRUCTION SHALL BE ACCORDANCE WITH ADA STANDARDS. (SEE SHEET ND1 FOR RAMP DETAILS)
 - SEE SHEET ND1 & 16 FOR ALL CURB AND PAVING DETAILS.
 - SEE UNION LAKE ROAD APPROACH PLAN NOTES ON SHEETS 16.



LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
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DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-039
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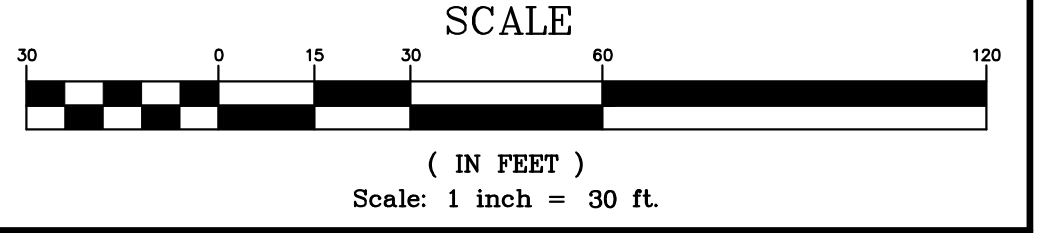
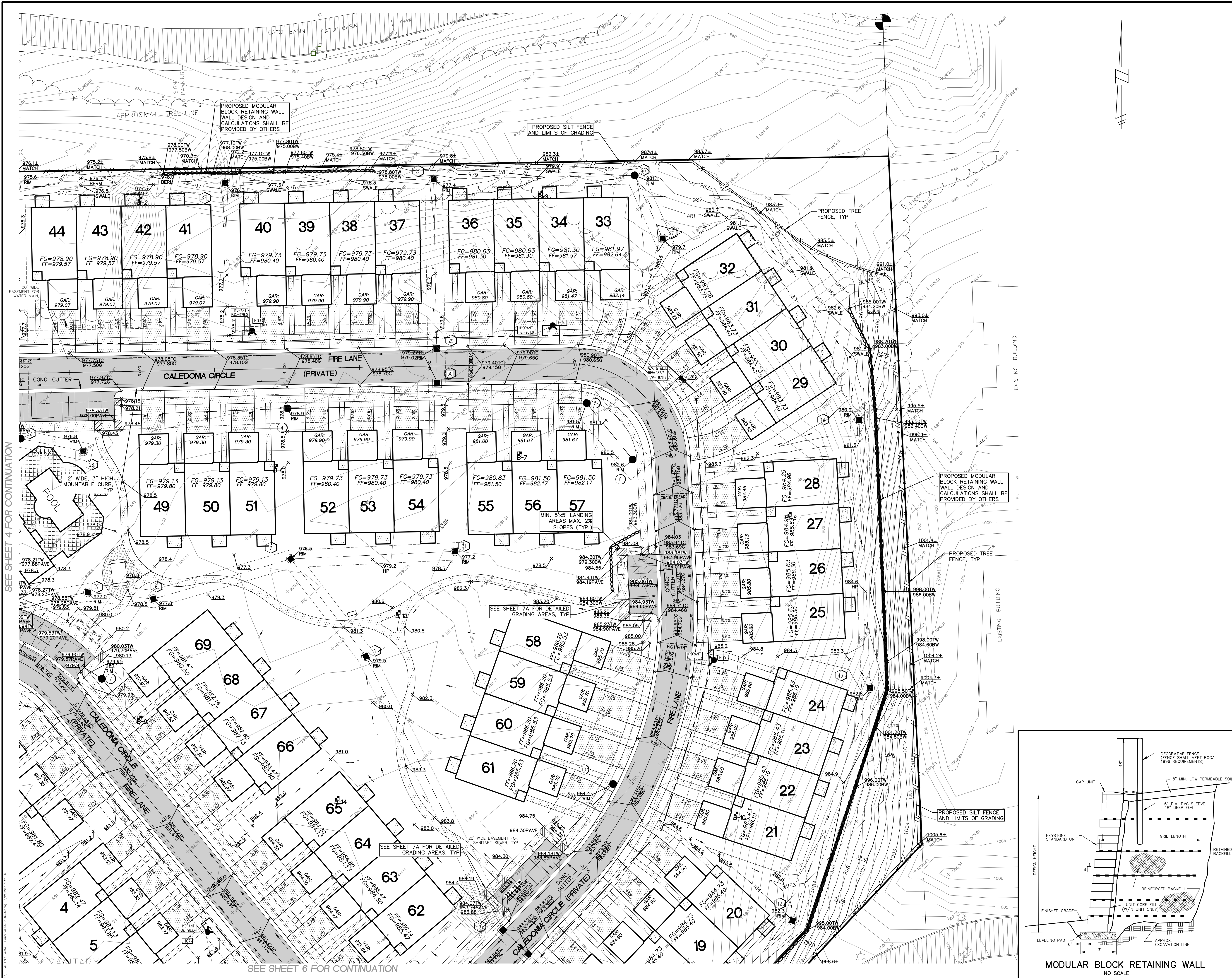
GRADING & S.E.S.C. PLAN

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SHEET 4

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



O.C.W.R.C. S.E.S.C. NOTES

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LEGEND

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[Symbol]	[Symbol]	SIDE WALK (CONCRETE)
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[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN W/INLET FILTER (ST-38)
[Symbol]	[Symbol]	CURB INLET W/SILT SAC (ST-4A)
[Symbol]	[Symbol]	END SECTION W/RIP-RAP
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	HYDRANT
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[Symbol]	[Symbol]	OVERFLOW ROUTE
[Symbol]	[Symbol]	TREE FENCE
[Symbol]	[Symbol]	SILT FENCE
[Symbol]	[Symbol]	PROPOSED DRIVEWAY LOCATION
[Symbol]	[Symbol]	LIMIT OF DISTURBANCE

LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

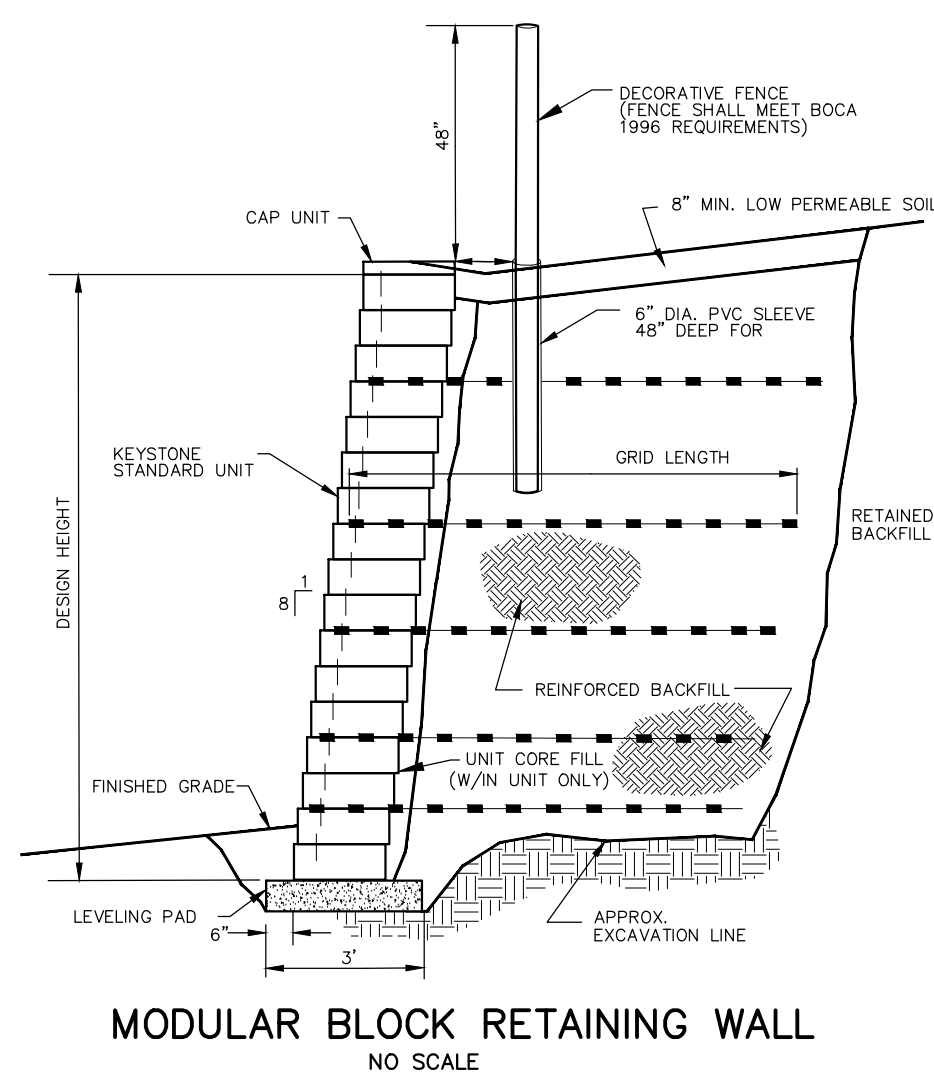
REVISIONS		UTILITY WARNING
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UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

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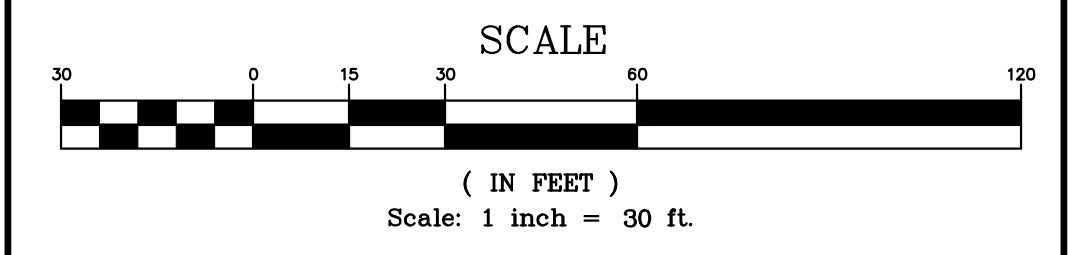
SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



- O.C.W.R.C. S.E.S.C. NOTES**
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		MANHOLE
		CATCH BASIN W/INLET FILTER (ST-38)
		CURB INLET W/SILT SAC (ST-4A)
		END SECTION W/RIP-RAP
		GATE VALVE
		HYDRANT
		FLOOD PLAIN
		CONTOURS
		SPOT ELEVATION
		1000.00 T/C
		SURFACE DRAINAGE
		OVERFLOW ROUTE
		TREE FENCE
		SILT FENCE
		PROPOSED DRIVEWAY LOCATION
		LIMIT OF DISTURBANCE

LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
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UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

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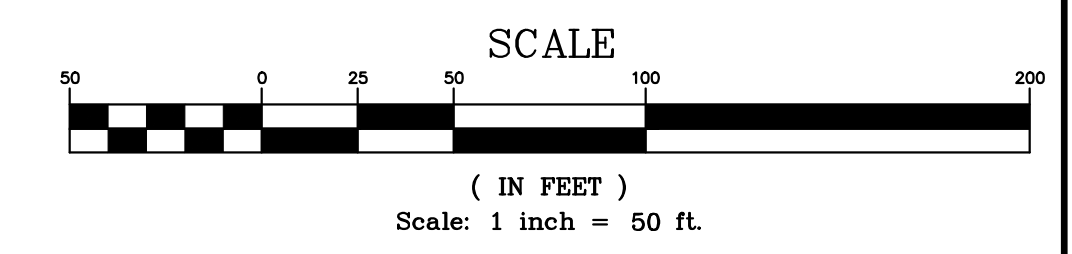
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GRADING & S.E.S.C. PLAN

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SHEET 6

PARCEL ACRES



LEGEND

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		PAVEMENT (ASPHALT)
		SIDE WALK (CONCRETE)
		CONCRETE CURB AND GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN W/INLET FILTER (ST-38)
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		GATE VALVE
		FLOOD PLAIN
		CONTOURS
		SPOT ELEVATION
		SURFACE DRAINAGE
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LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
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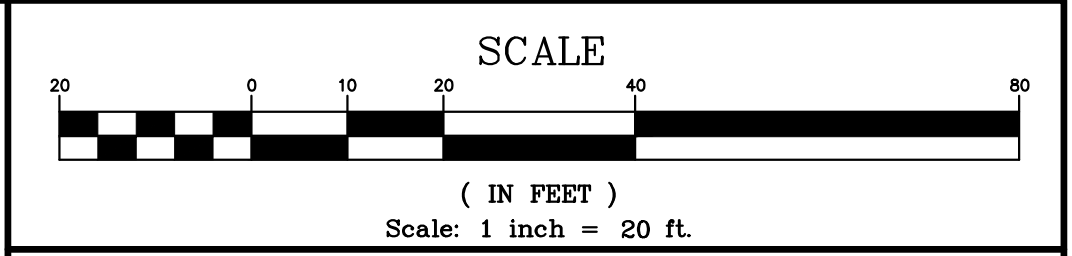
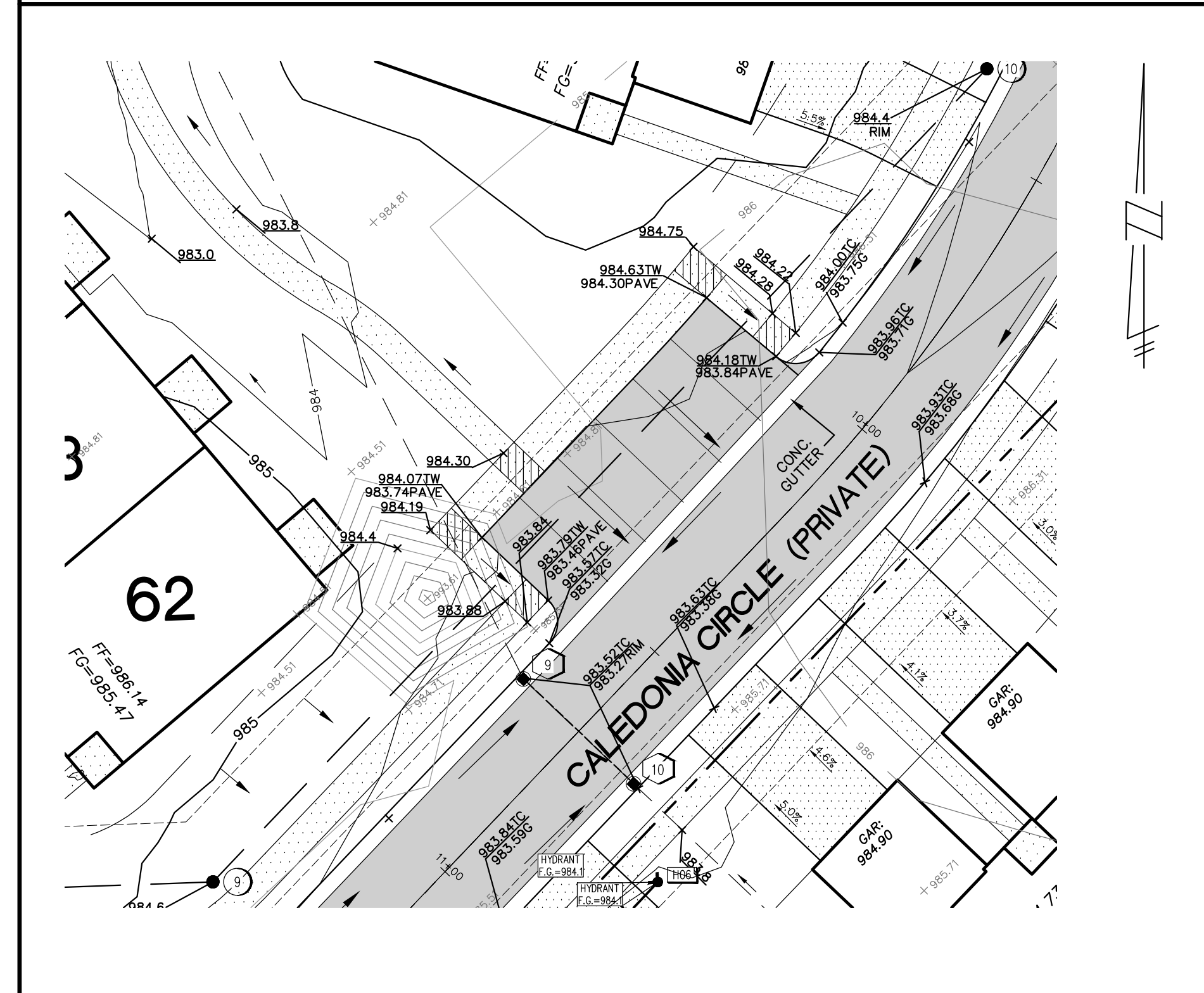
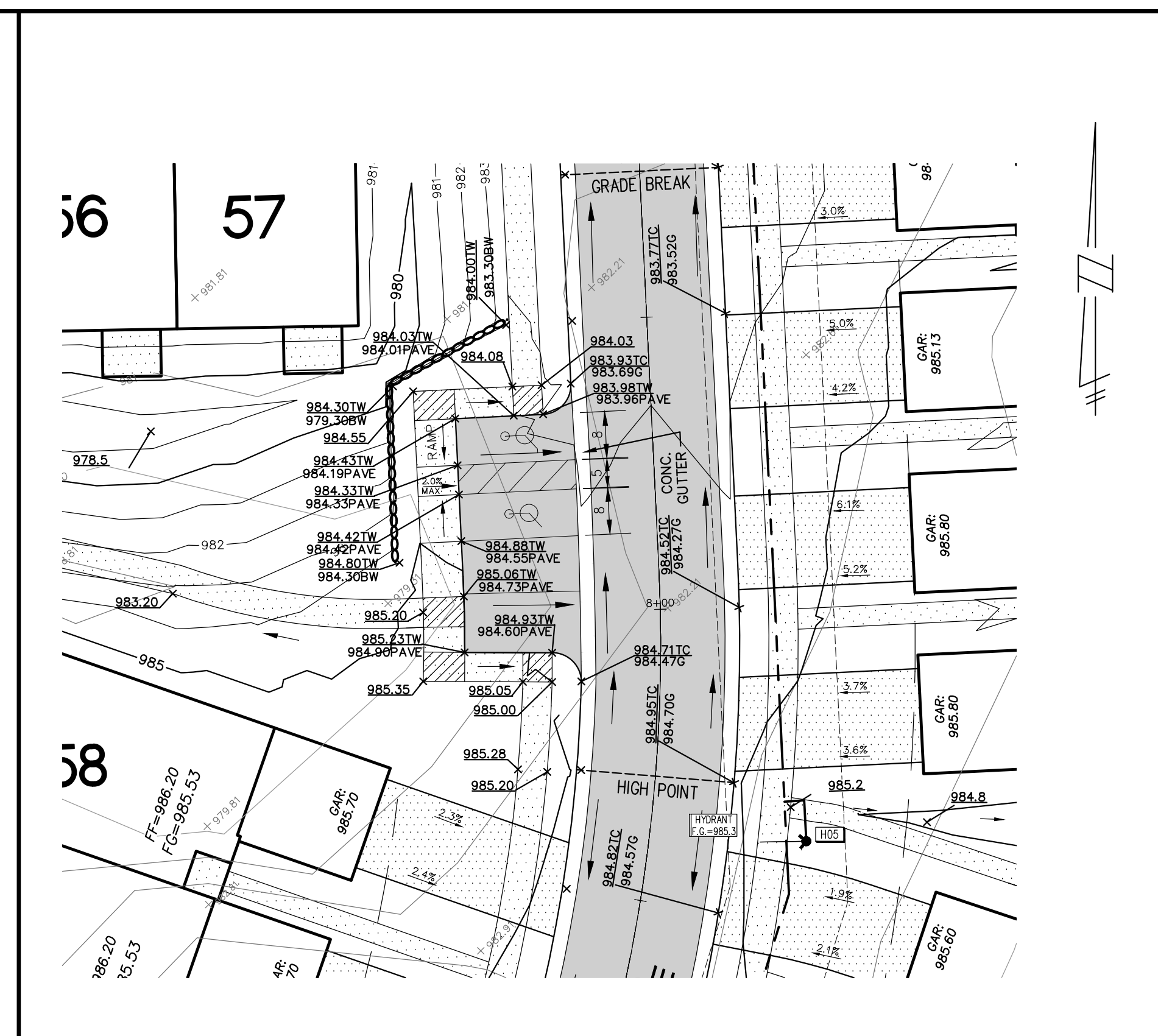
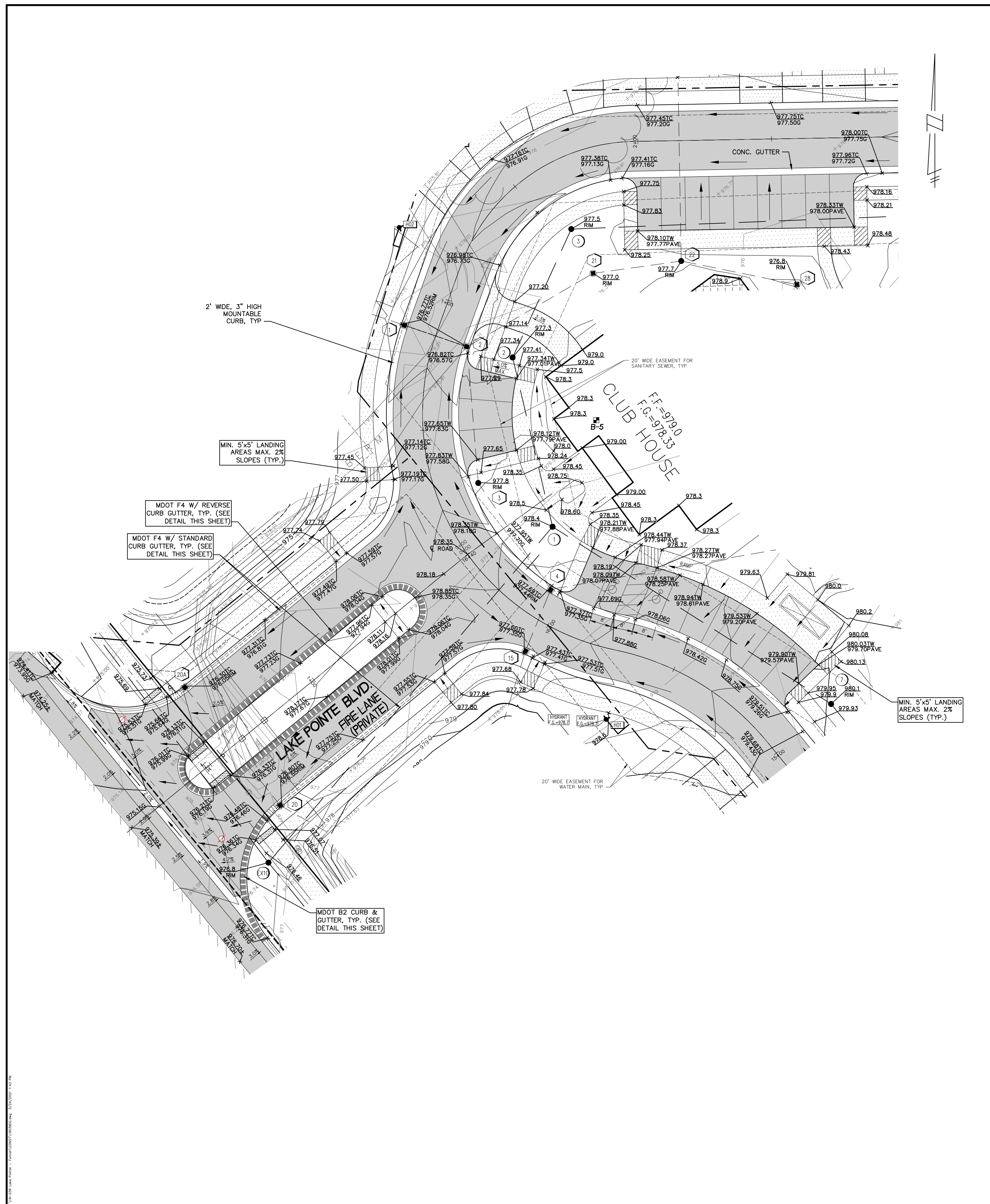
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DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-039
CHECKED BY: J.E. DRAWING FILE: 19039GR.dwg

PROPOSED CONTOUR PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
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PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET 7



- O.C.W.R.C. S.E.S.C. NOTES**
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- GRADING NOTES**
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 - SEE SHEET ND1 & 16 FOR ALL CURB AND PAVING DETAILS.
 - SEE UNION LAKE ROAD APPROACH PLAN NOTES ON SHEETS 16.

LEGEND

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		CONCRETE CURB AND GUTTER
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		T/C
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LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
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UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

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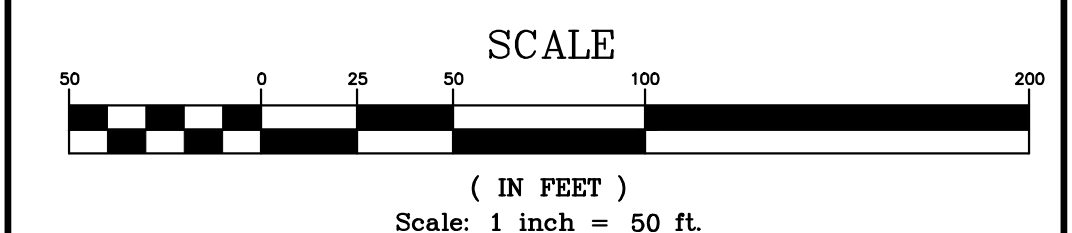
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DESIGNED BY: A.A. JOB NUMBER: 19-039
CHECKED BY: J.E. DRAWING FILE: 19039DG.dwg
DATE: 04-08-2020

DETAILED GRADING PLAN FOR ADA PATHWAYS

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SHEET 7A



SANITARY SEWER BASIS OF DESIGN

CONNECTION TO PROPOSED MANHOLE / 12-INCH PVC TRUSS ON THE NORTHEAST SIDE OF UNION LAKE ROAD AT LAKE POINTE BLVD.

INITIAL DESIGN AND ULTIMATE

RESIDENTIAL EQUIVALENCY UNIT (REU) CALCULATION			
	Area (Ac)	Number of Units	REUs
MULTI-FAMILY	13.32	69	41.4
Health Club / Fitness Center w Showers &/or Pool			
	Area (SF)	Number of Fixtures	REUs
		5	6.5
			TOTAL 47.9

POPULATION	
2.7 people/unit x 129.20 people	47.9 units

POPULATION DENSITY	
129.20 people / 13.32 Acres	9.70 ppl / ac

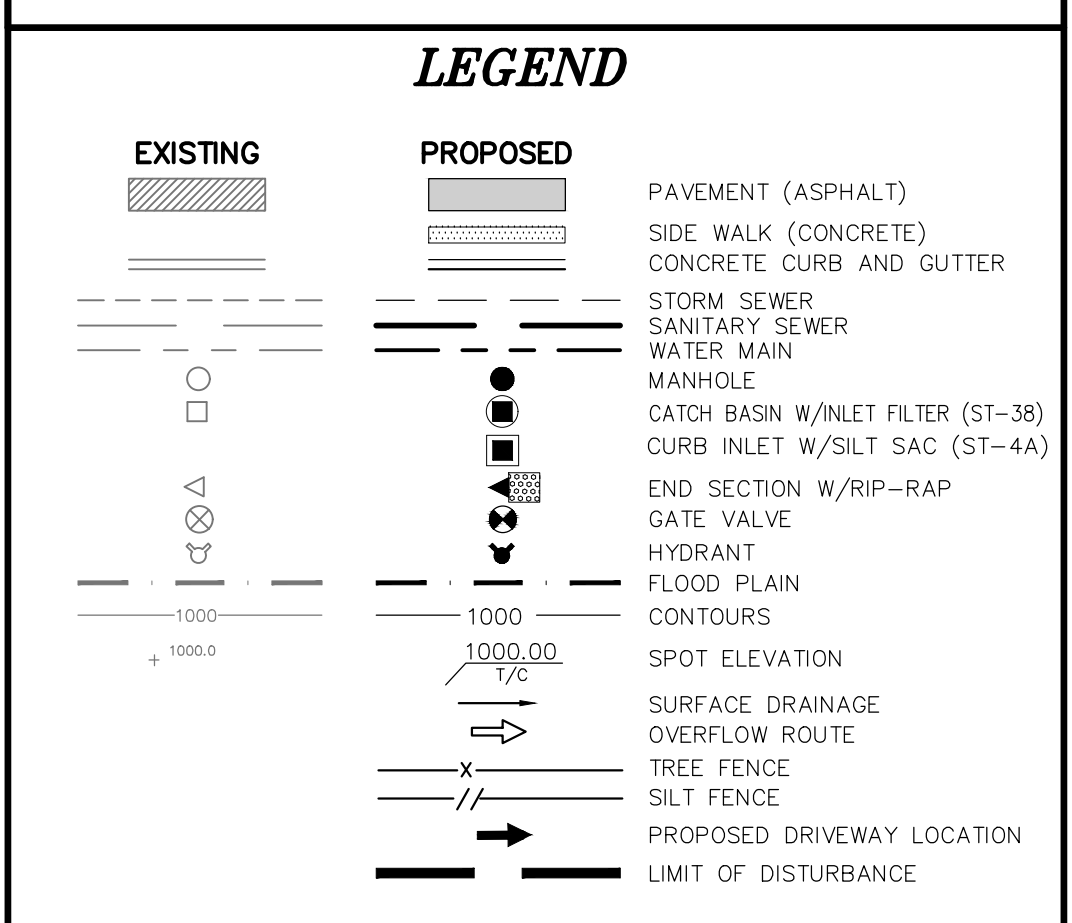
AVERAGE FLOW	
129.20 people x 12,920 gal/day	100 gal/cap/day
	0.0200 cfs

PEAK FACTOR	
(18+SQRT(P/1000))/(4+SQRT(P/1000))	4.21 (28,400 > Pop > 500)

PEAK FLOW	
PEAK FACTOR X AVERAGE FLOW	0.0842 cfs

COMPACTED SAND BACKFILL UNDER THE INFLUENCE OF ROADS. MATERIAL COMPACTED TO 95% MAXIMUM UNIT DENSITY.

- #### NOTES
- ALL SANITARY SEWER SHALL BE PVC TRUSS PIPE OR APPROVED EQUIVALENT.
 - ALL SANITARY SEWER LEADS SHALL BE SDR 23.5 PVC PIPE.
 - ALL TRENCHES WITHIN 1 ON 1 SLOPE FROM TOP OF CURBS SHALL BE BACKFILLED WITH GRANULAR MATERIAL CLASS II AND COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT.
 - SANITARY LEADS SHALL BE A MINIMUM OF 1% GRADE, A MAXIMUM OF 150 LF AND A MINIMUM 6" DIAMETER.
 - SANITARY LEADS SHALL BE BURIED AT LEAST 5 FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.
 - ALL SANITARY MANHOLES SHALL BE 4' DIAMETER UNLESS OTHERWISE NOTED.



LAKE POINTE

SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

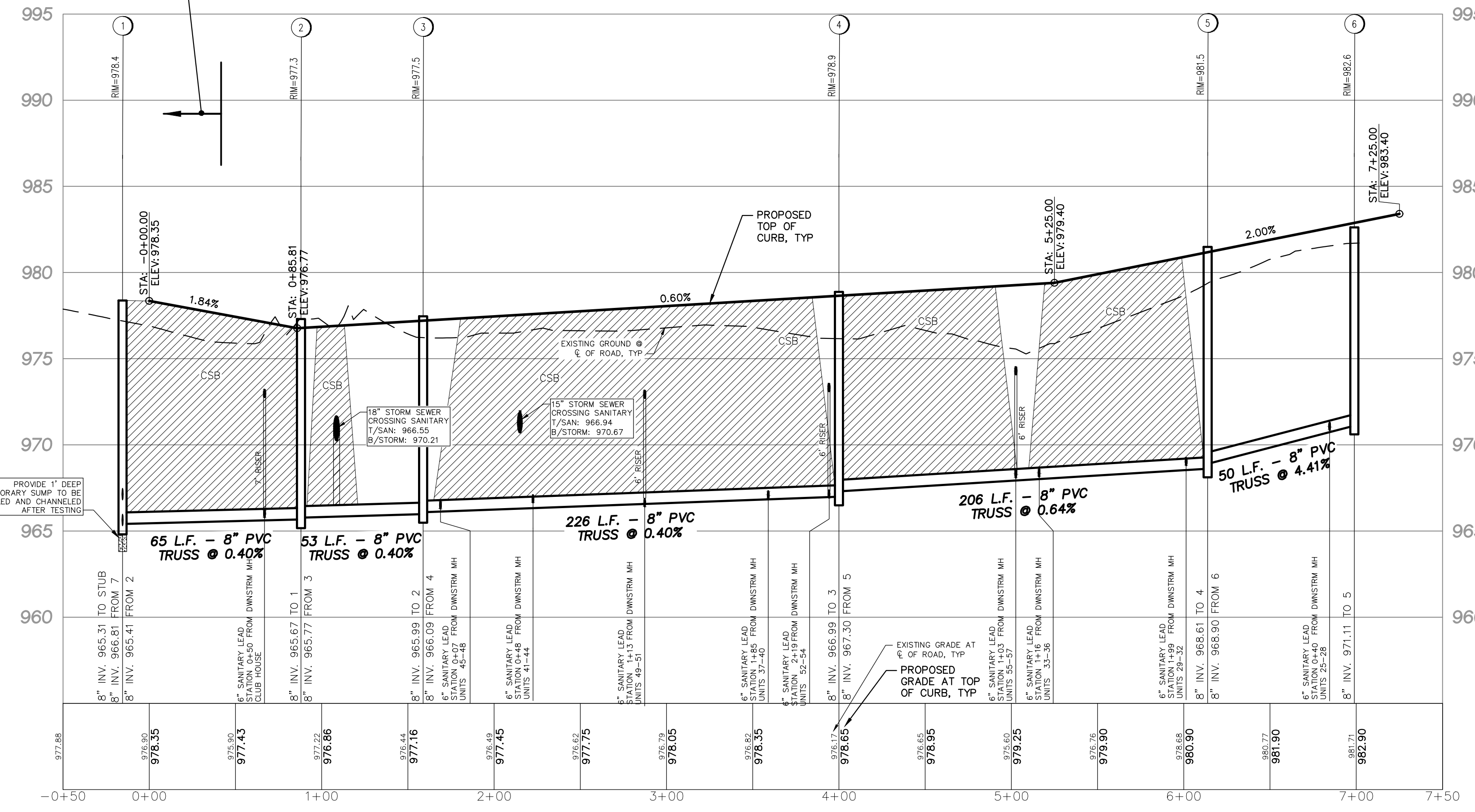
REVISIONS			UTILITY WARNING
NO.	ITEM	DATE	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED. 811 Know what's below. Call before you dig. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.
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2.	REVISE GRADES ON UNITS 2 AND 6	11-9-20	
3.	REV PER 11-20-20 WL TWP LETTER	02-02-21	
4.	REVISE PER WHITE LAKE TWP	03-03-21	

DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-039
CHECKED BY: J.E. DRAWING FILE: 19039RD.dwg

ROAD AND SANITARY SEWER PLAN

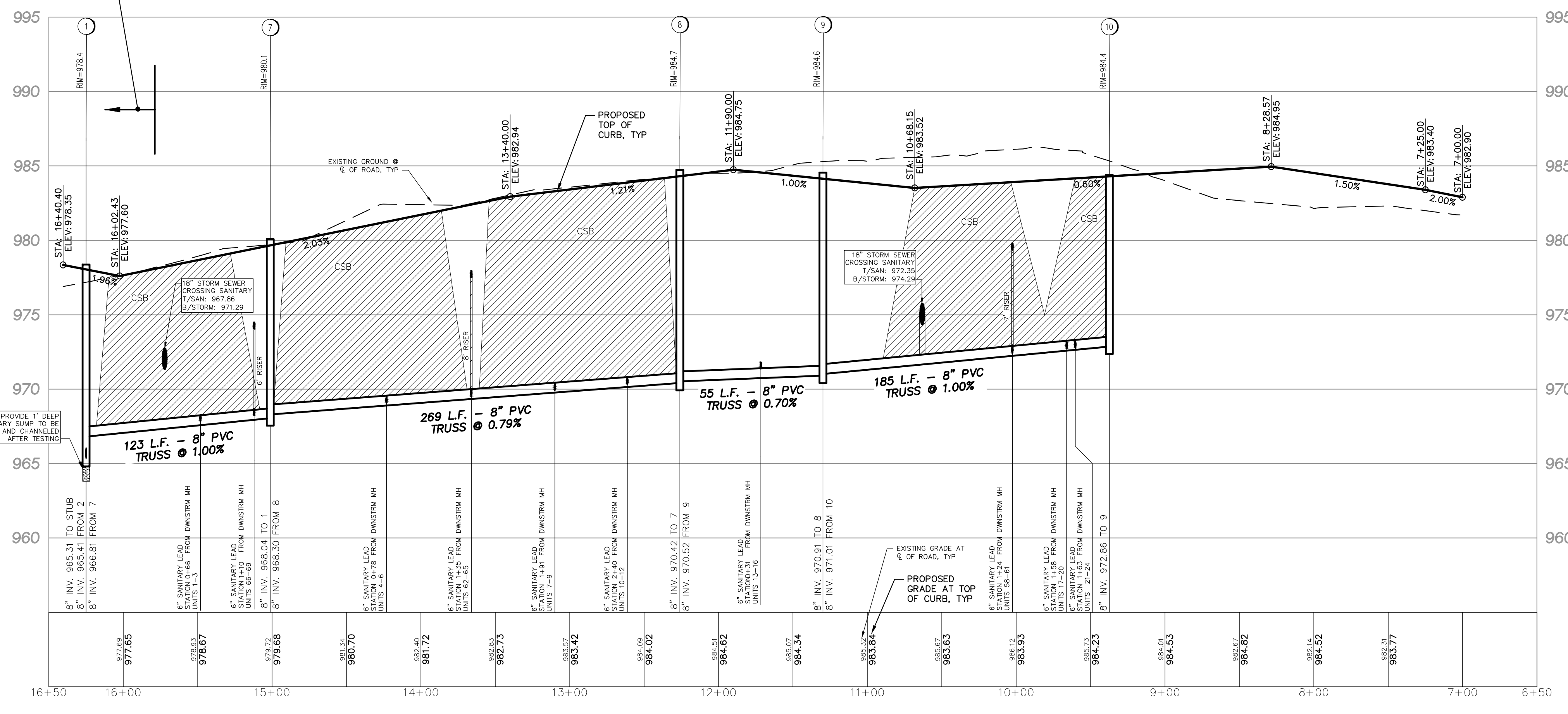
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SEE GRADING PLAN (SHEET 4) FOR INTERSECTION GRADING DETAIL

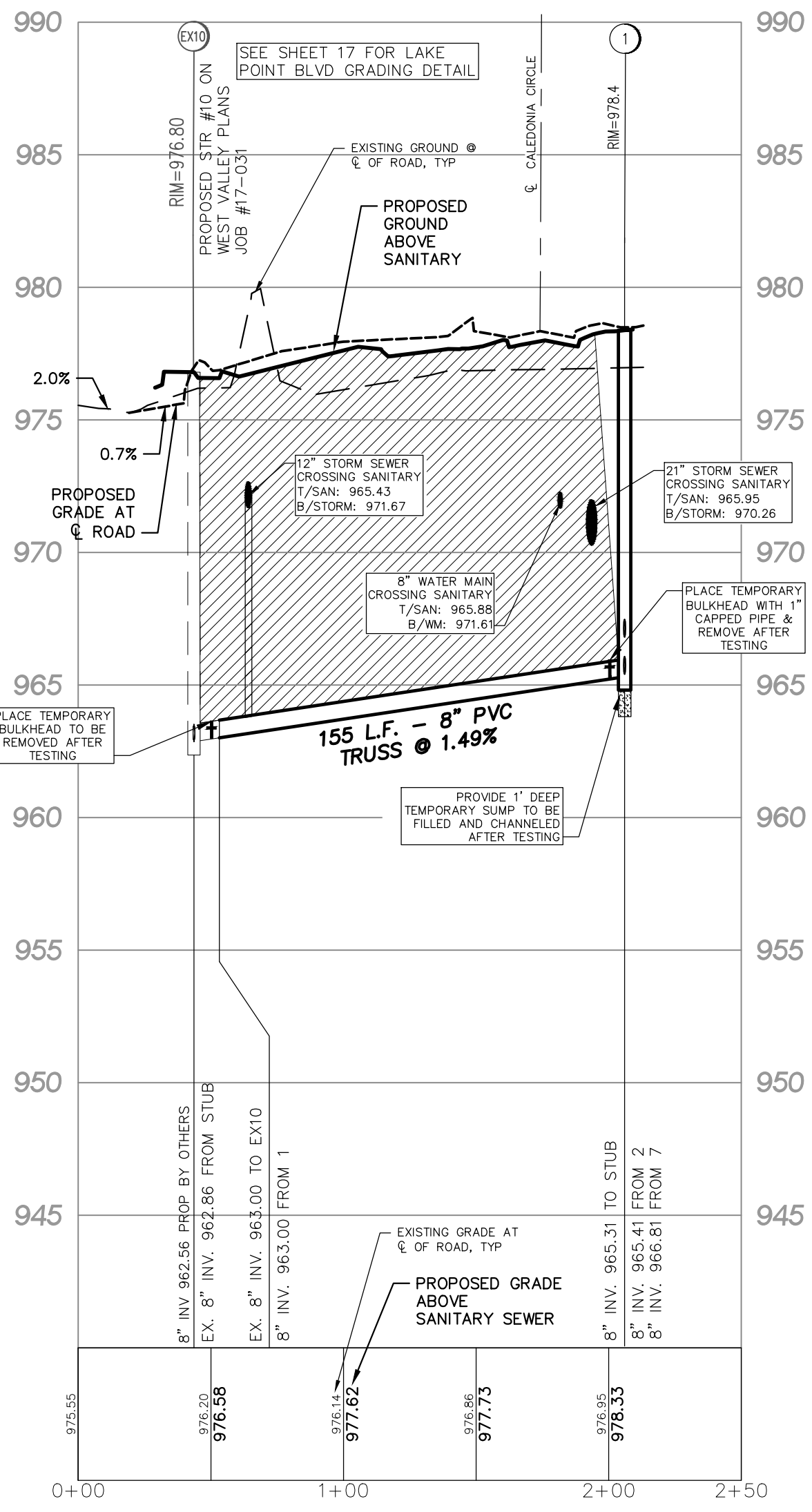


CALEDONIA CIRCLE
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

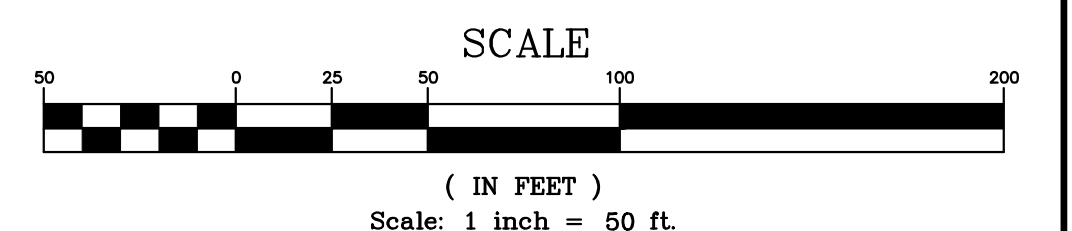
SEE GRADING PLAN (SHEET 4) FOR INTERSECTION GRADING DETAIL



CALEDONIA CIRCLE
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



LAKE POINTE BLVD
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



LEGEND		
	EXISTING	PAVEMENT (ASPHALT)
	PROPOSED	SIDE WALK (CONCRETE)
		CONCRETE CURB AND GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN W/INLET FILTER (ST-38)
		CURB INLET W/SILT SAC (ST-4A)
		END SECTION W/RIP-RAP
		GATE VALVE
		HYDRANT
		FLOOD PLAIN
		CONTOURS
		SPOT ELEVATION
		SURFACE DRAINAGE
		OVERFLOW ROUTE
		TREE FENCE
		PROPOSED DRIVEWAY LOCATION
		LIMIT OF DISTURBANCE

LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

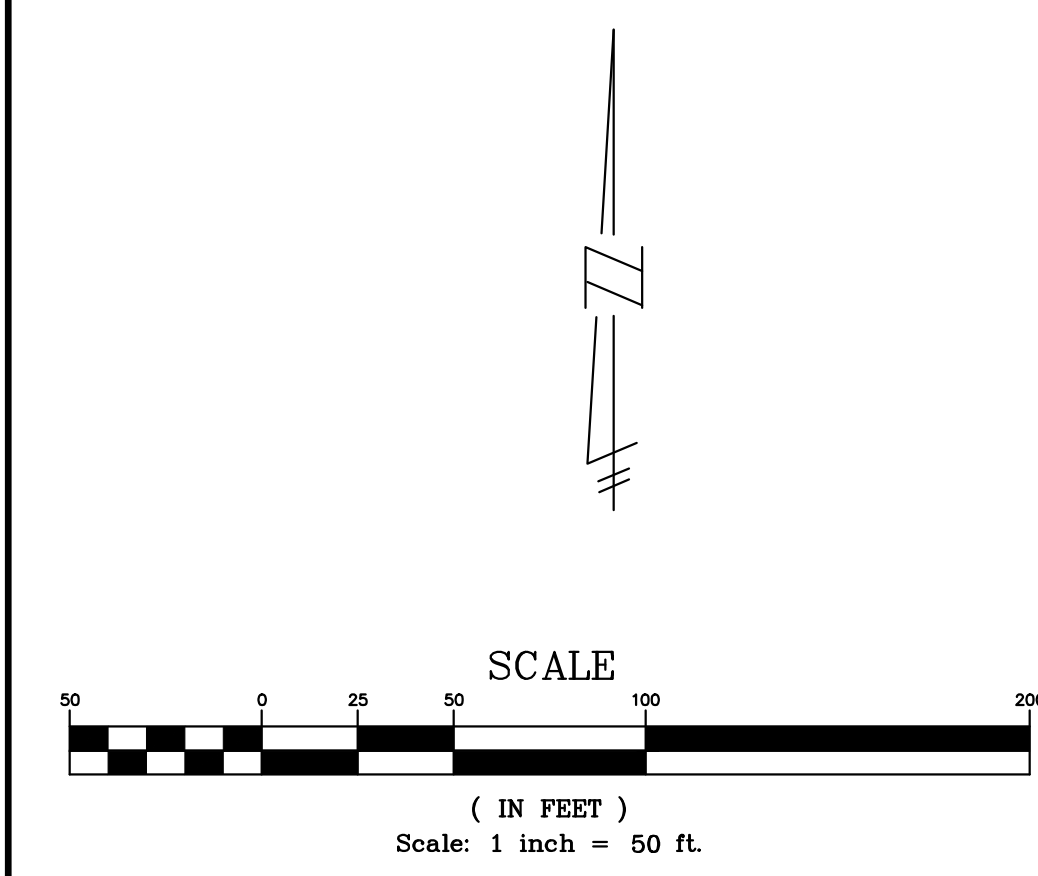
REVISIONS			UTILITY WARNING
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DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-039
CHECKED BY: J.E. DRAWING FILE: 19039RD.dwg

ROAD AND SANITARY SEWER PROFILES

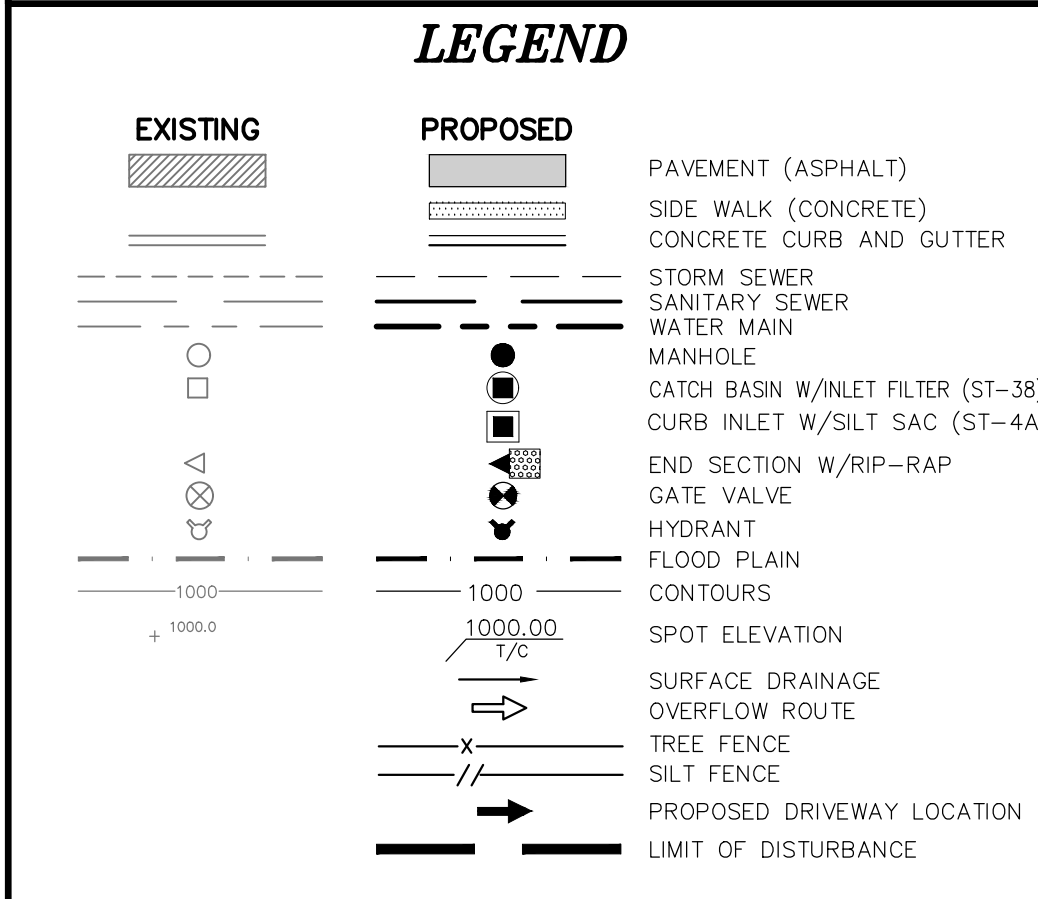
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SHEET 9



LOWER WATER MAIN AS NECESSARY TO MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES.
 COMPACTED SAND BACKFILL UNDER THE INFLUENCE OF ROADS. MATERIAL COMPACTED TO 95% MAXIMUM UNIT WEIGHT.

- ### NOTES
1. ALL TRENCHES WITHIN 1 ON 1 SLOPE FROM TOP OF CURBS SHALL BE BACKFILLED WITH GRANULAR MATERIAL CLASS II AND COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT.
 2. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 6'-0" OF COVER EXCEPT AT GATE WELLS WHERE THEY SHALL BE INSTALLED WITH A 5' DEPTH OF COVER.
 3. ALL WATER MAIN SHALL BE DUCTILE IRON, CLASS 54, CEMENT LINED.
 4. ALL HYDRANTS MUST BE A MINIMUM OF 6' (FROM CENTER) OFF THE BACK OF CURB.
 5. HYDRANT LEADS ARE 6". LENGTH OF LEAD IS 13' UNLESS OTHERWISE NOTED.
 6. ALL WATER SERVICES ARE TO BE 1" DIAMETER. ALL WATER SERVICES SHALL BE COPPER K OR 200 PSI BLUE POLY SDR9 TUBING WITH TRACER WIRE, OR APPROVED EQUAL.



LAKE POINTE

SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
 WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO.	ITEM	DATE
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2.	REVISE GRADES ON UNITS 2 AND 6	11-9-20
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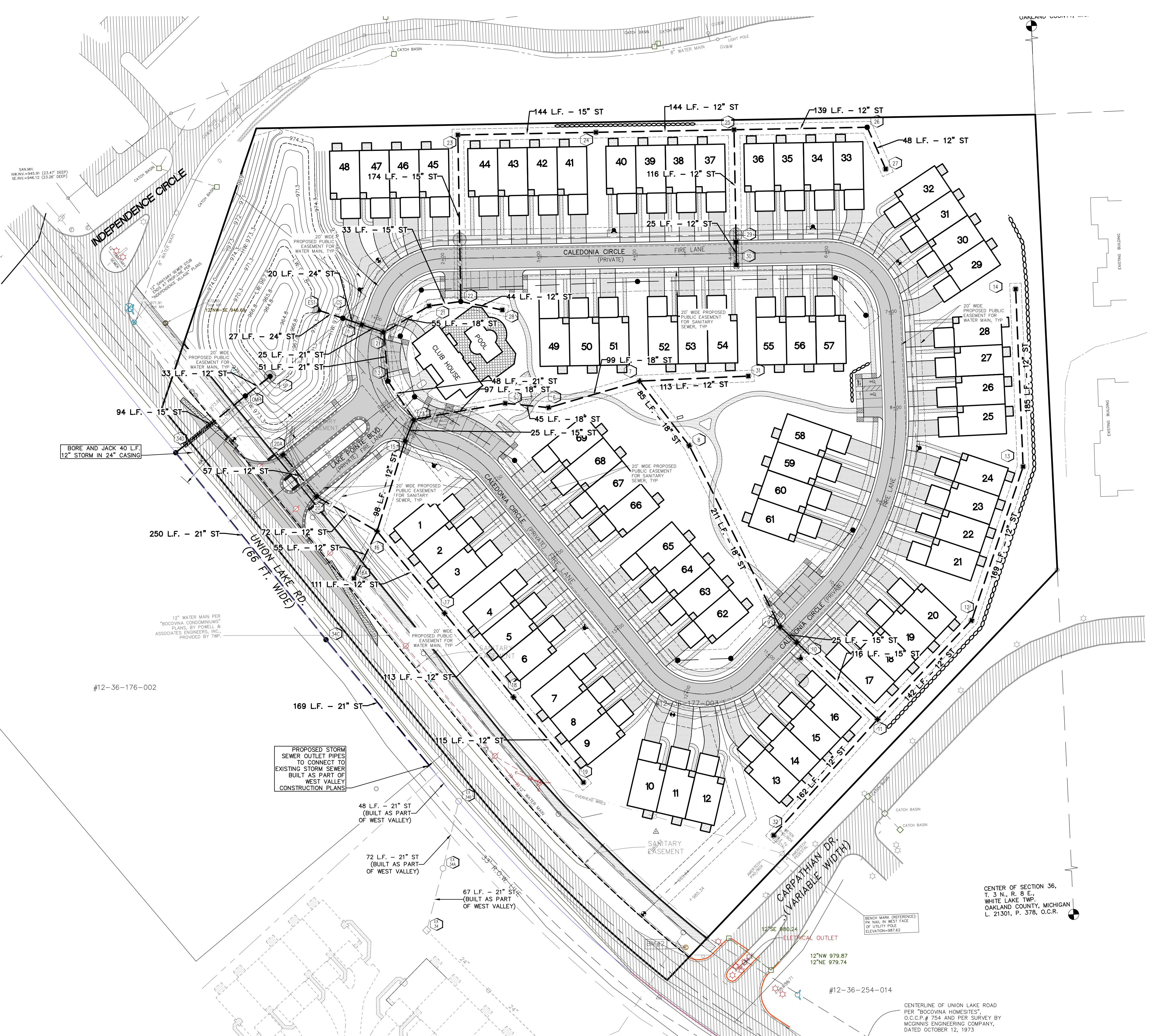
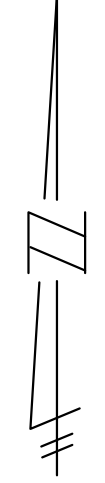
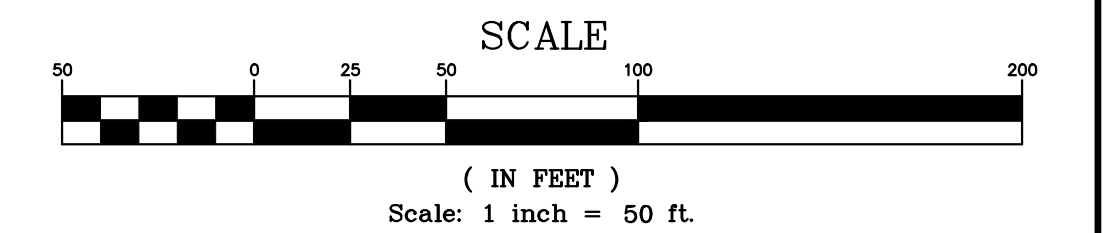
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-039
 CHECKED BY: J.E. DRAWING FILE: 19039WM.dwg

WATERMAIN PLAN

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SHEET 10



LOWER WATER MAIN AS NECESSARY TO MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES.

COMPACTED SAND BACKFILL UNDER THE INFLUENCE OF ROADS. MATERIAL COMPACTED TO 95% MAXIMUM UNIT DENSITY.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PAVEMENT (ASPHALT)
		SIDE WALK (CONCRETE)
		CONCRETE CURB AND GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN W/INLET FILTER (ST-38)
		CURB INLET W/SILT SAC (ST-4A)
		END SECTION W/RIP-RAP
		GATE VALVE
		HYDRANT
		FLOOD PLAIN
		CONTOURS
		SPOT ELEVATION
		SURFACE DRAINAGE
		OVERFLOW ROUTE
		TREE FENCE
		SILT FENCE
		PROPOSED DRIVEWAY LOCATION
		LIMIT OF DISTURBANCE

LAKE POINTE

SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

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DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-039
CHECKED BY: J.E. DRAWING FILE: 19039ST.dwg

STORM SEWER PLAN

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SHEET 11

SAN. 11/11/19
N. 11/11/19
S. 11/11/19

BORE AND JACK 40 L.F.
12" STORM IN 24" CASING

#12-36-176-002

PROPOSED STORM SEWER OUTLET PIPES TO CONNECT TO EXISTING STORM SEWER BUILT AS PART OF WEST VALLEY CONSTRUCTION PLANS

48 L.F. - 21" ST (BUILT AS PART OF WEST VALLEY)

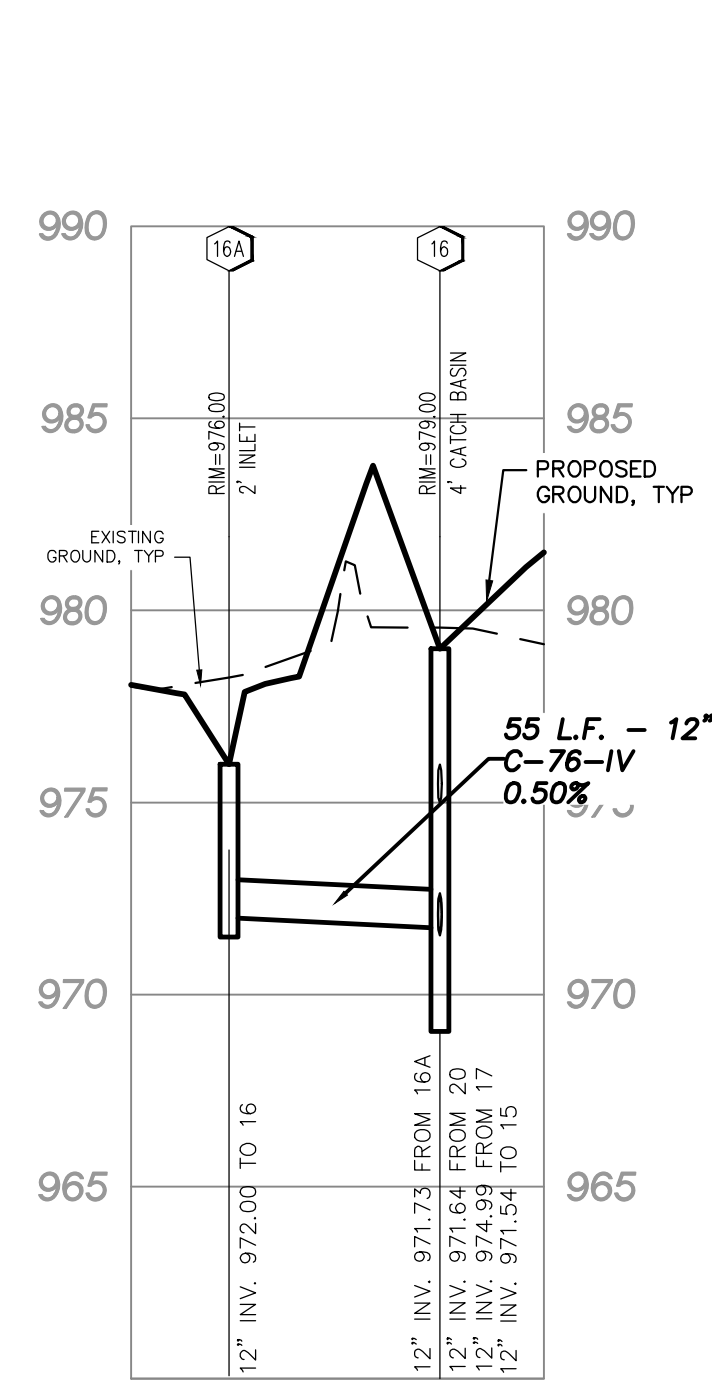
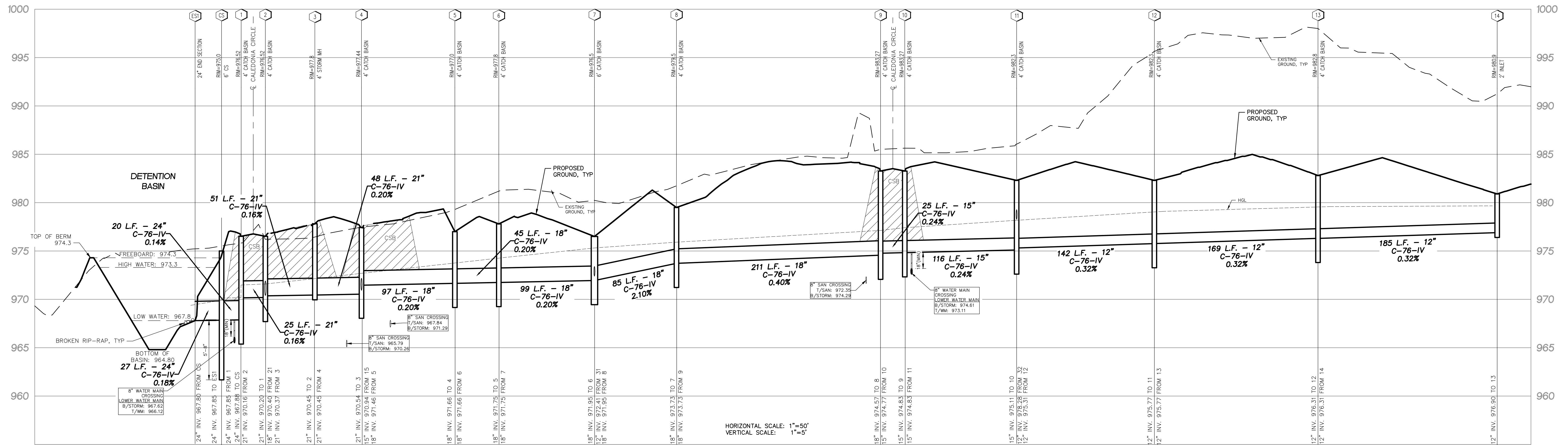
72 L.F. - 21" ST (BUILT AS PART OF WEST VALLEY)

67 L.F. - 21" ST (BUILT AS PART OF WEST VALLEY)

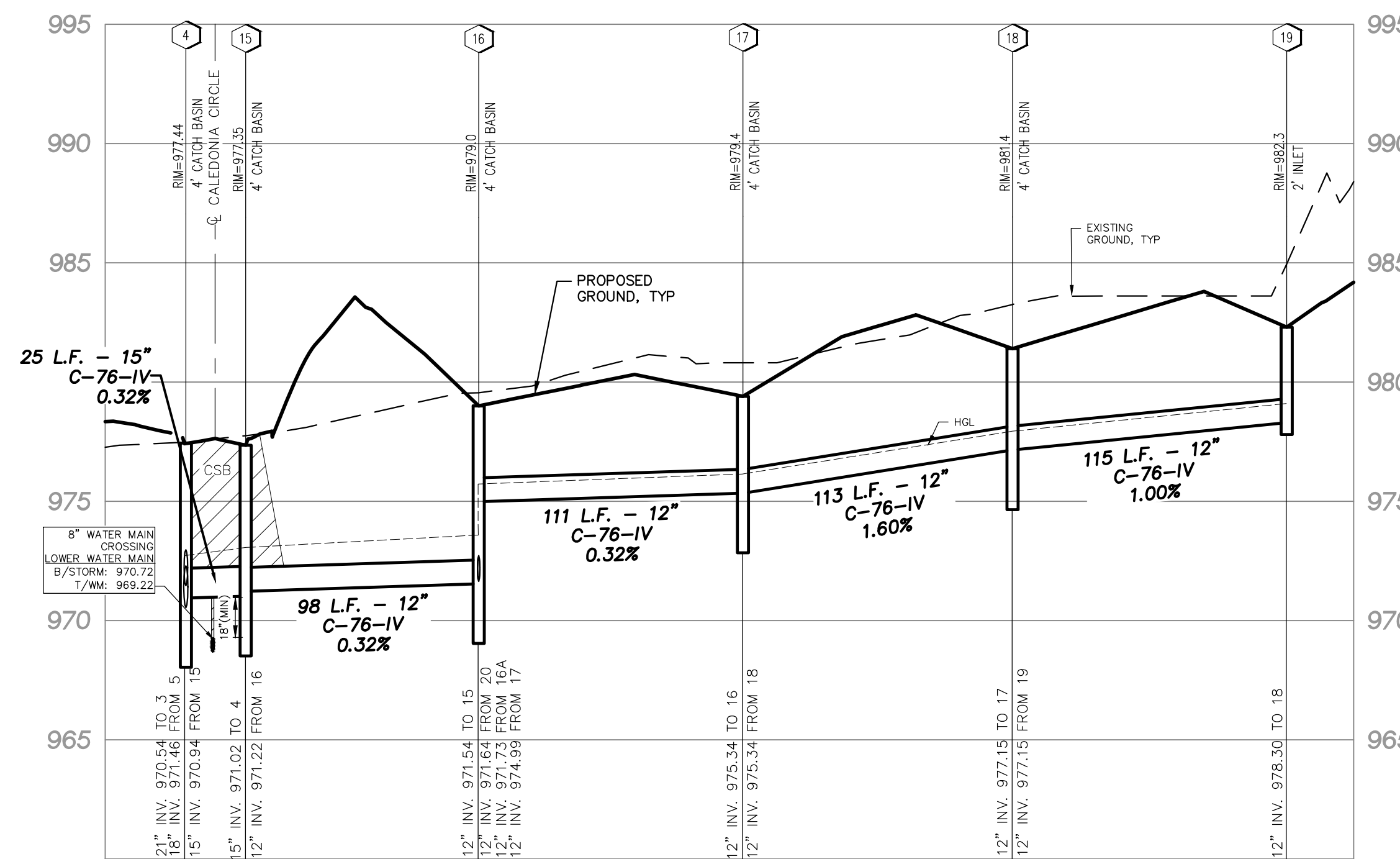
CENTER OF SECTION 36, T. 3 N., R. 8 E., WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN L. 21301, P. 378, O.C.R.

#12-36-254-014

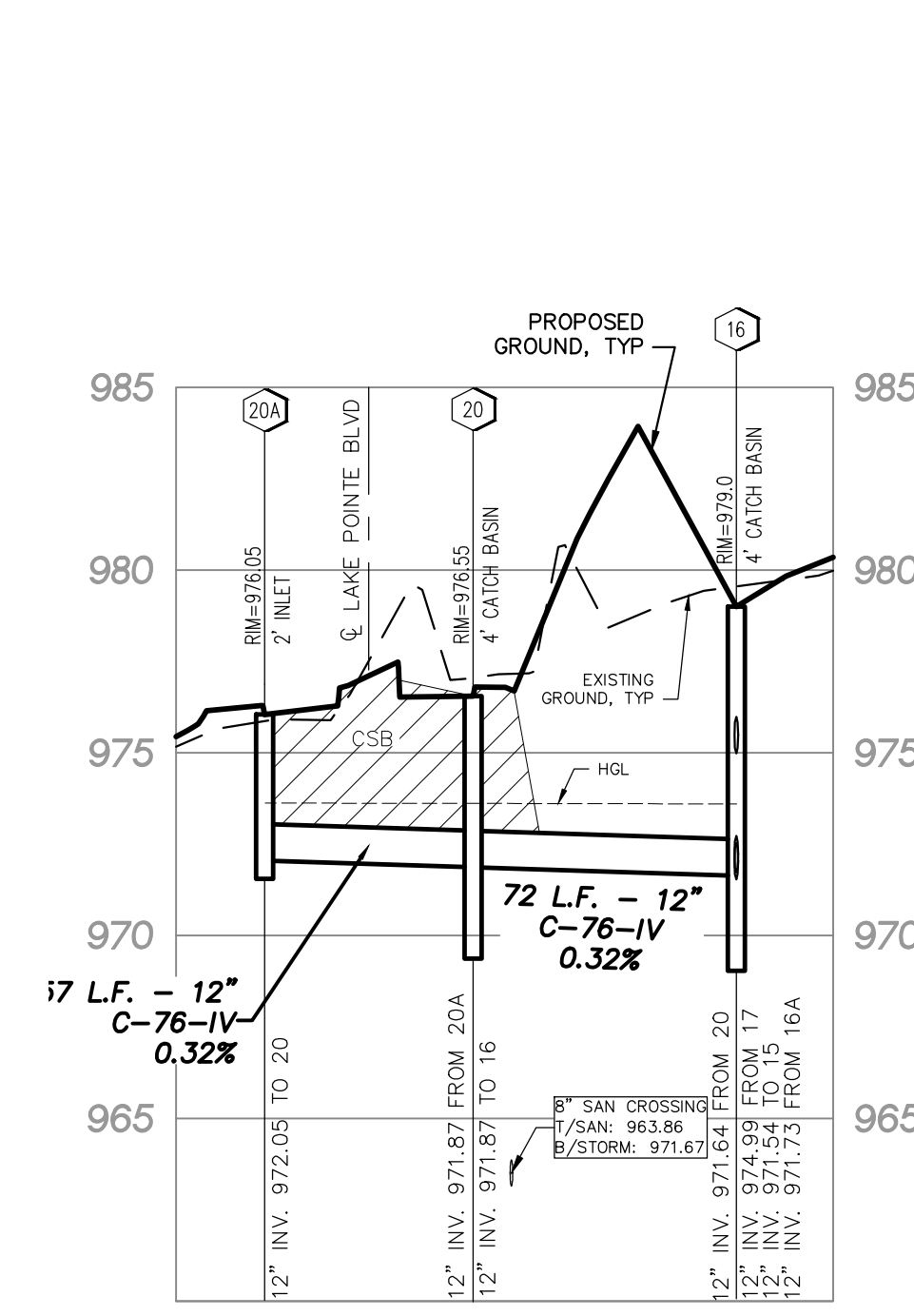
CENTERLINE OF UNION LAKE ROAD PER "BOCOVINA HOMESITES" O.C.C.P.# 754 AND PER SURVEY BY MCGINNIS ENGINEERING COMPANY, DATED OCTOBER 12, 1973



HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

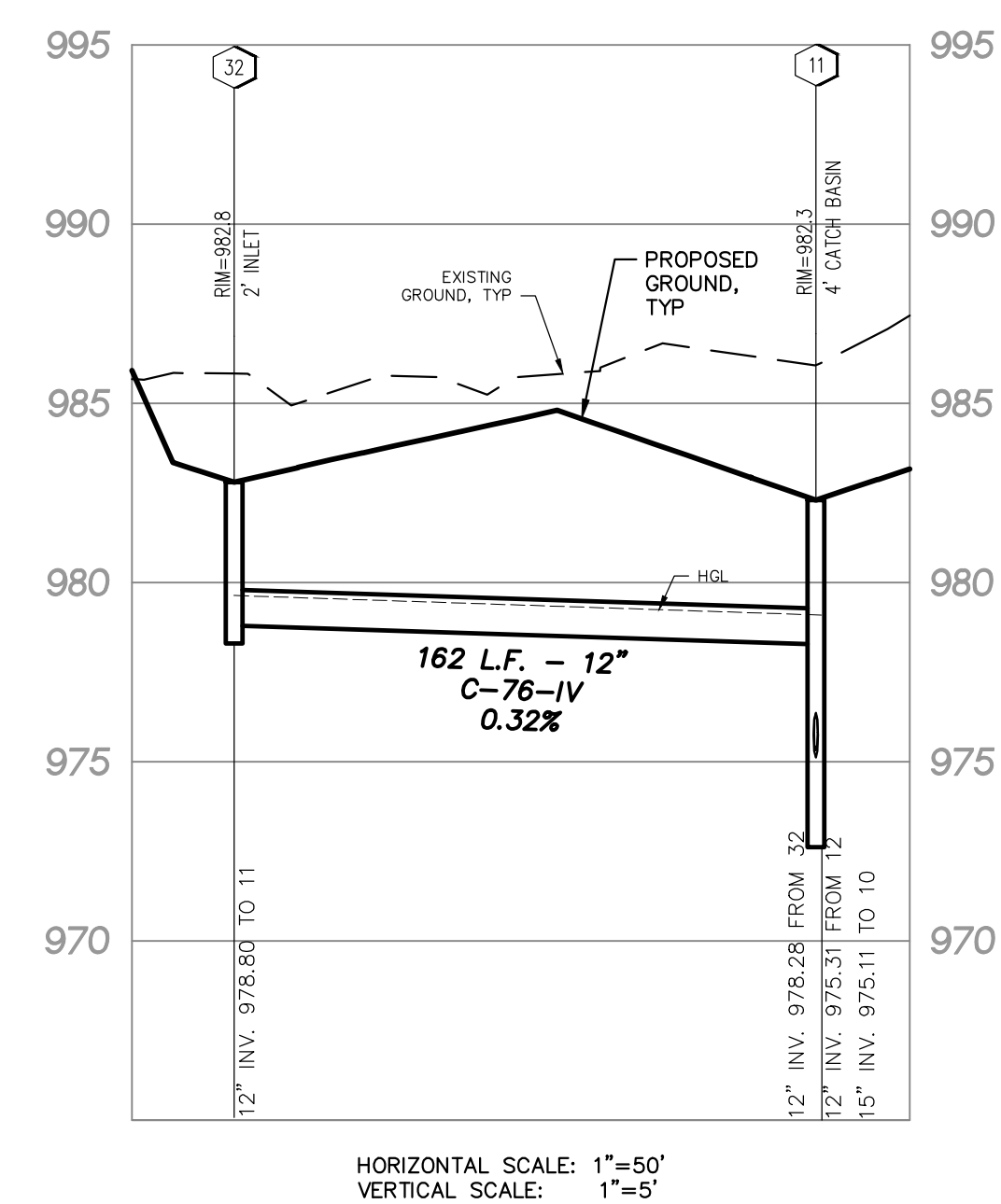
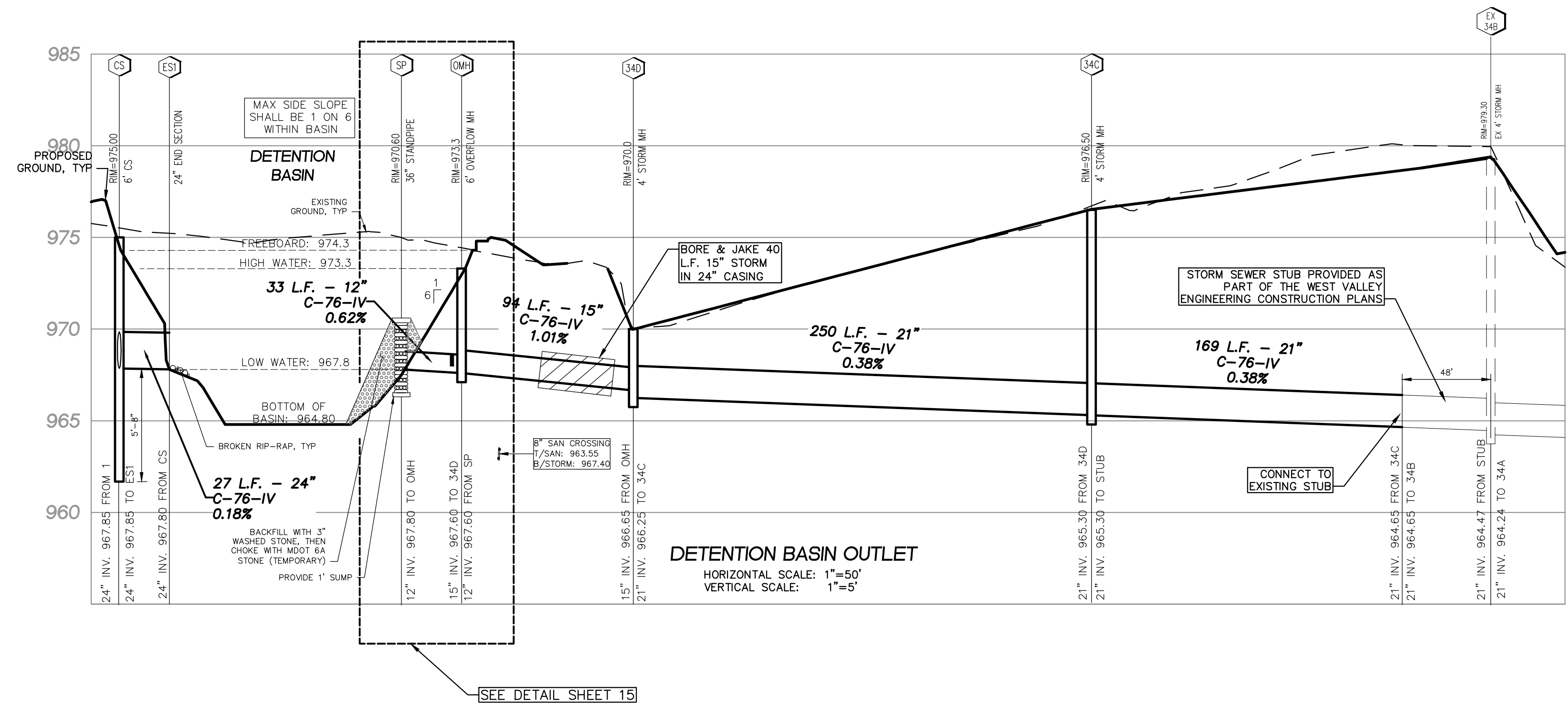
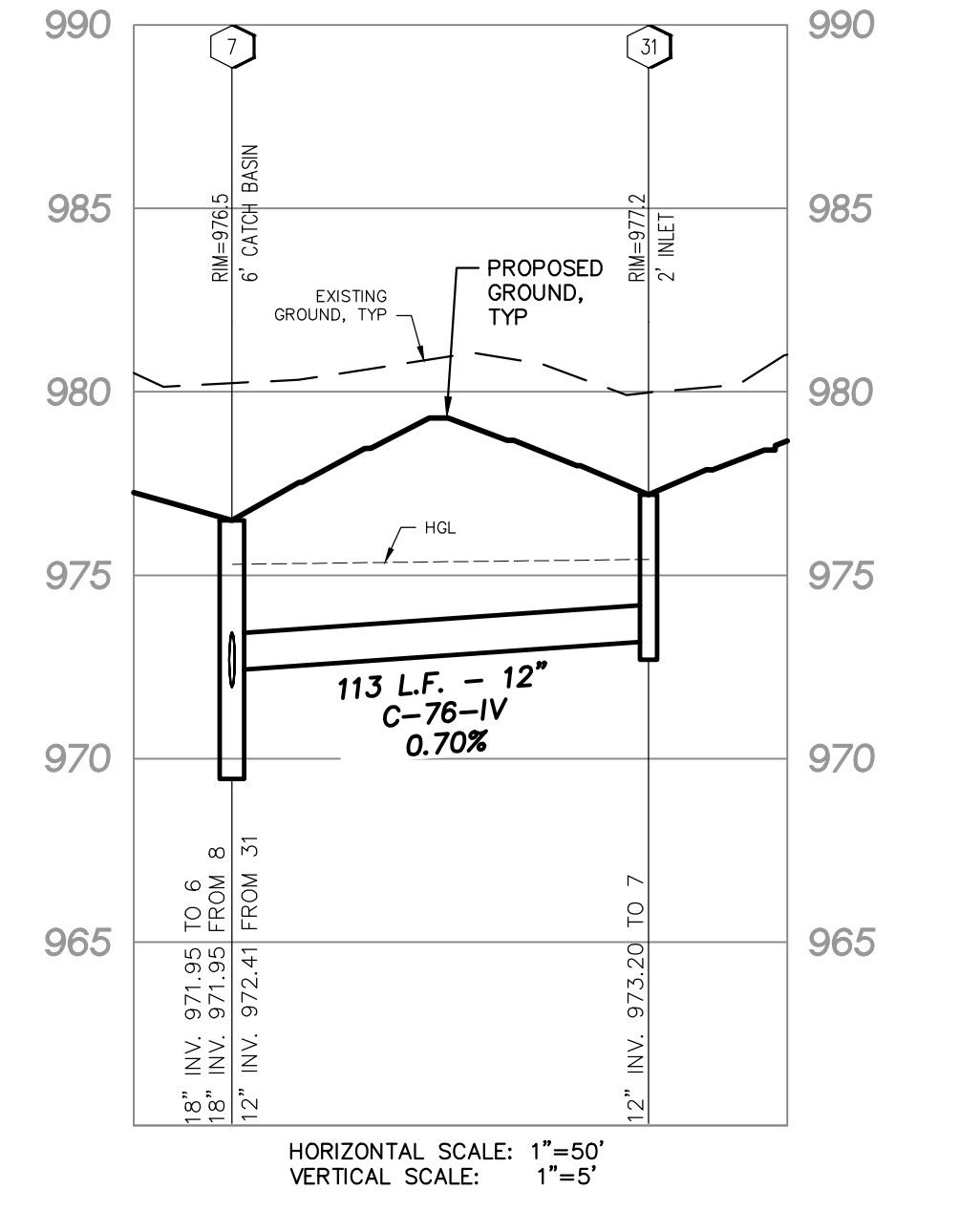
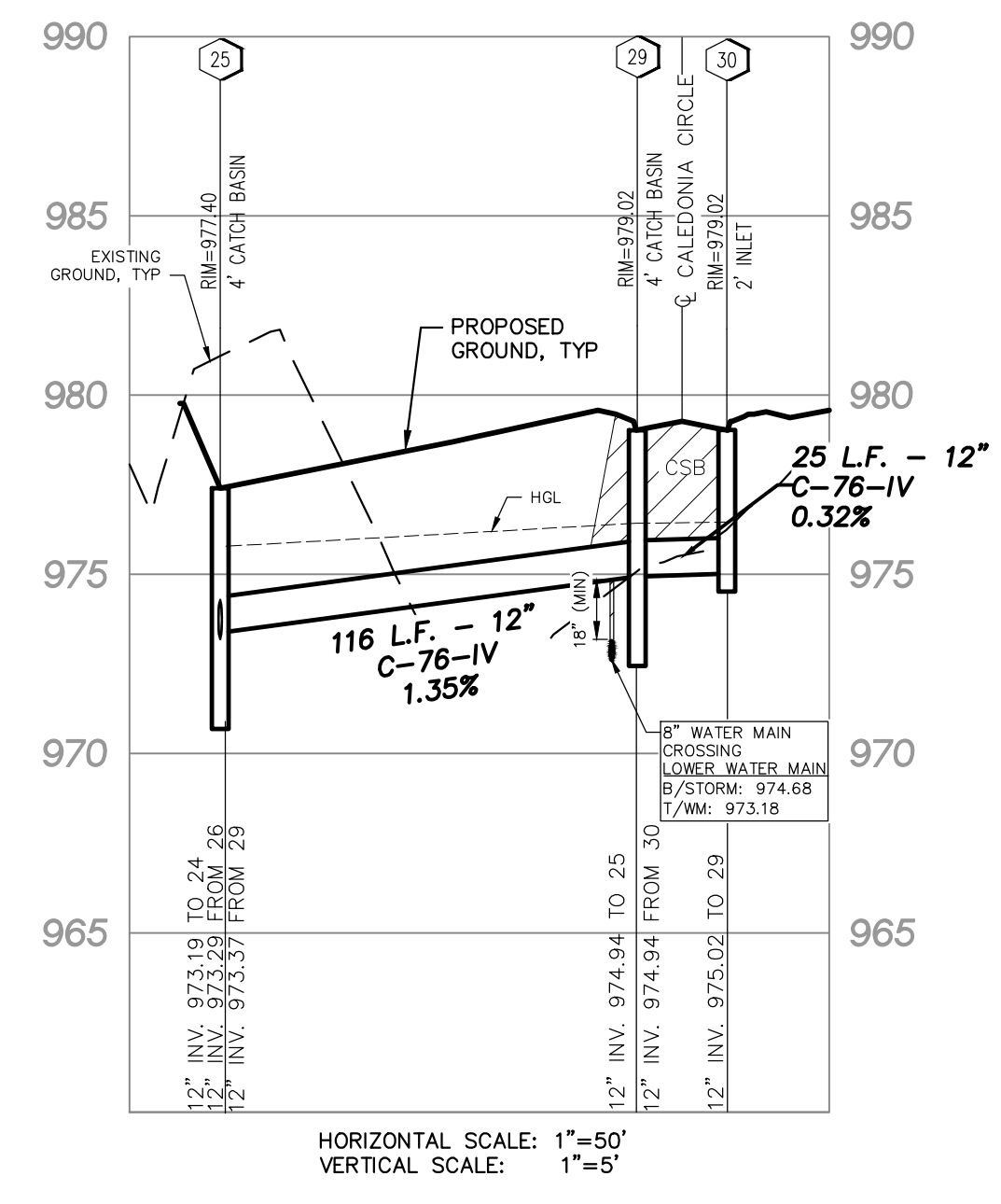
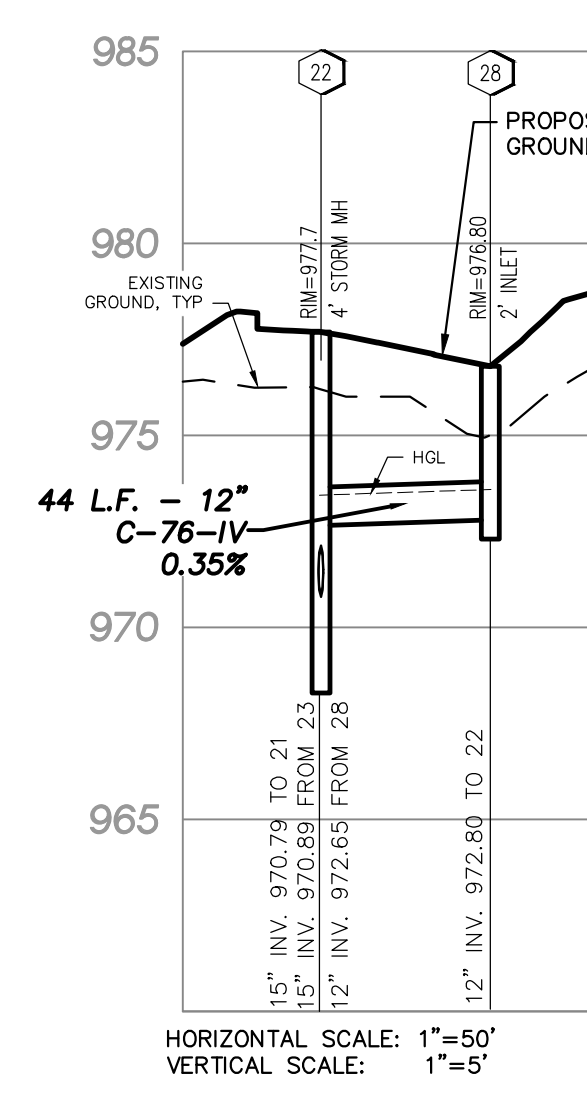
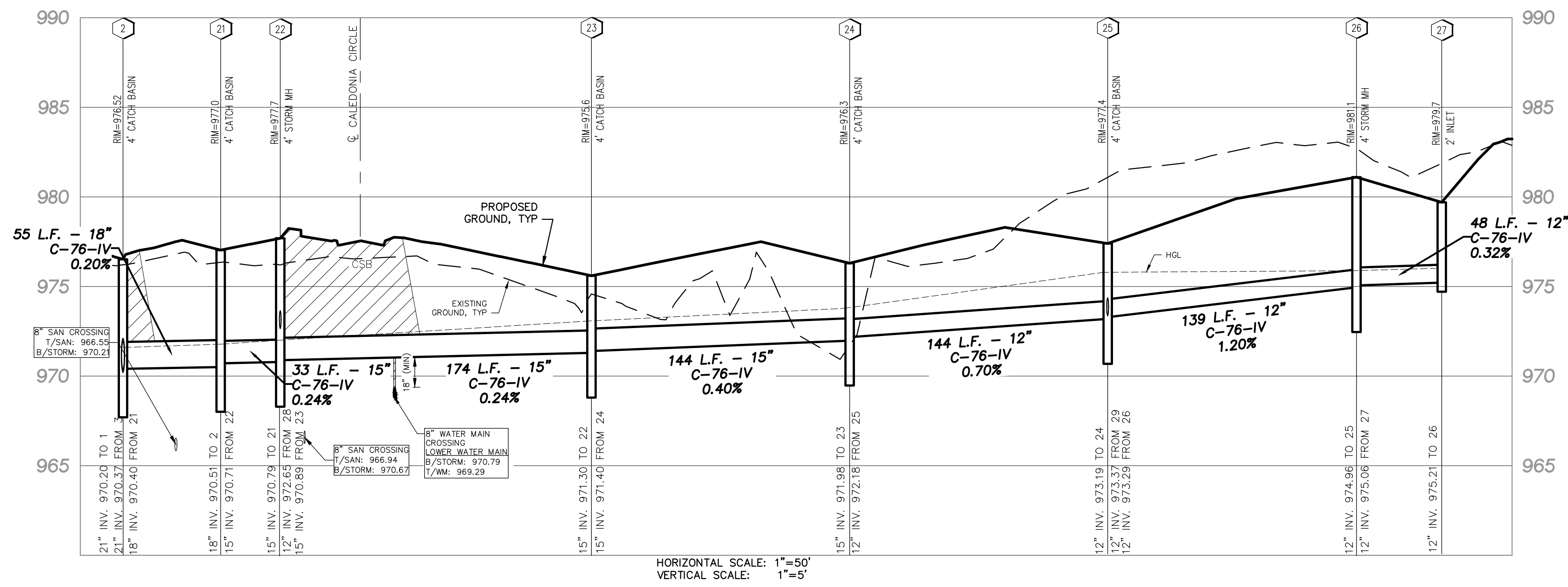


HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

LAKE POINTE		
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN		
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NO.	ITEM	DATE
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	CHECKED BY: J.E.	DRAWING FILE: 19039ST.dwg

STORM SEWER PROFILES

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LAKE POINTE
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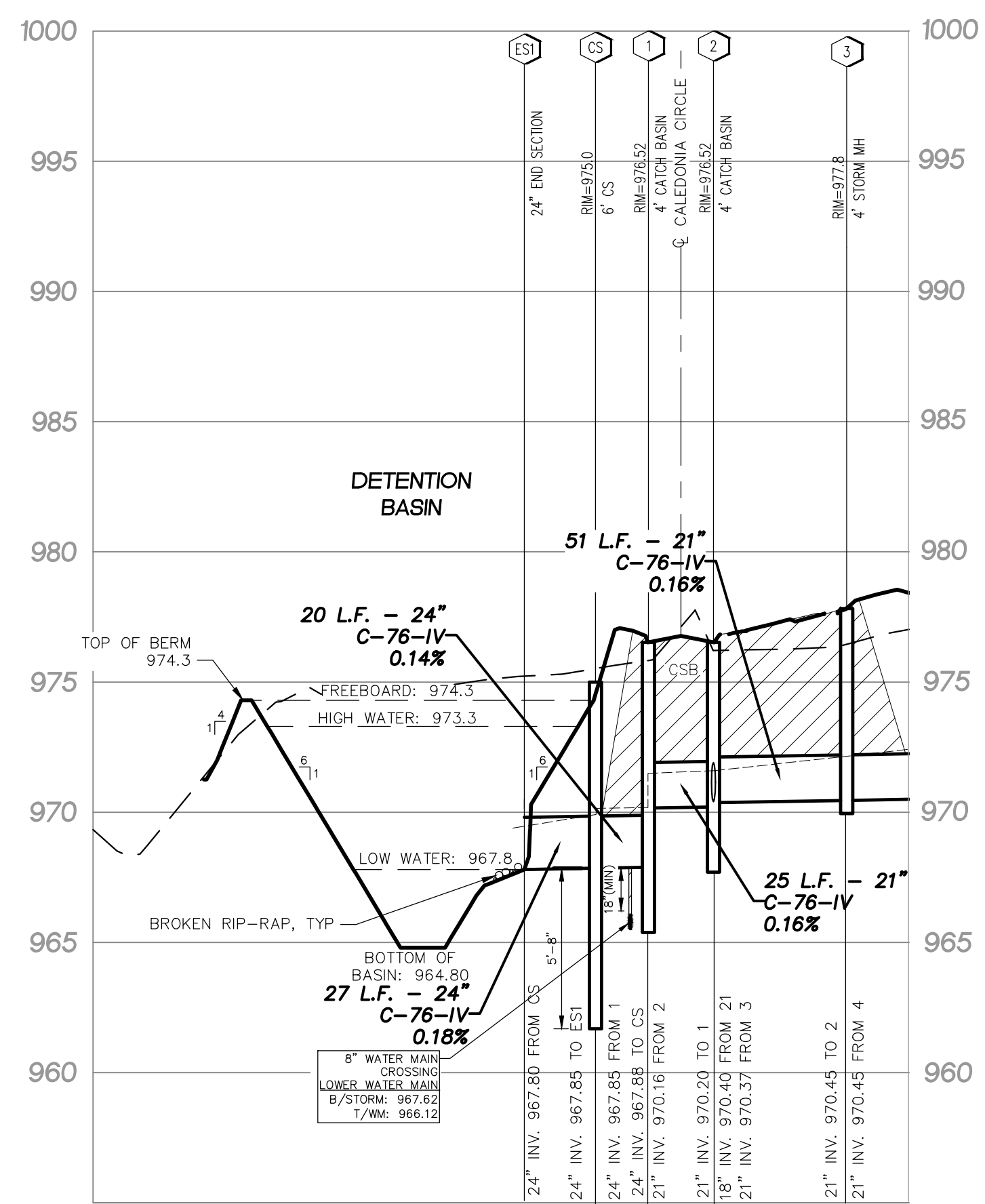
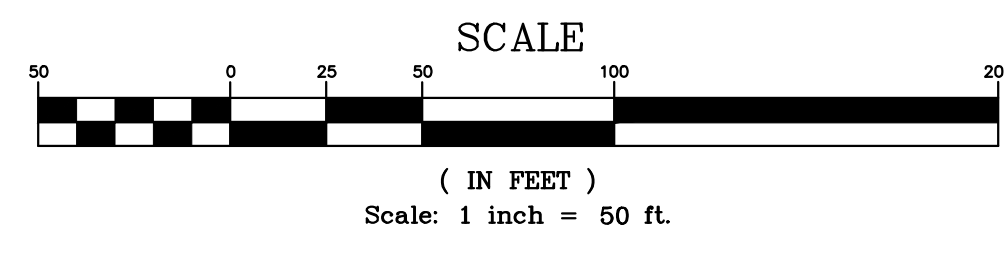
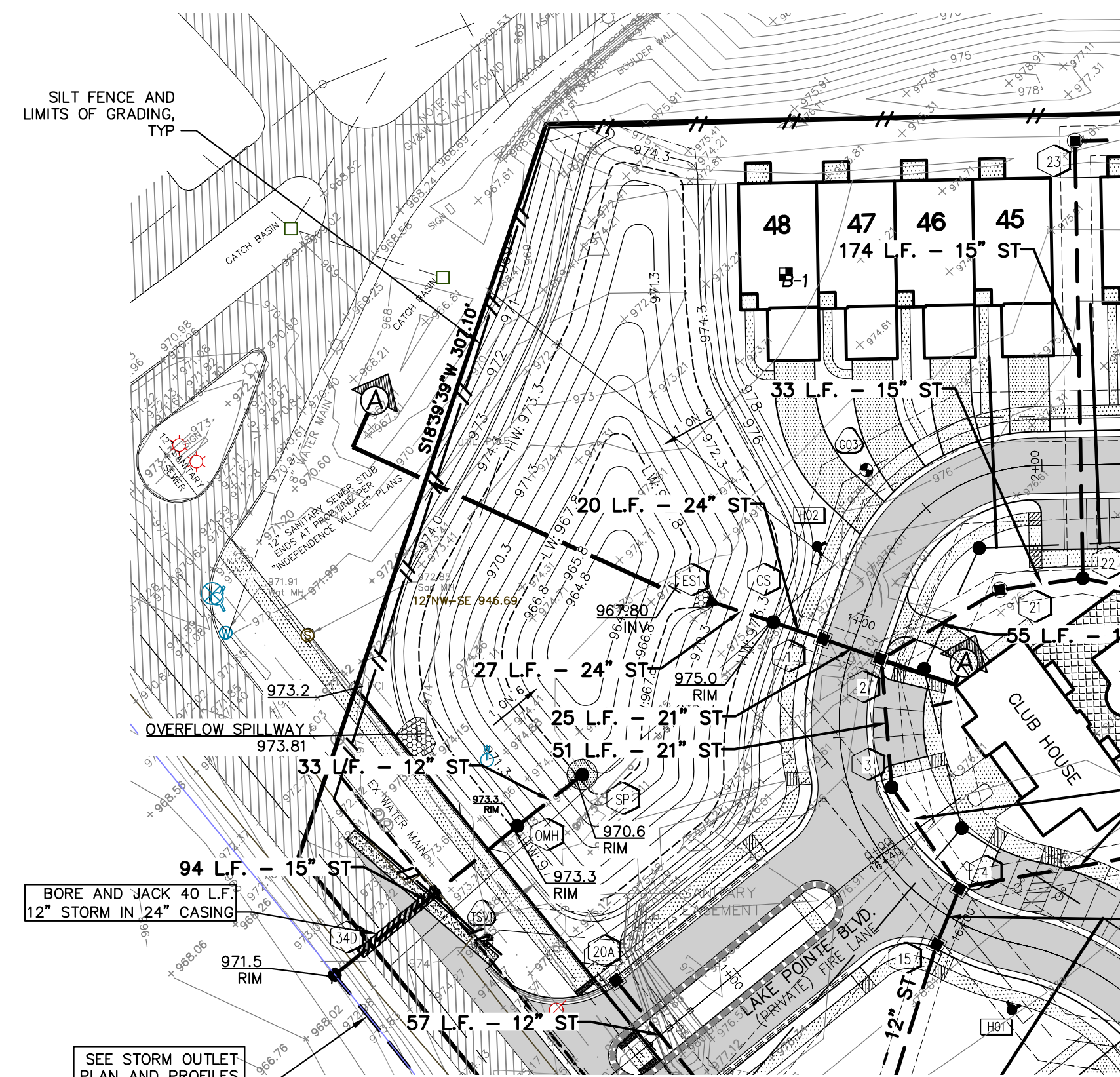
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CHECKED BY: J.E. DRAWING FILE: 19039ST.dwg

STORM SEWER PROFILES

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SHEET
13



Detention Basin Calculations

DETERMINE DETENTION VOLUME REQUIREMENTS (100-YEAR STORM)

Ac = 11.64 Ac Developed **ON-SITE** area tributary to the Detention Basin
 Q_{all} = 2.33 cfs Allowable Outflow (Total Area x 0.2 cfs/Ac.)
 C = 0.53

Q_o = Q_{all} / (Ac * C) = 0.38 cfs/Ac. Imp
 T = -25 + sqrt(10312.5/Q_o) = 139.88 min
 V_s = (16500*T)/(T+25)-40*Q_o*T = 11876 cf/Ac. Imp
 V_t = V_s * Ac * C = **72,880 ft³ req'd**

DETERMINE DETENTION VOLUME REQUIREMENTS (1-YEAR STORM)

OCWRC Volume (1-yr Storm)
 V_r = 4320 * C * A = **26,511 ft³**

DETERMINE VOLUME PROVIDED FOR 1 YEAR AND 100-YEAR STORMS

Elevation	Area	Vol (ft ³)
Low Water 967.8	6,248	3,396
968.3	7,336	3,996
969.3	9,785	11,957
970.3	12,665	23,182
971.3	16,238	37,633
972.3	20,112	55,808
High Water 973.3	24,135	77,932

1 Year Storm EL. = 970.60 ft
 Volume provided = 27,517 ft³

100 Year Storm EL. = 973.30 ft
 Volume provided = 77,932 ft³

DETERMINE OUTLET SIZE TO DEWATER 1 YEAR STORM IN 48 HOURS

Volume of Storage = 27,517 ft³
 Median Surface Area = 9,827 ft²
 Orifice Area Required = 0.038
 Area of 1" diameter hole = 0.00545
 Number of holes required = 6.96

Therefore use **7 - 1" Diameter Holes**

DETERMINE 100-YEAR DETENTION BASIN OUTLET SIZE

Orifice Formula, Q = 0.625*A*sqrt(64.4*H)
 Q_{all} = 2.33 cfs
 Outlet Size = 6.000 in
 Invert Elevation = 967.80 ft
 Springline EL. = 968.05 ft
 H = 5.25 ft
 Area Req'd = A = 0.2026 sf
 Area of Outlet Used = 0.1963 sf
 Diameter Req'd = 6.000 in
 USE **6.000 in Dia Outlet**
 Q Discharge = 2.26 cfs

SIZE PRIMARY OVERFLOW STRUCTURE (OMH)

Size of Overflow MH = 6 ft
 % of MH that can be used as a Weir = 50%
 Calculated Length of Weir = L = 9.42 ft
 Acreage Tributary to Overflow (onsite + offsite) = 12.58 Ac
 Composite Runoff Coefficient = 0.53

(From Pipe Flow Calculations)

Longest Time of Flow to Basin = 21.19 min
 Sum of all Flow into the Basin = 23.74 cfs
 Volume of Basin (Det Calcs) = 77,932 ft³
 Storage Elevation = 973.30 ft
 Freeboard Elevation = 974.30 ft
 Time to Fill Basin Vprov / Flow into Basin = 54.71 min.
 I = 175 / (T+25) = 1.73 in / hr
 Qexp = C*I*A = 11.50 cfs
 Qweir = 3.33*(L)^{1.5}(h)^{1.5}
 Calculate how high the water will rise above the Overflow Structure to pass the expected flow.
 h = 0.51 ft
 Rim Overflow MH = 973.30 ft
 Elevation of Water during Overflow Conditions = 973.81 ft
 Elevation of Water during Overflow Condition is Less than

Determine "C" Factor for Detention Basin

DETERMINE "C" FACTOR

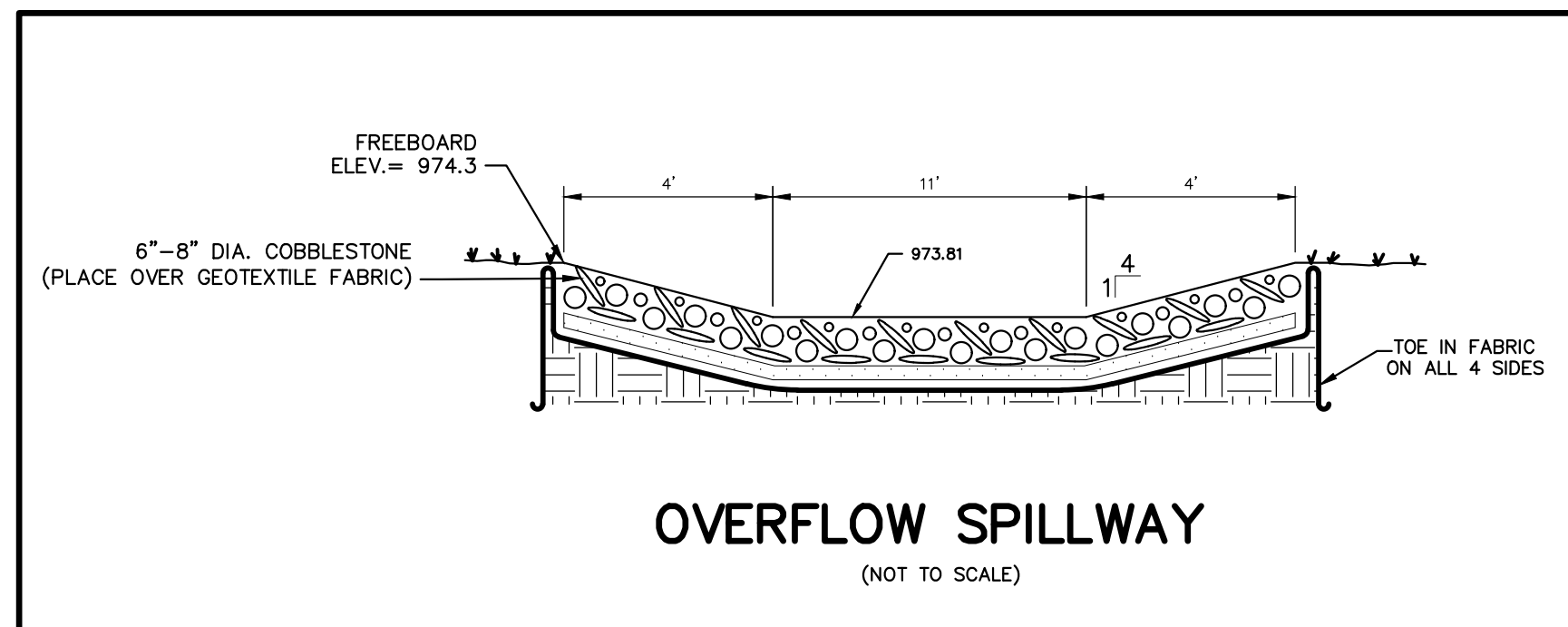
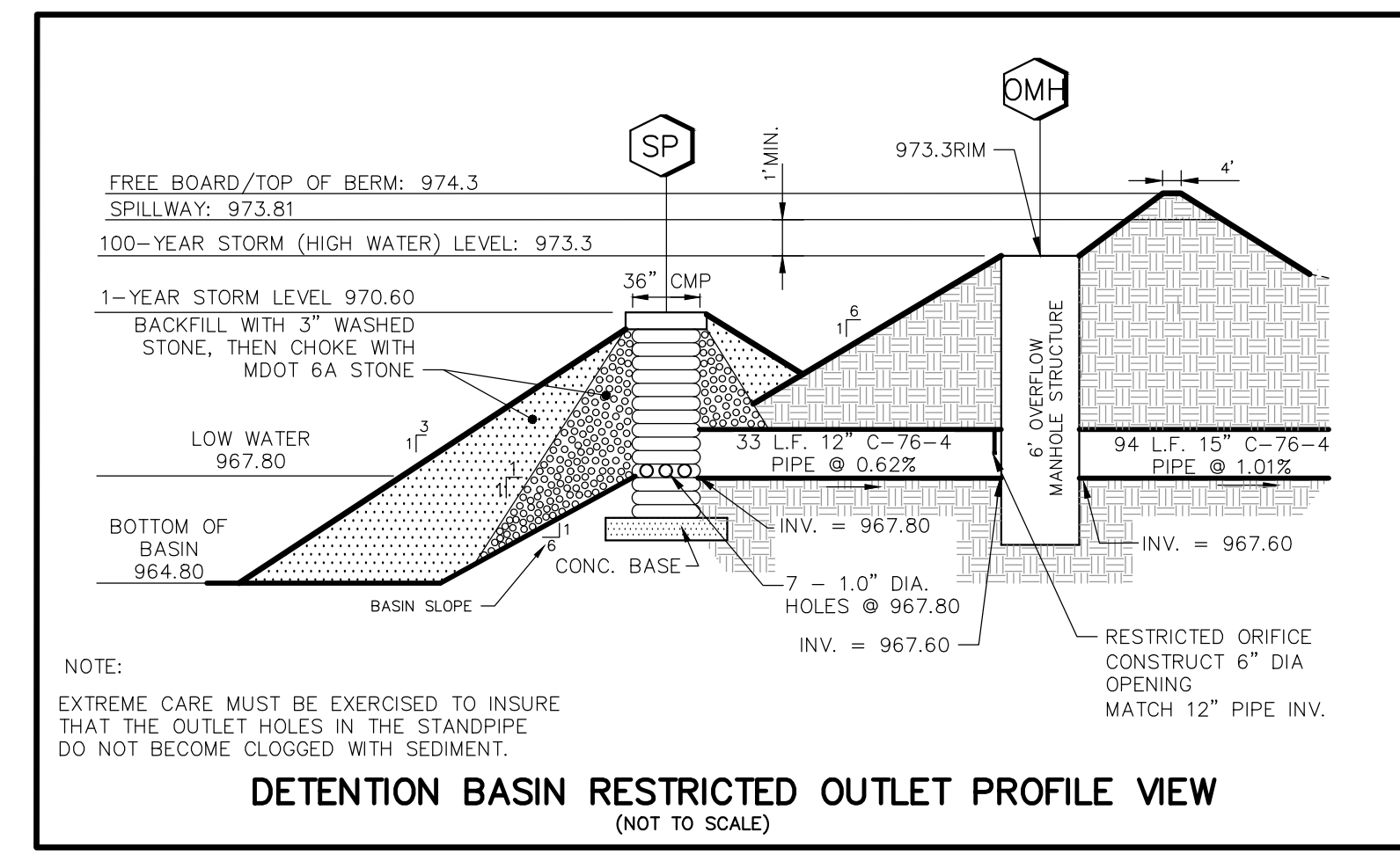
Area	C	Area * C
AREA TRIBUTARY TO ON-SITE STORM SEWER	10.95 Ac.	
AREA TRIBUTARY TO CB 16A	0.94 Ac.	
AREA OF DETENTION BASIN	0.69 Ac.	
TOTAL AREA TRIBUTARY TO DETENTION BASIN	12.58 Ac	
DETENTION BASIN LOW WATER	0.17 Ac	@ 1.00 = 0.17
PAVING AREA (WALKS, DRIVE, ROAD)	3.14 Ac	@ 0.80 = 2.51
BUILDING AREA	3.19 Ac	@ 0.90 = 2.87
LAWN AREA INCLUDING DETENTION BASIN AREA	6.25 Ac	@ 0.20 = 1.25
TOTAL AREA	12.58 Ac	6.63

Cavg = A * C / TOTAL ACRES = 0.53

Determine On-Site Area to be Detained for in Detention Basin Calculations

(Note: Exclude ROW Area Tributary to CB 16A)

TOTAL AREA TRIBUTARY TO DETENTION BASIN	=	12.58 Ac
AREA TRIBUTARY TO CB 16A	=	-0.94 Ac
ON-SITE AREA TRIBUTARY TO DETENTION BASIN	=	11.64 Ac



NOTES:

- ALL TRENCHES WITHIN 1 ON 1 SLOPE FROM TOP OF CURBS SHALL BE BACKFILLED WITH GRANULAR MATERIAL CLASS II AND COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT.
- ALL END SECTIONS SHALL BE CONSTRUCTED ACCORDING TO THE "END SECTION AND BAR SCREEN DETAIL" ON SHEET ND.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PAVEMENT (ASPHALT)
[Symbol]	[Symbol]	SIDE WALK (CONCRETE)
[Symbol]	[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN W/INLET FILTER (ST-38)
[Symbol]	[Symbol]	CURB INLET W/SILT SAC (ST-4A)
[Symbol]	[Symbol]	END SECTION W/RIP-RAP
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	FLOOD PLAIN
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	SURFACE DRAINAGE
[Symbol]	[Symbol]	OVERFLOW ROUTE
[Symbol]	[Symbol]	TREE FENCE
[Symbol]	[Symbol]	SILT FENCE
[Symbol]	[Symbol]	PROPOSED DRIVEWAY LOCATION
[Symbol]	[Symbol]	LIMIT OF DISTURBANCE

LAKE POINTE

SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
 WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

REVISIONS			UTILITY WARNING
NO.	ITEM	DATE	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
1.	REVISE PER OWNER	6-3-20	
2.	REVISE GRADES ON UNITS 2 AND 6	11-9-20	
3.	REV PER 11-20-20 WLL TWP LETTER	02-02-21	
4.	REV PER WHITE LAKE TWP	03-03-21	

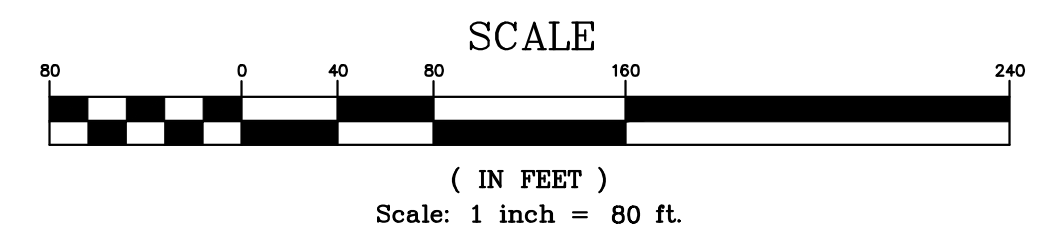
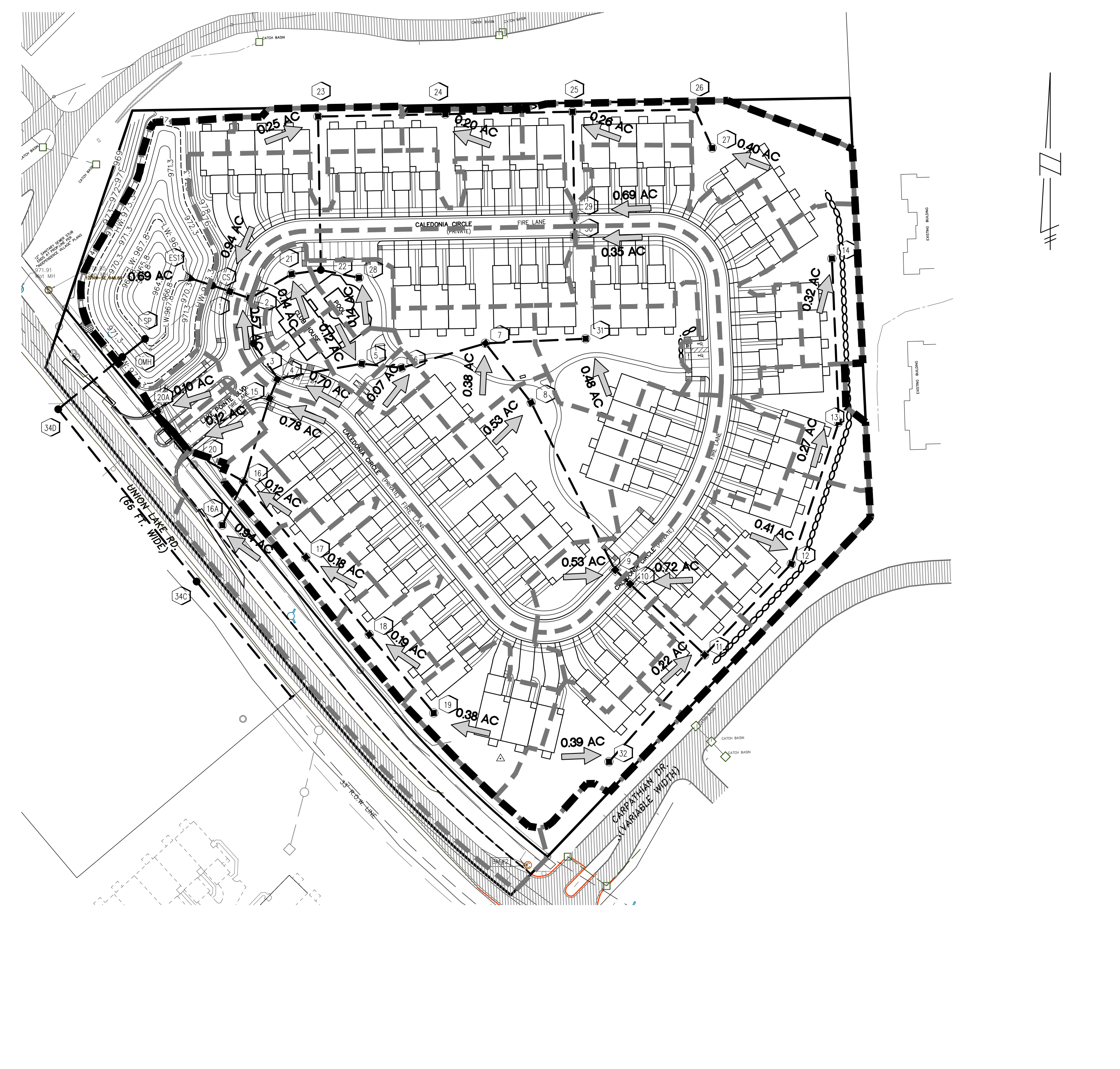
DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-039
 CHECKED BY: J.F.E. DRAWING FILE: 19059DB.dwg

DETENTION BASIN PLAN, CALCULATIONS AND PROFILE

SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET 15

Lake Pointe WHITE LAKE TOWNSHIP STORM SEWER DESIGN															SEIBER, KEAST & ASSOC., INC. December 21, 2020 JOB NO. 19-039													
10.00		year design - I = 175			T+25			n = 0.013			C = 0.53																	
MH-MH	A(s) acres	C	A(s)xC unit	A(s)xC cumul.	T min	I in/hr	Q cfs	Dia in	Hyd.Gr. %	Vel. ft/sec	Length ft	Tr Time min	Inv. upst.	Inv. dnst.	Grnd. upst.	HGL upst.	Pipe slope-%	RIM -HGL	Rim -inv	T/Pipe -RIM	T/Pipe -RIM							
28-22	0.14	0.53	0.07	0.07	15.00	4.38	0.32	12	0.01	2.68	44	0.27	972.80	972.65	976.80	973.60	0.35	3.20	4.00	3.00	4.05							
															Downstream Data -													
30-29	0.35	0.53	0.18	0.18	15.00	4.38	0.80	12	0.05	2.57	25	0.16	975.02	974.94	979.02	975.82	0.32	3.20	4.00	3.00	3.08							
29-25	0.69	0.53	0.36	0.55	15.16	4.36	2.38	12	0.45	5.27	116	0.37	974.94	973.37	979.02	975.74	1.35	3.28	4.08	3.08	3.03							
															Downstream Data -													
27-26	0.40	0.53	0.21	0.21	15.00	4.38	0.92	12	0.07	2.57	48	0.31	975.21	975.06	979.70	976.01	0.32	3.69	4.49	3.49	5.04							
26-25	0.00	0.53	0.00	0.21	15.31	4.34	0.91	12	0.07	4.97	139	0.47	974.96	973.29	981.10	975.76	1.20	5.34	6.14	5.14	3.11							
25-24	0.26	0.53	0.14	0.35																								
															+ flow 29													
24-23	0.20	0.53	0.10	1.00	16.27	4.24	4.22	15	0.43	3.44	144	0.70	971.98	971.40	976.30	973.46	0.40	2.84	4.32	3.07	2.95							
23-22	0.25	0.53	0.13	1.13	16.97	4.17	4.70	15	0.53	3.83	174	0.76	971.30	970.89	975.60	972.84	0.24	2.76	4.30	3.05	5.56							
22-21	0.00	0.53	0.00	1.13																								
															+ flow 28													
21-2	0.14	0.53	0.08	1.28	17.86	4.08	5.21	18	0.25	2.95	55	0.31	970.51	970.40	977.00	971.73	0.20	5.27	6.49	4.99	4.62							
															Downstream Data -													
20A-20	0.10	0.53	0.05	0.05	15.00	4.38	0.24	12	0.00	2.57	57	0.37	972.05	971.87	976.05	974.44	0.32	1.61	4.00	3.00	4.18							
20-16	0.12	0.53	0.06	0.12	15.37	4.33	0.51	12	0.02	2.57	72	0.47	971.87	971.64	977.05	974.44	0.32	2.61	5.18	4.18	6.36							
															Downstream Data -													
19-18	0.38	0.53	0.20	0.20	15.00	4.38	0.88	12	0.06	4.54	115	0.42	978.30	977.15	982.30	979.10	1.00	3.20	4.00	3.00	3.25							
18-17	0.19	0.53	0.10	0.30	15.42	4.33	1.30	12	0.13	5.74	113	0.33	977.15	975.34	981.40	977.95	1.60	3.45	4.25	3.25	3.06							
17-16	0.18	0.53	0.10	0.40	15.75	4.29	1.71	12	0.23	2.57	111	0.72	975.34	974.99	979.40	976.14	0.32	3.26	4.06	3.06	3.01							
16-15	1.06	0.53	0.56	0.96																								
															+ flow 20													
15-4	0.78	0.53	0.41	1.48	16.75	4.19	6.22	15	0.93	5.07	25	0.08	971.02	970.94	977.35	972.84	0.32	4.51	6.33	5.08	5.25							
															Downstream Data -													
32-11	0.39	0.53	0.20	0.20	15.00	4.38	0.89	12	0.06	2.57	162	1.05	978.80	978.28	982.80	979.60	0.32	3.20	4.00	3.00	3.02							
															Downstream Data -													
31-7	0.48	0.53	0.25	0.25	15.00	4.38	1.11	12	0.10	3.80	113	0.50	973.20	972.41	977.20	974.42	0.70	2.78	4.00	3.00	3.09							
															Downstream Data -													
14-13	0.32	0.53	0.17	0.17	15.00	4.38	0.74	12	0.04	2.57	185	1.20	976.90	976.31	980.90	977.70	0.32	3.20	4.00	3.00	5.49							
13-12	0.27	0.53	0.14	0.31	16.20	4.25	1.32	12	0.14	2.57	189	1.10	976.31	975.77	982.80	977.11	0.32	5.69	6.49	5.49	5.53							
12-11	0.41	0.53	0.22	0.53	17.30	4.14	2.19	12	0.38	2.78	142	0.85	975.77	975.31	982.30	976.78	0.32	5.52	6.53	5.53	5.99							
11-10	0.22	0.53	0.12	0.64																								
															+ flow 32													
10-9	0.72	0.53	0.38	1.23	18.84	3.99	4.91	15	0.58	4.00	25	0.10	974.83	974.77	983.27	975.92	0.24	7.35	8.44	7.19	7.25							
9-8	0.53	0.53	0.28	1.51	18.94	3.98	6.00	18	0.33	3.76	211	0.94	974.57	973.73	983.27	975.77	0.40	7.50	8.70	7.20	4.27							
8-7	0.53	0.53	0.28	1.79	19.88	3.90	6.96	18	0.44	8.61	85	0.16	973.73	971.95	979.50	974.93	2.10	4.57	5.77	4.27	3.05							
7-6	0.38	0.53	0.20	1.98																								
															+ flow 31													
6-5	0.07	0.53	0.04	2.27	20.38	3.86	8.77	18	0.70	4.96	45	0.15	971.75	971.66	977.80	973.63	0.20	4.17	6.05	4.55	3.84							
5-4	0.12	0.53	0.06	2.34	20.53	3.84	8.99	18	0.73	5.09	97	0.32	971.66	971.46	977.00	973.32	0.20	3.68	5.34	3.84	4.48							
4-3	0.70	0.53	0.37	2.71																								
															+ flow 15													
3-2	0.00	0.53	0.00	4.19	20.97	3.81	15.97	21	1.02	6.64	51	0.13	970.45	970.37	977.90	972.12	0.16	5.78	7.45	5.70	4.40							
2-1	0.57	0.53	0.30	4.50																								
															+ flow 21													
1-CS	0.94	0.53	0.49	6.27	21.14	3.79	23.76	24	1.10	7.56	20	0.04	967.88	967.85	976.52	969.92	0.14	6.60	8.64	6.64	5.15							
CS-ES	0.00	0.53	0.00	6.27	21.19	3.79	23.74	24	1.10	7.56	27	0.06	967.85	967.80	975.00	969.70	0.18	5.30	7.15	5.15	(2.00)							
															Downstream Data -													



UNION LAKE STORM SEWER																												
MH-MH	Q cfs	Dia in	Hyd.Gr. %	Vel. ft/sec	Length ft	Tr Time min	Inv. upst.	Inv. dnst.	Grnd. upst.	HGL upst.	Pipe slope-%	RIM -HGL	Rim -inv	T/Pipe -RIM	T/Pipe -RIM													
SP-OMH	(Q actual from Detention Basin Calculations)			2.26	12	0.40	3.57	33	0.15	967.80	967.60	970.50	971.89	0.62	(1.39)	2.70	1.70	4.70										
OMH-34D	(Q exp from Detention Basin Calculations)			11.50	15	3.17	9.37	94	0.17	967.60	966.65	973.30	971.76	1.01	1.54	5.70	4.45	2.10										
34D-34C				11.50	21	0.53	4.78	250	0.87	966.25	965.30	970.00	968.78	0.38	1.22	3.75	2.00	9.45										
34C-STUB				11.50	21	0.53	4.78	169	0.59	965.30	964.65	976.50	967.46	0.38	9.04	11.20	9.45											
															Downstream Data -													

Note: At Strucrus SP, the HGL is lower than the Detention Basin Highwater Elevation. OK.
Note: At OMH, the HGL is lower than the Detention Basin Highwater / Rim elevations. OK.

LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO.	ITEM	DATE
1.	REVISE PER OWNER	6-3-20
2.	REVISE GRADES ON UNITS 2 AND 6	11-9-20
3.	REV PER 11-20-20 W.L. TWP LETTER	02-02-21
4.	REVISE PER WHITE LAKE TWP	03-03-21

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 Know what's below. Call before you dig.

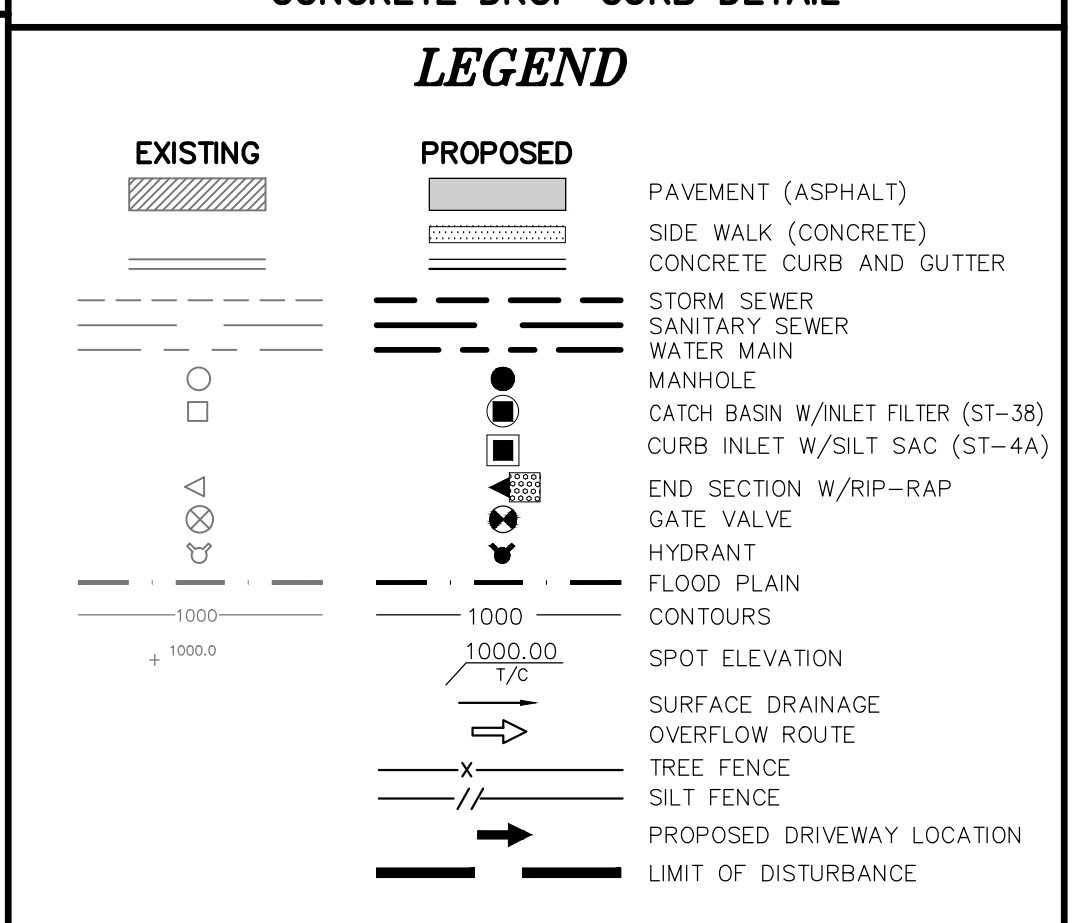
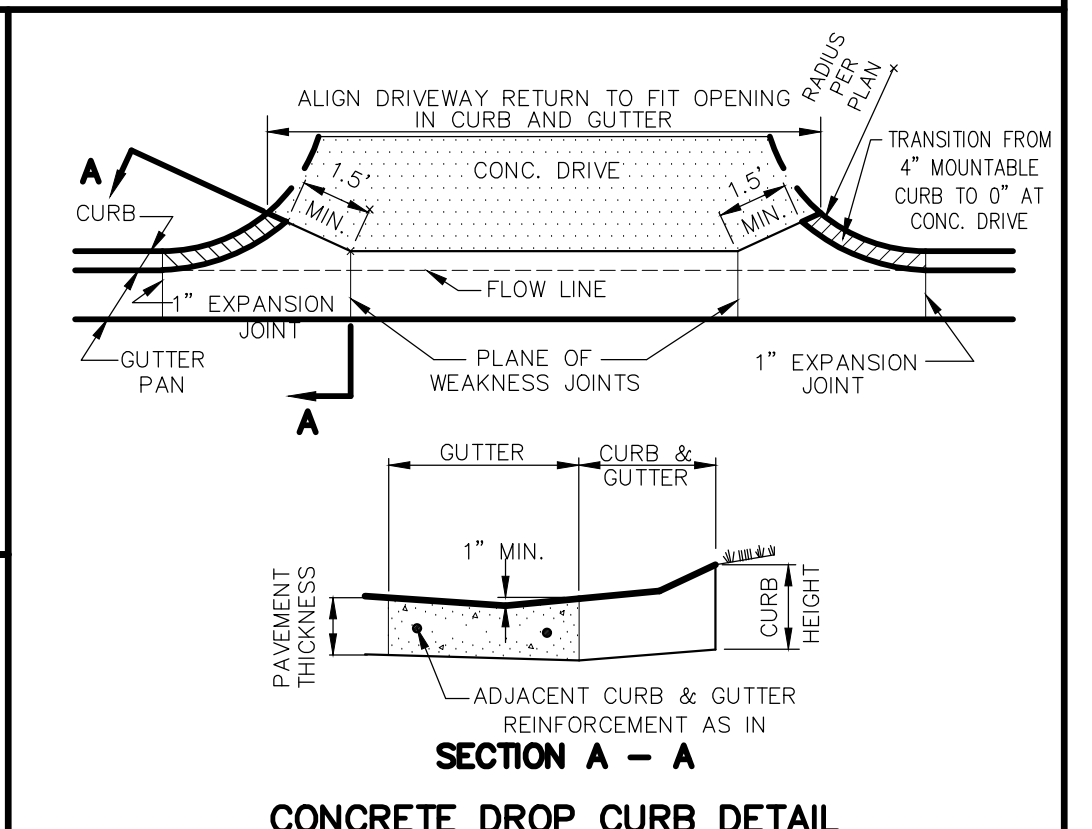
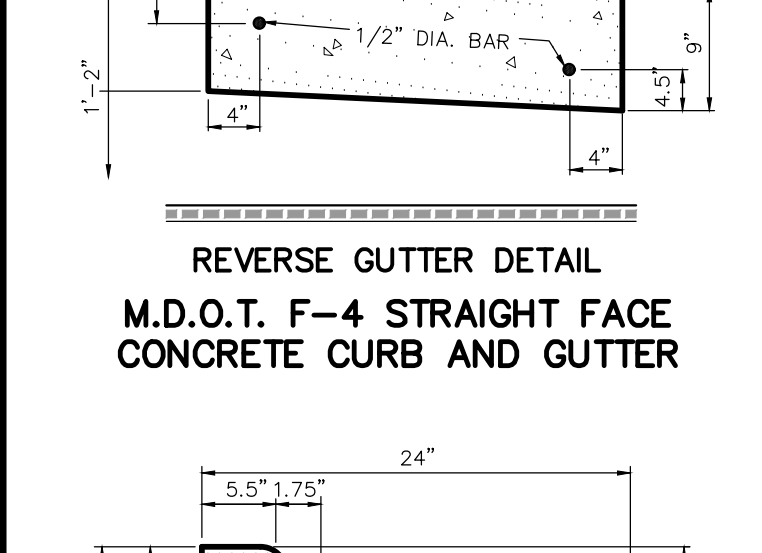
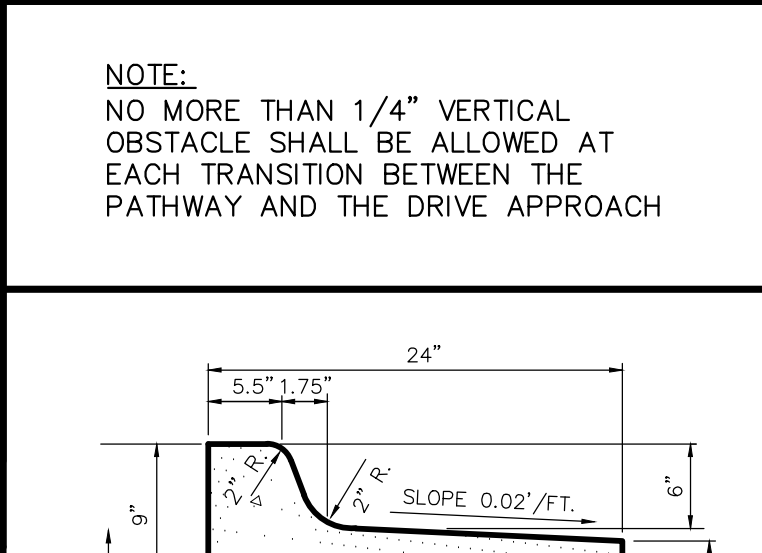
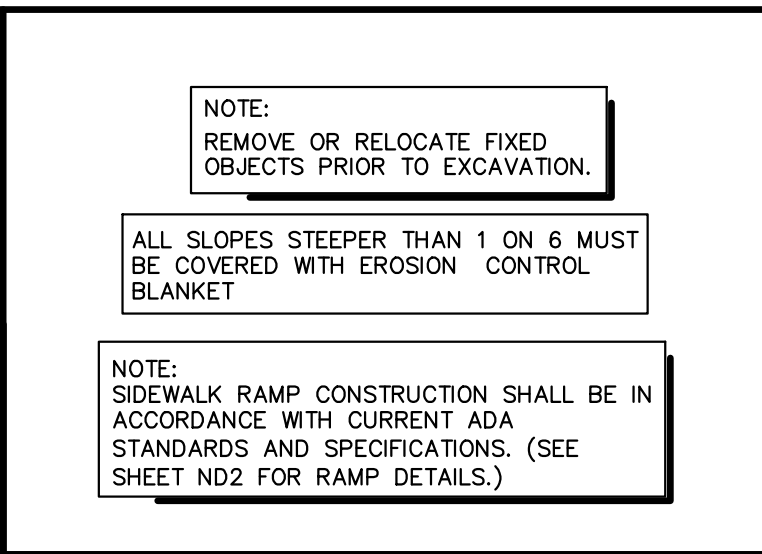
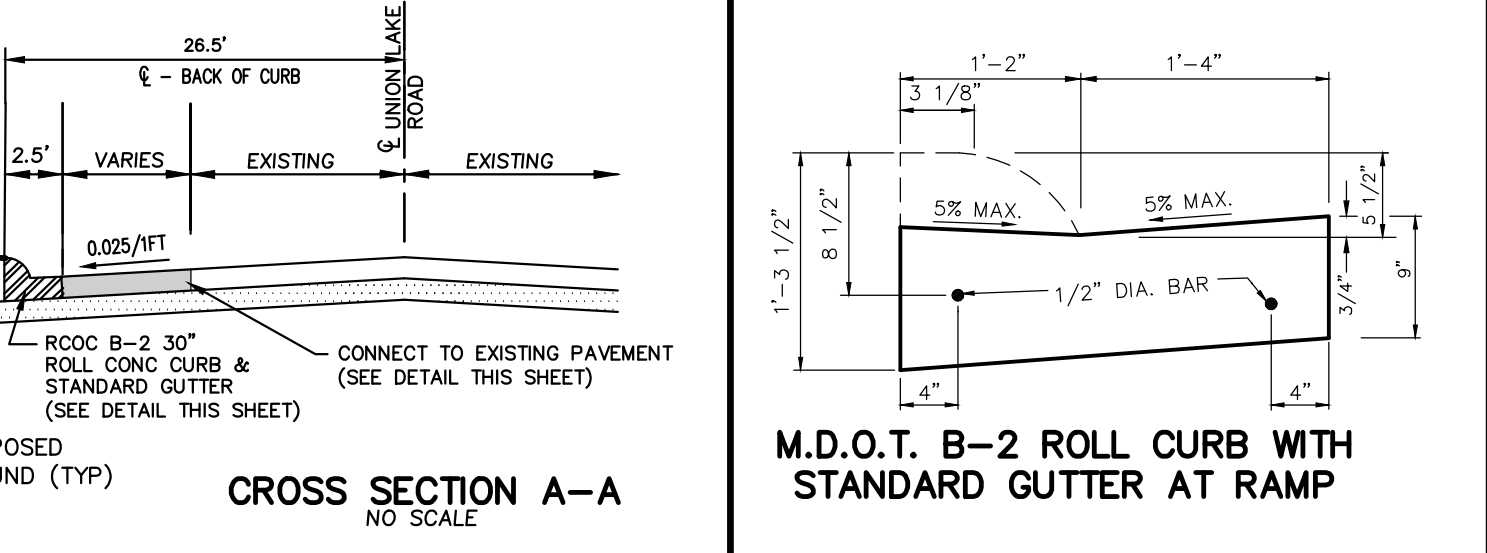
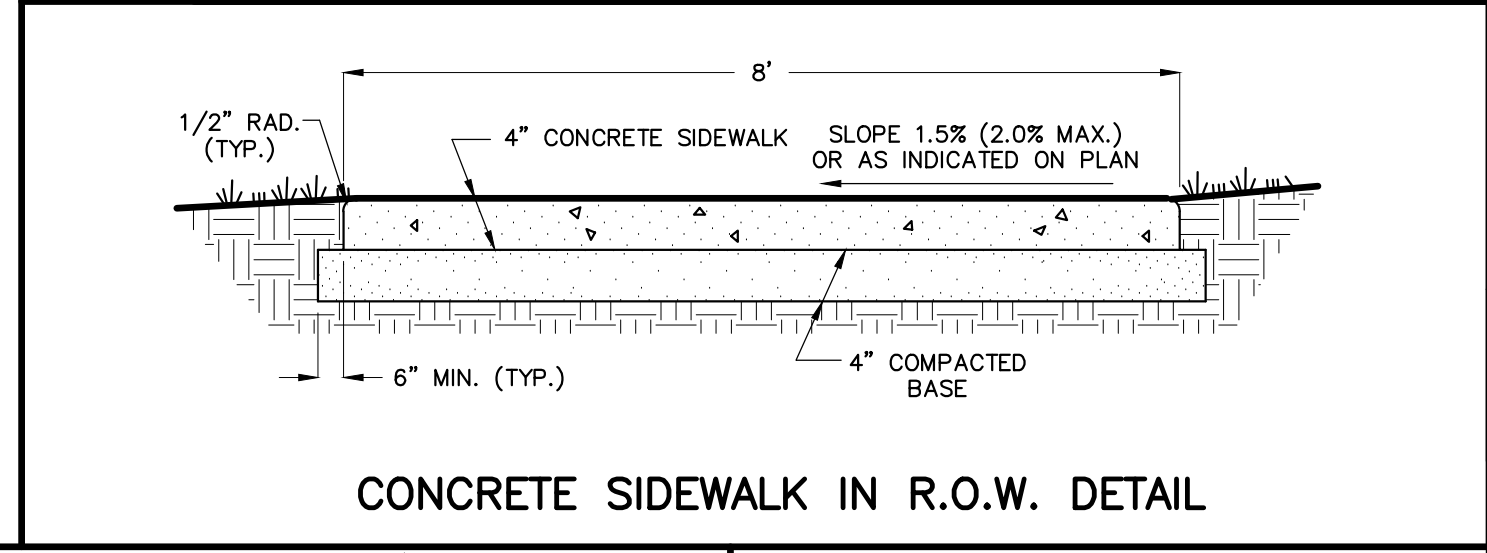
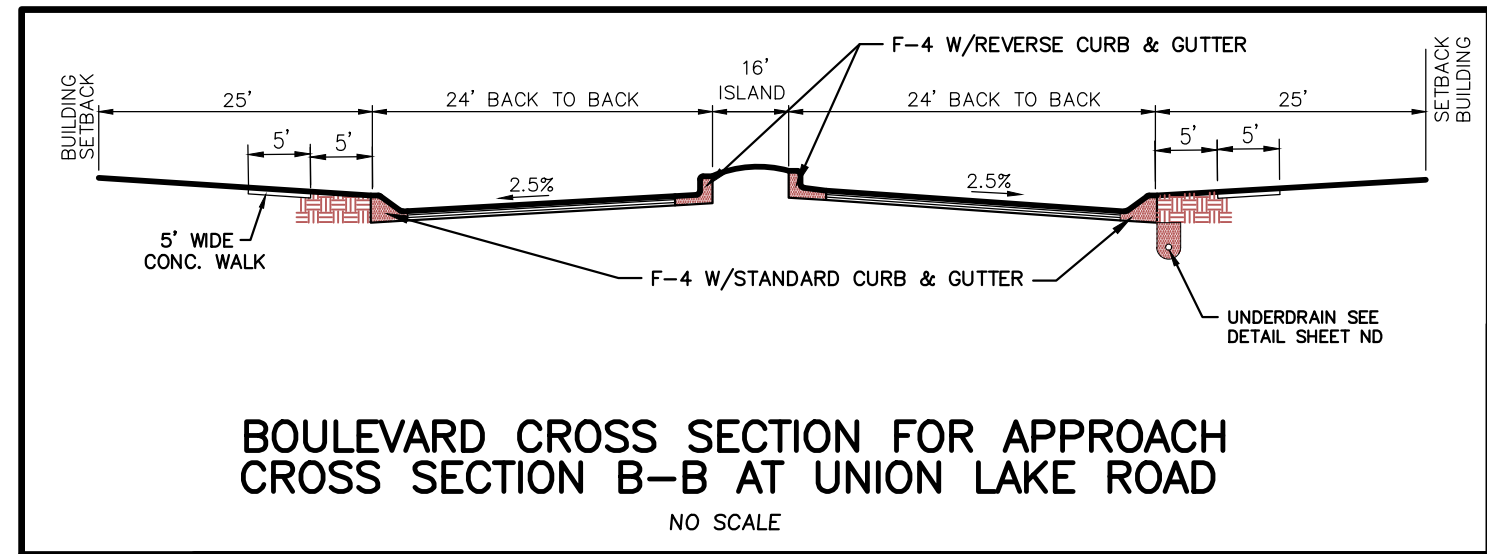
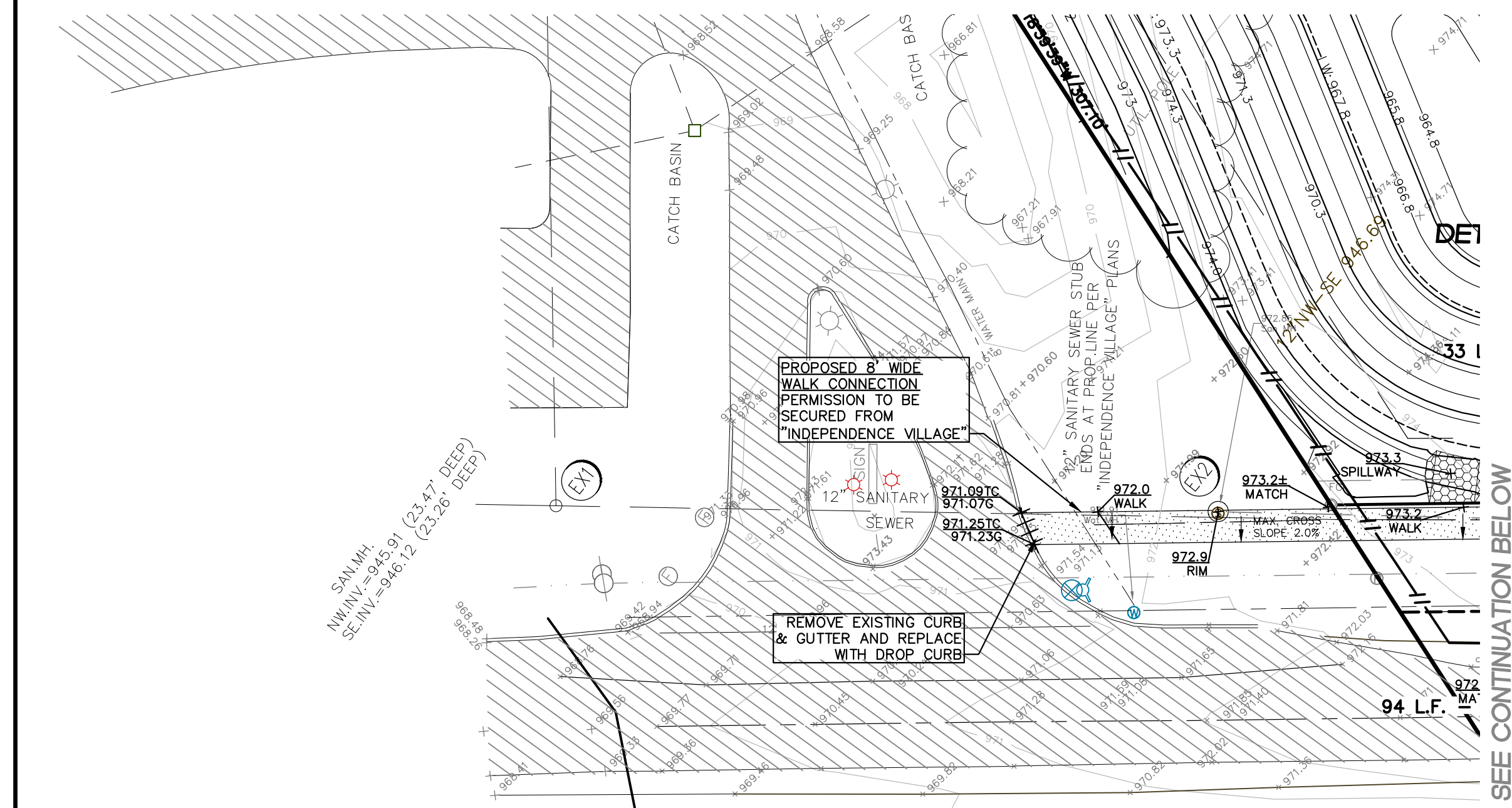
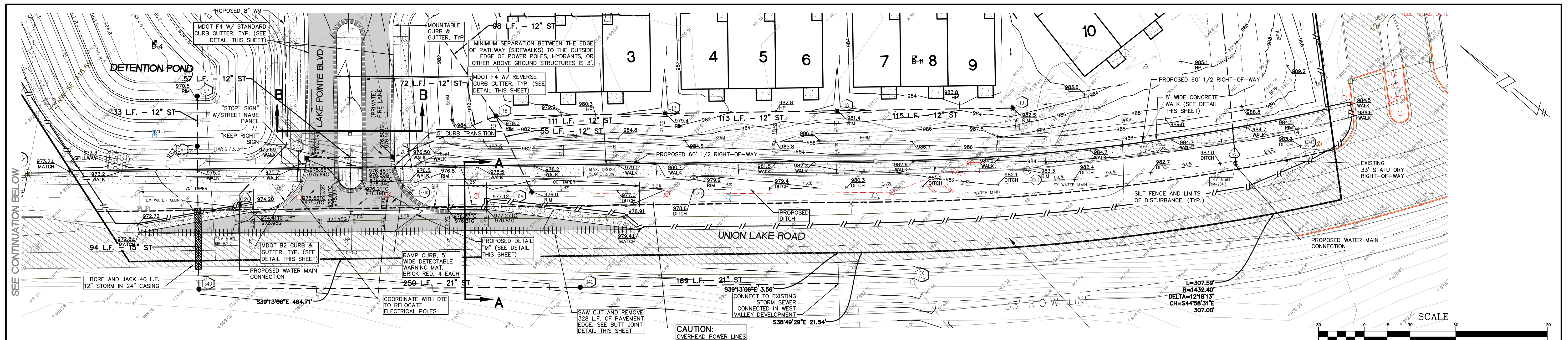
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-039
CHECKED BY: J.E. DRAWING FILE: 19039DD.dwg

DRAINAGE DISTRIBUTION PLAN & STORM SEWER CALCULATIONS

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
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PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET
16



REVISIONS

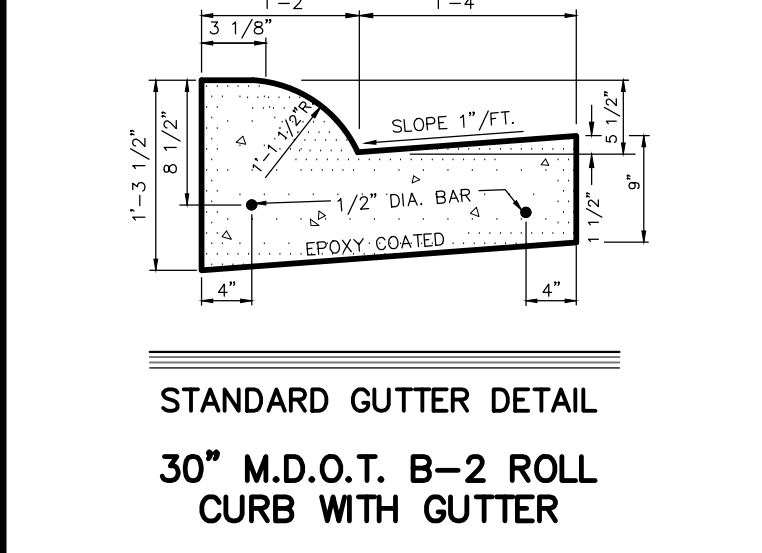
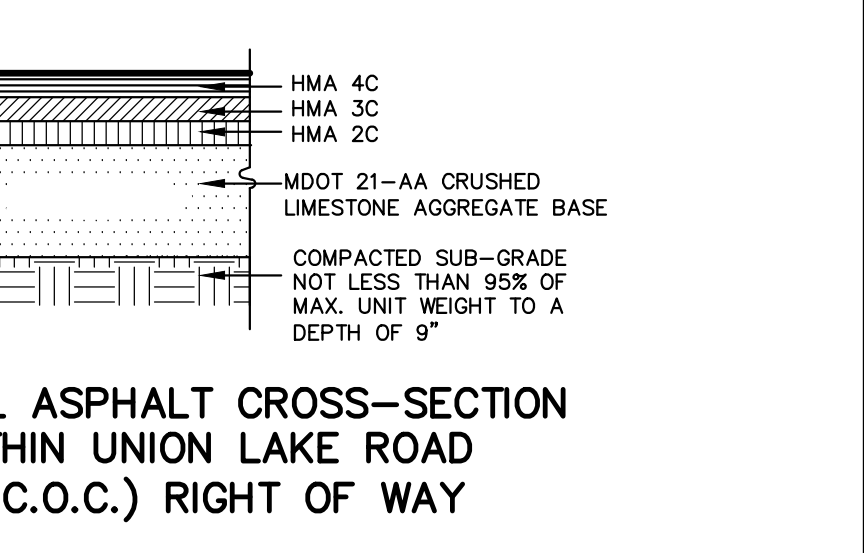
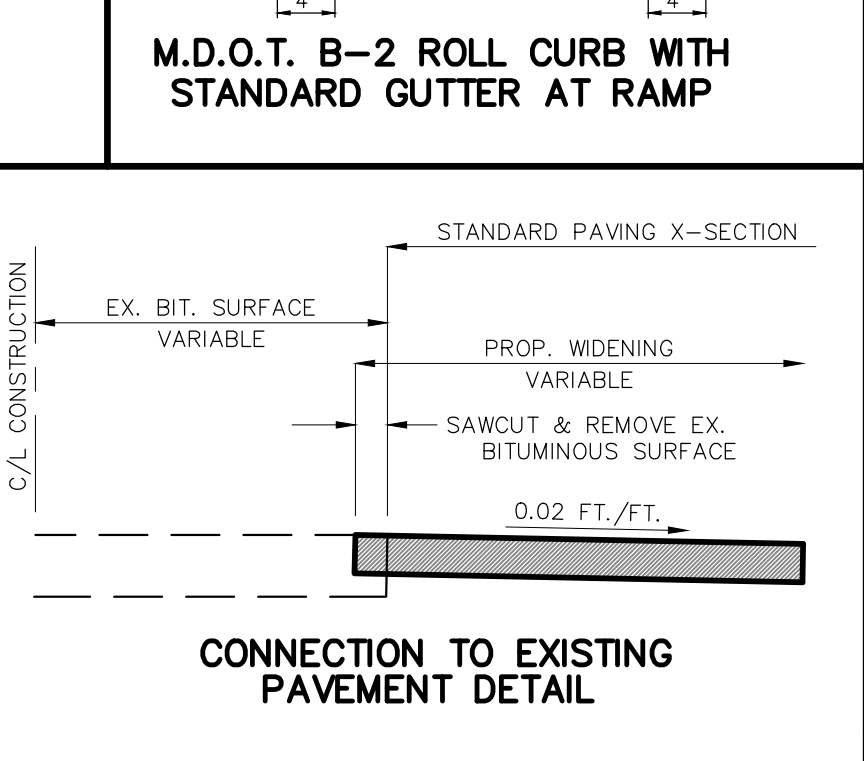
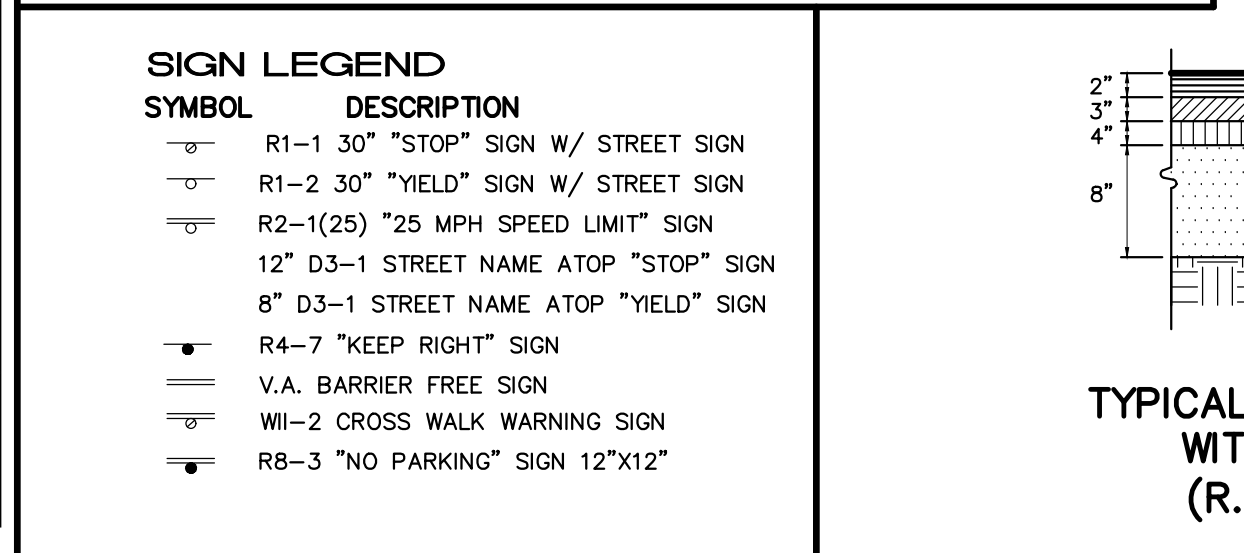
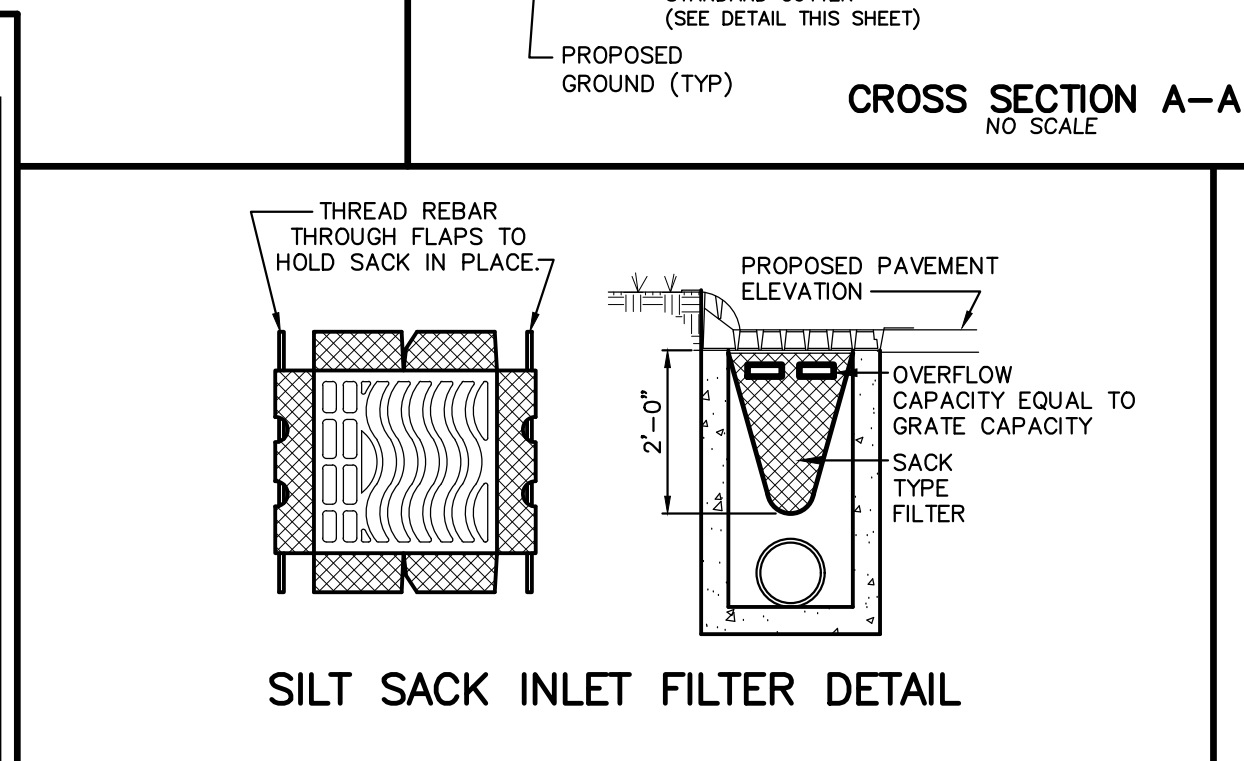
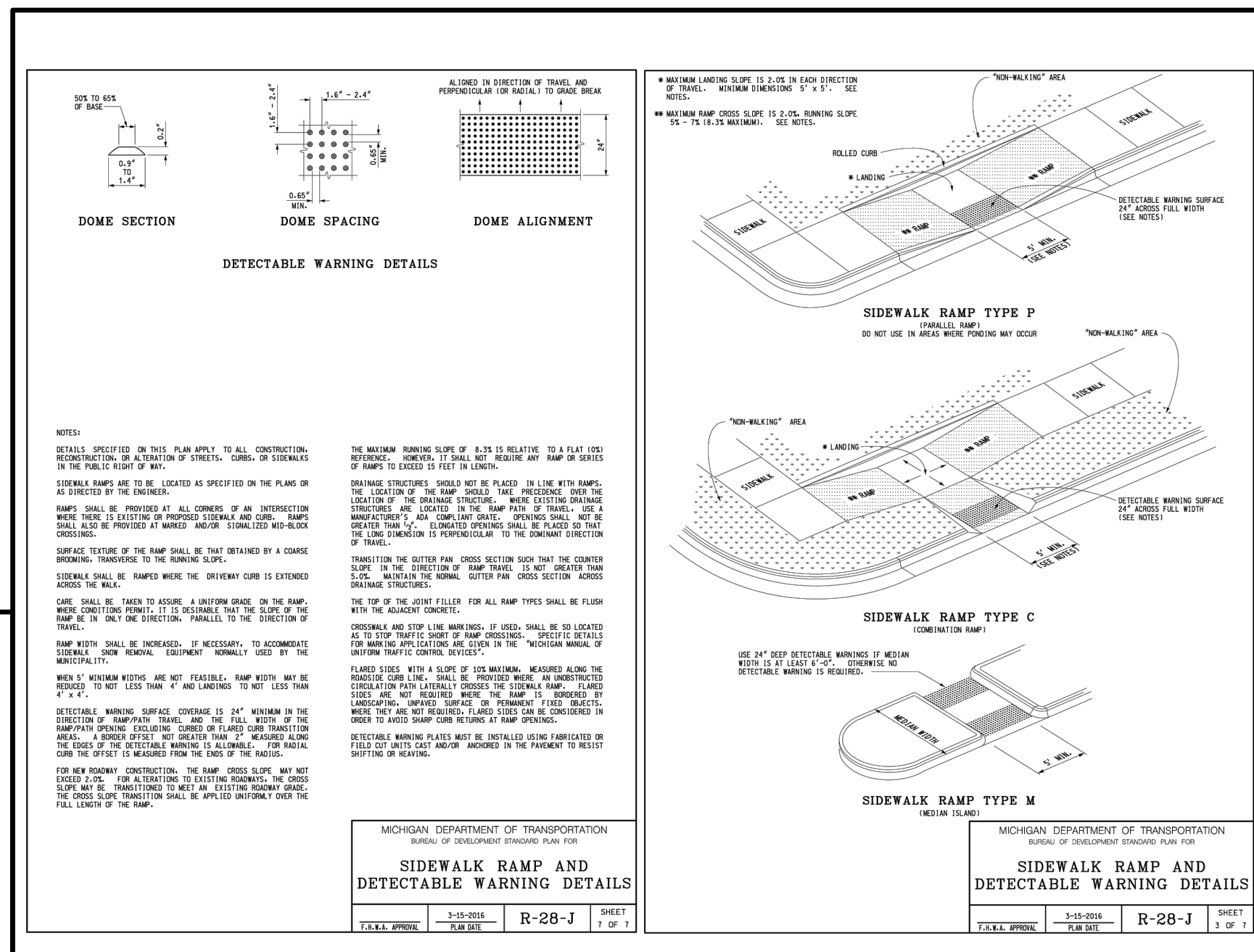
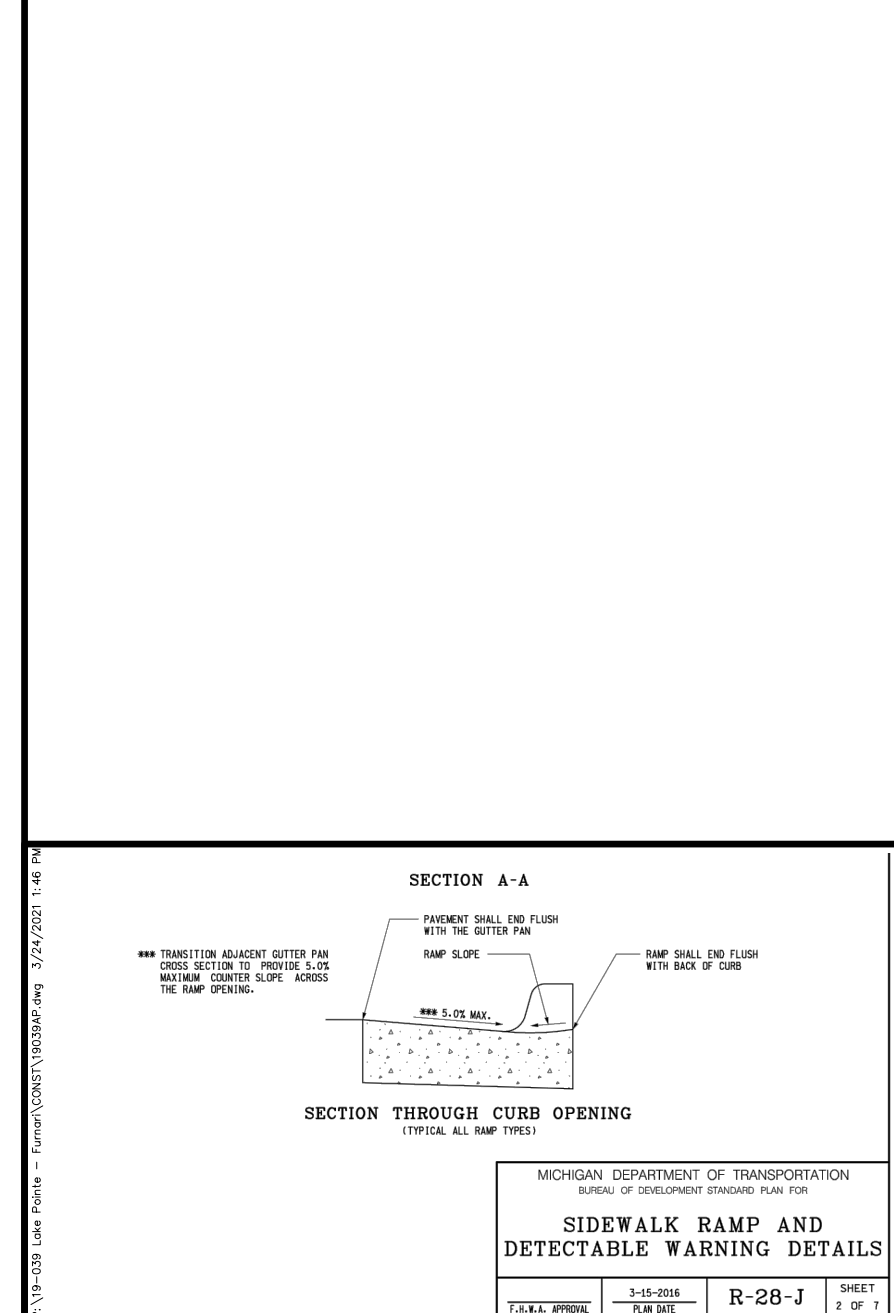
NO.	ITEM	DATE
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UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 Know what's below. Call before you dig.

DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-039
CHECKED BY: J.E. DRAWING FILE: 19039AP.dwg



APPROACH PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET 17

SOIL EROSION CONTROL NOTES

- SACK TYPE FILTERS SHALL BE INSTALLED ON ALL CATCH BASINS AND INLETS.
- DEWATERING OF ANY KIND MUST BE FILTERED THROUGH VEGETATION, STONE OR "FILTER BAG".
- IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THE PROJECT STREETS AND ADJACENT ROADS ARE CLEAN & SWEEPED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO GRADE AND STABILIZE DISTURBANCES DUE TO INSTALLATION OF PUBLIC UTILITIES (I.E. PHONE, GAS, ELECTRIC, CABLE, ETC.)
- THE DEVELOPER IS RESPONSIBLE FOR DUST CONTROL THROUGHOUT ALL PERIODS OF CONSTRUCTION. WATERING TANKS WILL BE AVAILABLE AT ALL TIMES TO BE USED ON ANY AREA WHERE DUST BECOMES A PROBLEM.
- PARKING OF VEHICLES, EQUIPMENT, OR STOCKPIILING OF MATERIALS IS STRICTLY PROHIBITED ALONG OR WITHIN THE UNION LAKE ROAD RIGHT OF WAY AREA.
- ALL CULVERT END SECTIONS MUST CONTAIN GROUTED RIP-RAP IN ACCORDANCE WITH ORDINANCE SPECIFICATIONS.
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE DEVELOPER.

S.E.S.C. SEQUENCE OF CONSTRUCTION

- INSTALL ALL SOIL EROSION AND TREE PROTECTION FENCING AS PER APPROVED PLANS. CLEAR ONLY WHAT IS NECESSARY TO INSTALL FENCING.
- STRIP AND STOCKPILE TOPSOIL IN A LOCATION APPROVED BY THE OWNER/ENGINEER. PLACEMENT OF ADDITIONAL CONTROL MEASURES MUST BE INSTALLED ON AND AROUND THE STOCKPILE.
- CONSTRUCT DETENTION BASIN ALONG WITH APPLICABLE STORM SEWER (END-SECTIONS, SHORT STORM SEWER LENGTHS, STANDPIPE OUTLET FILTER). GRADE TO FINAL ELEVATIONS, DISTRIBUTE TOPSOIL, SEED AND STAKE STRAW MULCH BLANKETS ON THE SLOPES OF THE BASIN.
- INSTALL UTILITIES (WATER MAIN, STORM SEWER, SANITARY SEWER) COMPLETE.
- INSTALL, AS PER APPROVED PLANS, THE CATCH BASIN INLET FILTERS. INSPECT AND MAINTAIN FILTERS AS DIRECTED TO PREVENT CLOGGING AND UNNECESSARY FLOODING.
- GRADE ROADWAY LIMITS AND INSTALL PAVEMENT COMPLETE.
- BEGIN BUILDING CONSTRUCTION
- INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE) COMPLETE.
- STABILIZE TEMPORARILY OR PERMANENTLY ALL DISTURBED AREAS WITHIN FIVE (5) DAYS OF FINAL GRADE.
- INSPECT AND MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WEEKLY AND AFTER EVERY STORM EVENT THROUGHOUT THE CONSTRUCTION OF THE PROJECT. REMOVAL OF CONTROL MEASURES MAY ONLY TAKE PLACE ONCE THE ENTIRE SITE IS FULLY STABILIZED. UPON FULL STABILIZATION IS COMPLETE, REMOVE THE STAND PIPE AND GRAVEL FILTER. THE DEVELOPER IS RESPONSIBLE FOR ALL SOIL EROSION CONTROL MEASURES.
- VEGETATION MUST BE ACCEPTABLY ESTABLISHED PRIOR TO FINAL RELEASE OF THE CONSTRUCTION DEPOSIT BY THE ROAD COMMISSION FOR UNION LAKE ROAD.

SOIL EROSION CONTROL VIOLATIONS/CITATIONS

- ROUTINE INSPECTIONS WILL BE PERFORMED BY THE OAKLAND COUNTY WATER RESOURCE COMMISSION (O.C.W.R.C.) OR ITS AGENT ONCE A WEEK.
- UPON COMPLETION OF INSPECTION, IF THE SITE IS FOUND NOT TO BE IN COMPLIANCE WITH O.C.W.R.C.'S SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE, THEN THE PERMIT HOLDER/SIGNER WILL BE ISSUED, BY HAND, MAIL OR EMAIL, A "NOTICE OF EROSION CONTROL DEFICIENCY" LETTER, THAT WILL INCLUDE ALL CURRENT AND PERTINENT NON-COMPLIANCE ITEMS. THE SITE AND/OR DEVELOPMENT WILL HAVE A PRE-DETERMINED AMOUNT OF TIME, FROM THE DATE OF THE "NOTICE" TO RECTIFY THESE ITEMS.
- IF ALL OF THE ITEMS HAVE NOT BEEN ADDRESSED AFTER THE ELAPSED TIME SPECIFIED, THE PERMIT HOLDER/SIGNER WILL RECEIVE A "NON-COMPLIANCE" LETTER, WHICH WILL INCLUDE A "NOTICE TO SHOW CAUSE".
- UPON RECEIPT OF THE "NON-COMPLIANCE" LETTER AND THE "NOTICE TO SHOW CAUSE", THE PERMIT HOLDER/SIGNER WILL ATTEND A SHOW CAUSE HEARING AS WELL AS PAY A RE-INSPECTION FEE IN THE AMOUNT OF \$250.00 TO THE O.C.W.R.C. FOR ADDITIONAL INSPECTIONS, HEARINGS AND REPORT FOLLOW UP. BEFORE MENTIONED ACTIVITIES MUST TAKE PLACE WITHIN 24 HOURS UPON RECEIPT OF THE LETTER. AFTER THE HEARING, THE PROJECT, DEVELOPMENT MAY BE ISSUED A "STOP WORK" ORDER.
- IF A CITATION IS ISSUED TO THE PERMIT HOLDER/SIGNER AFTER THE SHOW CAUSE HEARING, AN ADDITIONAL \$400.00 WILL BE PAID TO THEN O.C.W.R.C. FOR FOLLOW-UP INSPECTIONS, MEETINGS AND OTHER EXPENSES INCURRED.

DETENTION BASIN MAINTENANCE SCHEDULE :

- THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT STRUCTURES. MAINTENANCE SHOULD BE PERFORMED FOLLOWING ANY STORM AND SHOULD INCLUDE:
- CHECKING THE DEPTH OF SEDIMENT DEPOSIT TO ENSURE THE CAPACITY OF THE SEDIMENT STRUCTURES IS ADEQUATE FOR STORM WATER AND SEDIMENT DEPOSITION, AND FOR THE REMOVING OF SEDIMENT.
 - CHECKING THE BASIN FOR PIPING, SEEPAGE, OR OTHER MECHANICAL DAMAGE.
 - CHECKING FOR THE PRESENCE OF ANY SOIL CAKING, WHICH WOULD PREVENT PROPER DRAINAGE FROM THE BASIN.
 - ANY PROBLEM DISCOVERED DURING THE MAINTENANCE CHECKS SHOULD BE ADDRESSED IMMEDIATELY.
 - SEDIMENT REMOVED DURING CLEANING SHOULD BE PLACED AT AN UPLAND AREA AND STABILIZED SO THAT IT DOES NOT RE-ENTER THE DRAINAGE COURSE.

GROUND WATER NOTES

- IF THE STATIC GROUNDWATER LEVEL IS HIGHER THAN THE ELEVATION AT WHICH PROPOSED CONSTRUCTION WORK WILL TAKE PLACE, WHETHER DETERMINED BY INITIAL SOIL BORINGS OR DURING CONSTRUCTION, SO THAT IT WILL BE NECESSARY TO DEWATER AN AREA TO CONTINUE CONSTRUCTION, THEN THE WHITE LAKE TOWNSHIP WILL REQUIRE A WRITTEN DEWATERING PROCEDURE PROVIDED BY THE APPLICANT'S ENGINEER, PRIOR TO COMMENCEMENT OF THE DEWATERING OPERATION.
- IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR MUST CONTACT WHITE LAKE DPS IN WRITING SHOWING NEED TO DEWATER PRIOR TO ANY FURTHER CONSTRUCTION.
- IF PROCEDURES ARE NOT SUBMITTED OR, ONCE APPROVED, ARE NOT ADHERED TO, THEN WHITE LAKE TOWNSHIP MAY TAKE ACTION TO SUSPEND DEWATERING ACTIVITIES AT THE PROJECT TO REQUIRE THE ADHERENCE TO PROCEDURES.

INSPECTION & MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROL

GRADE STABILIZATION STRUCTURES SUCH AS: DROP CONTROL STRUCTURES; SIDE DRAINS (ENCLOSED); DROP INLET SPILLWAYS; DROP PIPES; STRAIGHT PIPES; TOEWALLS; DROP BOXES; CHUTES OR FLUMES (SOD, ROCK CONCRETE); EARTH EMBANKMENT STRUCTURES; DOWNDRAINS; SPILLWAYS SHALL BE MAINTAINED AS FOLLOWS:

BECAUSE GRADE STABILIZATION STRUCTURES ARE SUBJECT TO HIGH FLOW CONDITIONS, PERIODIC INSPECTIONS SHOULD BE PERFORMED TO ENSURE THAT EROSION IS NOT OCCURRING, AND THAT VEGETATION IS ADEQUATELY ESTABLISHED. THESE STRUCTURES SHOULD ALSO BE INSPECTED AFTER STORM EVENTS WHICH EXCEED THE DESIGN STORM.

THE DETENTION BASIN SHOULD BE INVESTIGATED TO ENSURE THAT THE CONCENTRATED FLOWS ARE NOT CAUSING EROSION INTO THE BOTTOM OF THE BASIN AND BLOCKING INFILTRATION. CHECK THE EMERGENCY BYPASS/OVERFLOW FOR EROSION. CHECK THE STRUCTURES ITSELF FOR CRACKED CONCRETE. UNEVEN OR EXCESSIVE SETTLING, PIPING AND PROPER DRAIN FUNCTIONING. REPAIR OR REPLACE FAILING STRUCTURES IMMEDIATELY. ADDRESS VEGETATION AND EROSION PROBLEMS AS SOON AS WEATHER PERMITS. OPEN STRUCTURES SHOULD BE SIGNED OR MARKED TO ALERT PEOPLE IN THE VICINITY ABOUT POTENTIAL DANGERS.

RIP-RAP

INSPECTIONS SHOULD BE MADE OF ALL RIP-RAPPED SITES IMMEDIATELY AFTER THE FIRST RAINFALL FOLLOWING INSTALLATION. THIS IS PARTICULARLY IMPORTANT IN AREAS WHERE RIP-RAP THAT IS DISPLACED DURING THE STORM WOULD IMPACT CULTIVETS. THEREFORE, RIP-RAP SITES SHOULD BE CHECKED FOLLOWING STORMS, ESPECIALLY THOSE WHICH ARE NEAR OR EXCEED STORM FREQUENCY USED IN THE DESIGN. DISPLACED RIP-RAP SHOULD BE REMOVED FROM ITS DOWNSTREAM LOCATION AND NEW RIP-RAP PLACED ACCORDING TO THE ENGINEERED SPECIFICATIONS.

STORMWATER CONVEYANCE CHANNEL

AT MINIMUM, CHECK ALL CONSTRUCTED CHANNELS AFTER EACH STORM WHICH MEETS OR EXCEEDS THE DESIGN STORM. ON RIP-RAP LINED WATERWAYS, CHECK FOR SCOURING BELOW THE RIP-RAP LAYER, AND BE SURE THE STONES HAVE NOT BEEN DISPLACED BY THE FLOW. PARTICULAR ATTENTION SHOULD BE PAID TO THE OUTLET OF THE CHANNEL. IF EROSION IS OCCURRING, APPROPRIATE ENERGY DISSIPATION MEASURES SHOULD BE TAKEN. SEDIMENT SHOULD BE REMOVED FROM RIP-RAP LINED CHANNELS IF IT REDUCES THE CAPACITY OF THE CHANNEL.

SPOIL PILES

WHEN VEGETATION STABILIZATION IS PROMPTLY AND EFFECTIVELY APPLIED, VERY LITTLE MAINTENANCE IS REQUIRED. THE GUIDELINES BELOW SHOULD BE FOLLOWED ON ALL SITES: (1) PERIODIC INSPECTIONS SHOULD BE DONE TO ENSURE EXCESSIVE EROSION HASN'T OCCURRED. IF RUN OFF OR WIND EROSION HAS OCCURRED, REDUCE THE SIDE OF SLOPES OF THE SPOIL PILE, OR STABILIZE THE SPOIL PILE WITH PIECES OF SOD LAID PERPENDICULAR TO THE SLOPE, AND STAKED. (2) WHEN FILTER FENCING IS USED AROUND A SPOIL PILE, PERIODIC CHECKS SHOULD BE MADE TO ENSURE THAT PIPING HAS NOT OCCURRED UNDER FENCING, AND TO ENSURE THE FENCE HAS NOT COLLAPSED DUE TO SOIL SLIPPING OR ACCESS BY CONSTRUCTION EQUIPMENT. REPAIR ANY DAMAGED FENCING IMMEDIATELY. (3) BERMS AT THE BASE OF THE SPOIL PILE WHICH BECOME DAMAGED SHOULD BE REPLACED.

CATCH BASIN FILTERS

EFFECTIVE FILTERS WILL COLLECT SEDIMENT, PARTICULARLY WHEN THE SOIL IS SANDY. THESE FILTERS MUST BE CLEANED PERIODICALLY, SO THEY DON'T BECOME CLOGGED AND CAUSE FLOODING CONDITIONS, PIPING, OR OVERTOPPING OF THE CONTROL STRUCTURES. MAINTENANCE OF THESE ITEMS REQUIRES INSPECTION WEEKLY OR AFTER EACH RAIN EVENT. ALSO, THESE ITEMS ARE REUSABLE IF MAINTAINED CORRECTLY. THEY CAN BE REMOVED, EMPTIED, CLEANED AND REPLACED WITHOUT PURCHASING NEW ONES.

BUFFER/FILTER STRIPS

(25' ENVIRONMENTAL SETBACKS)
PERIODIC INSPECTIONS SHOULD BE DONE TO ENSURE THAT CONCENTRATED FLOWS HAVE NOT DEVELOPED, AND TO MAKE SURE THE VEGETATIVE COVER IS MAINTAINING ITS EFFECTIVENESS. IF THE INTEGRITY OF THE BUFFER/FILTER STRIP IS JEOPARDIZED BY UPLAND EROSION, OR IF CONCENTRATED FLOWS ARE CREATING RILLS OR GULLIES UP-SLOPE OF THE STRIP, ADDITIONAL BMP'S MAY NEED TO BE INSTALLED. IF THE BUFFER STRIP IS BEING JEOPARDIZED BY STREAM BANK EROSION, THEN THE CAUSE OF THE BANK EROSION NEEDS TO BE INVESTIGATED AND ACTIONS TAKEN TO ADDRESS THE CAUSES. DAMAGED STRIPS SHOULD BE REPAIRED AS SOON AS POSSIBLE. STRIPS DAMAGED DUE TO CONSTRUCTION UP-SLOPE OF THE BUFFER/FILTER SHOULD BE REPLANTED, AS NECESSARY, AFTER THE CAUSE OF THE DAMAGE IS ASSESSED AND ANY OTHER BMP'S ARE NEEDED ARE IMPLEMENTED.

SILT FENCE

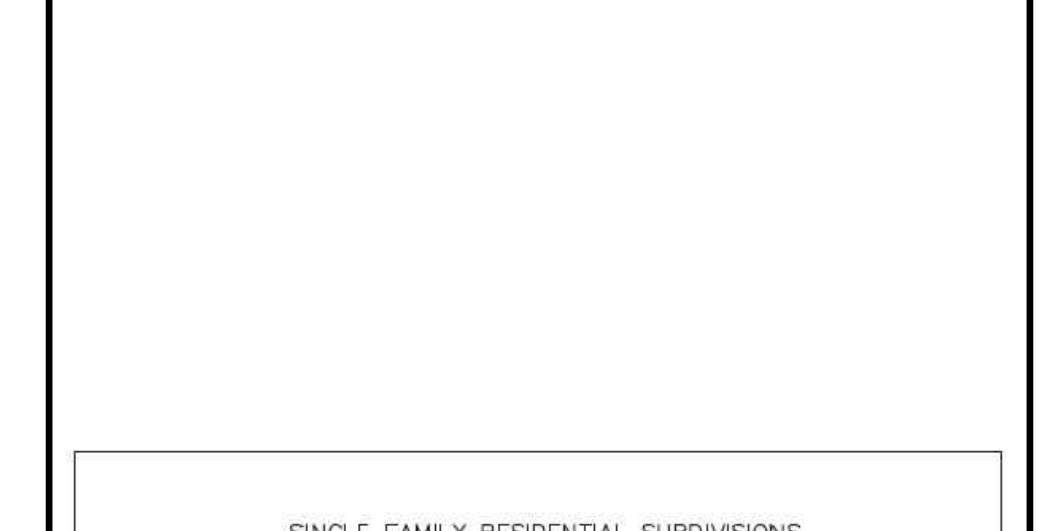
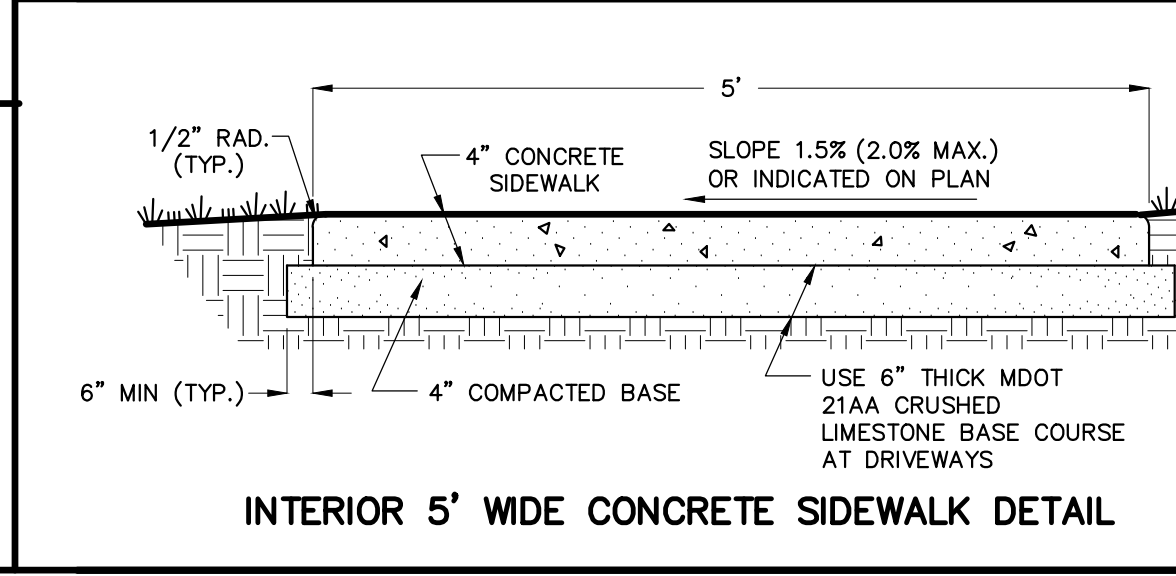
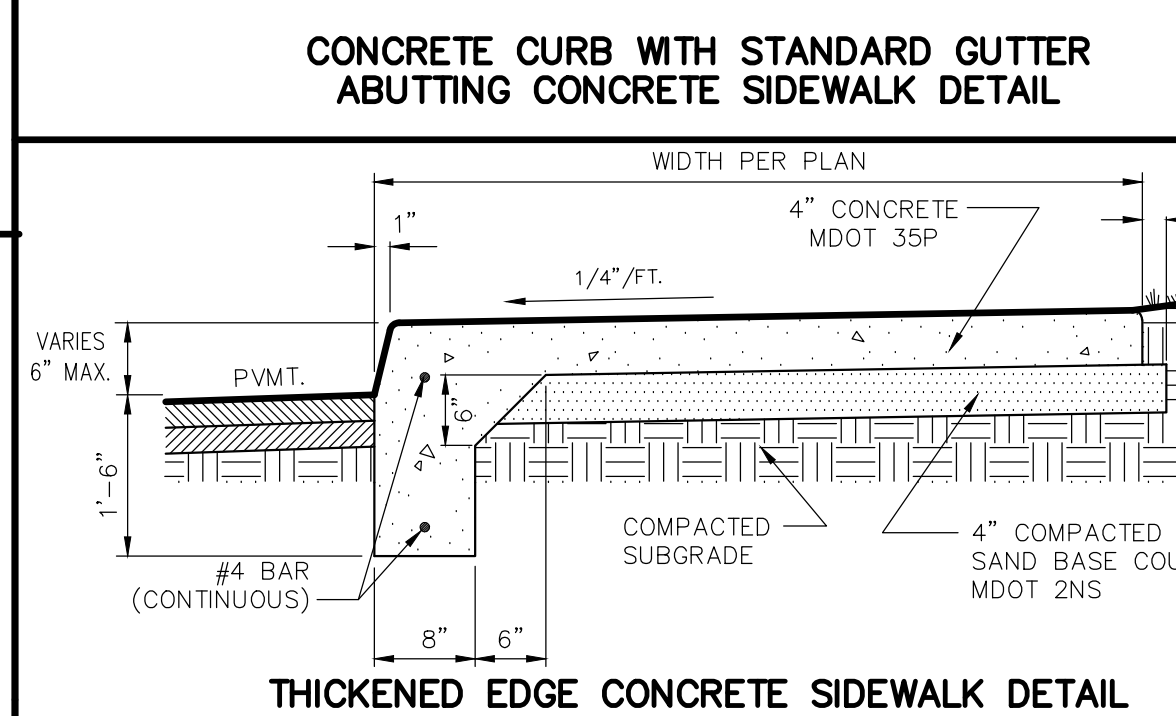
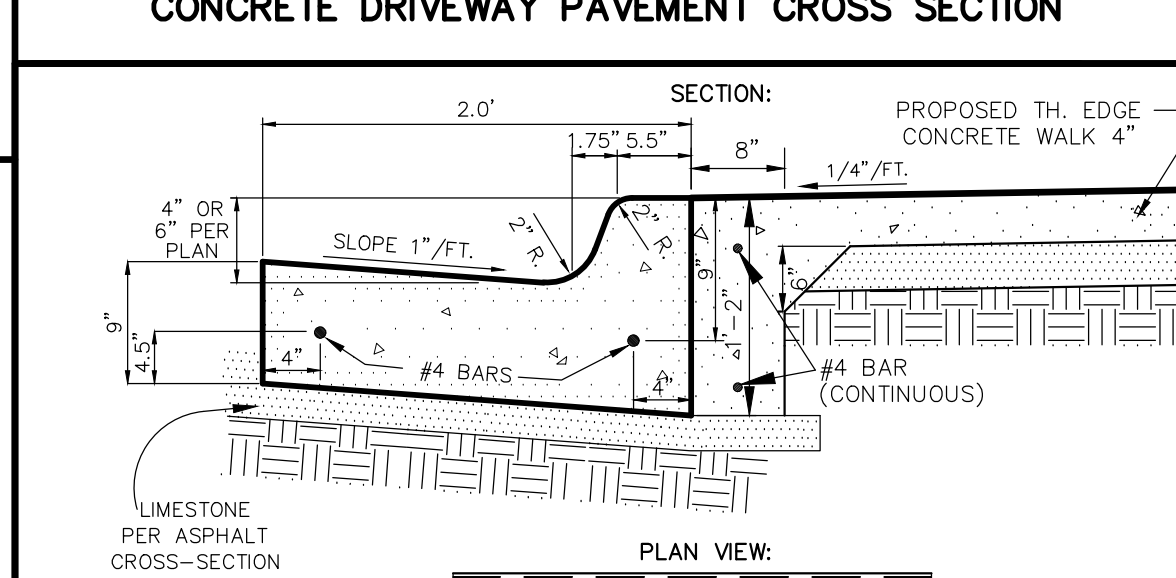
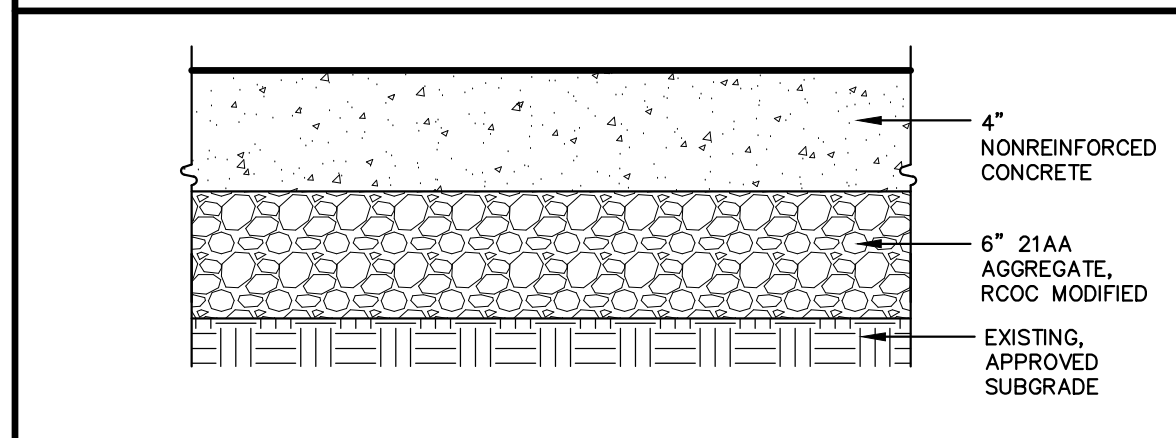
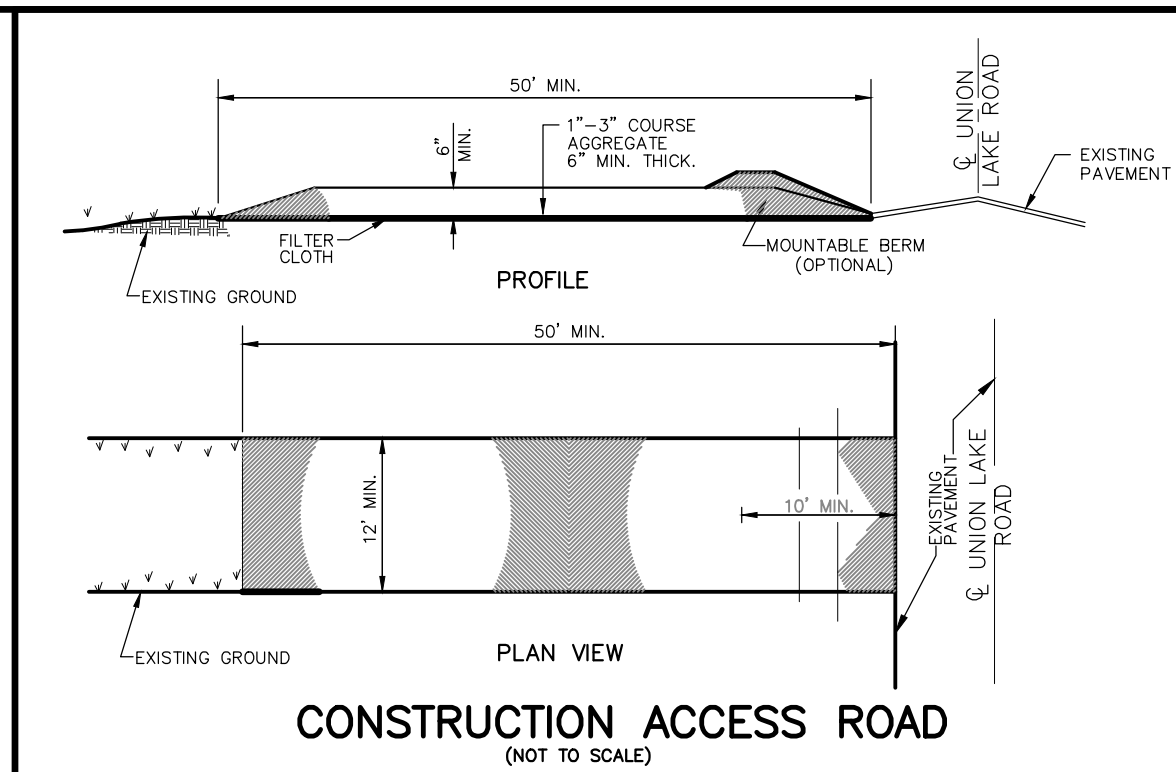
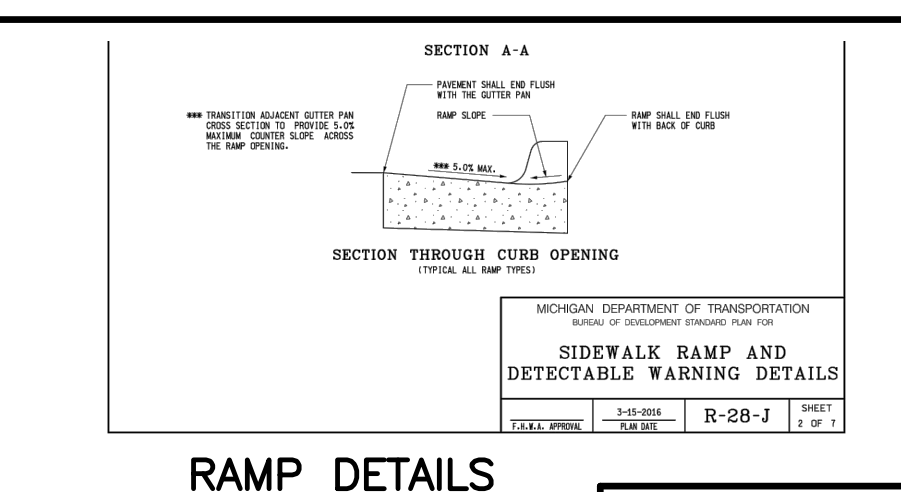
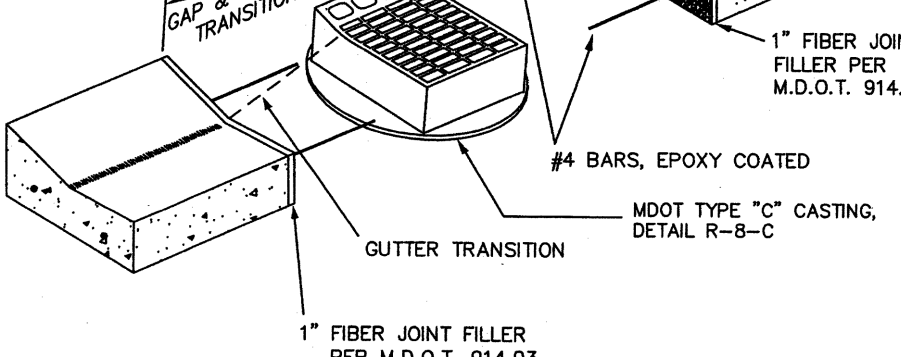
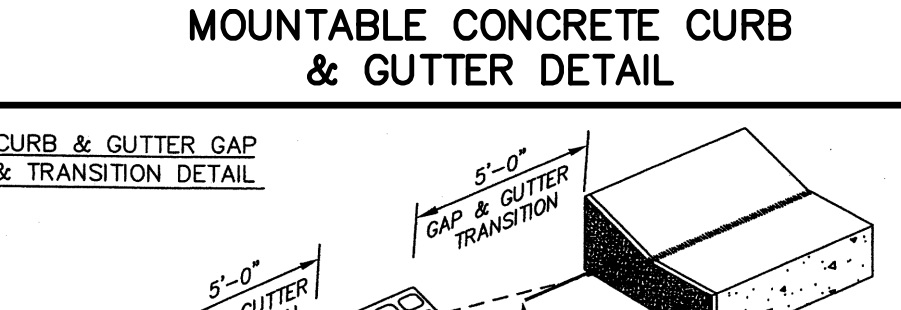
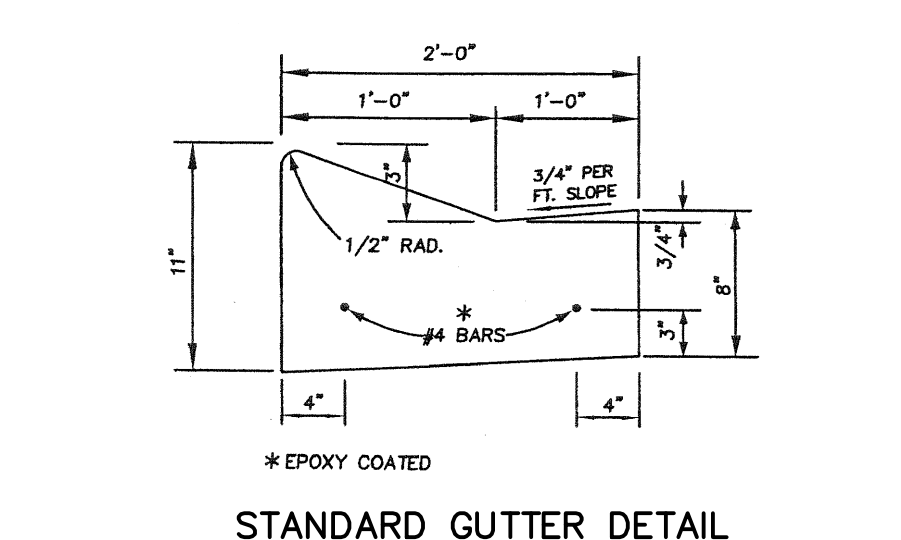
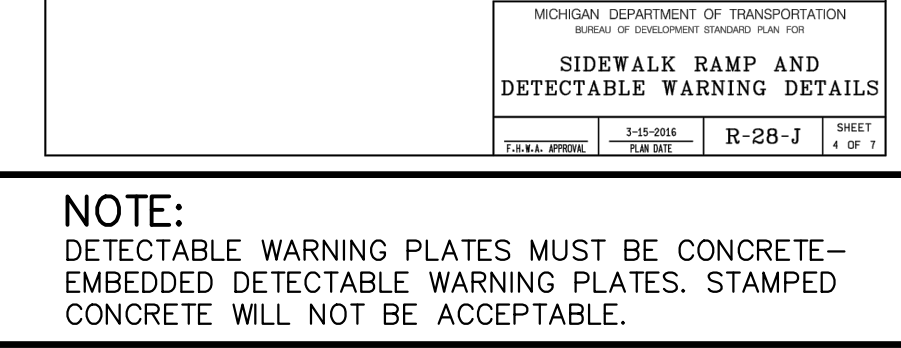
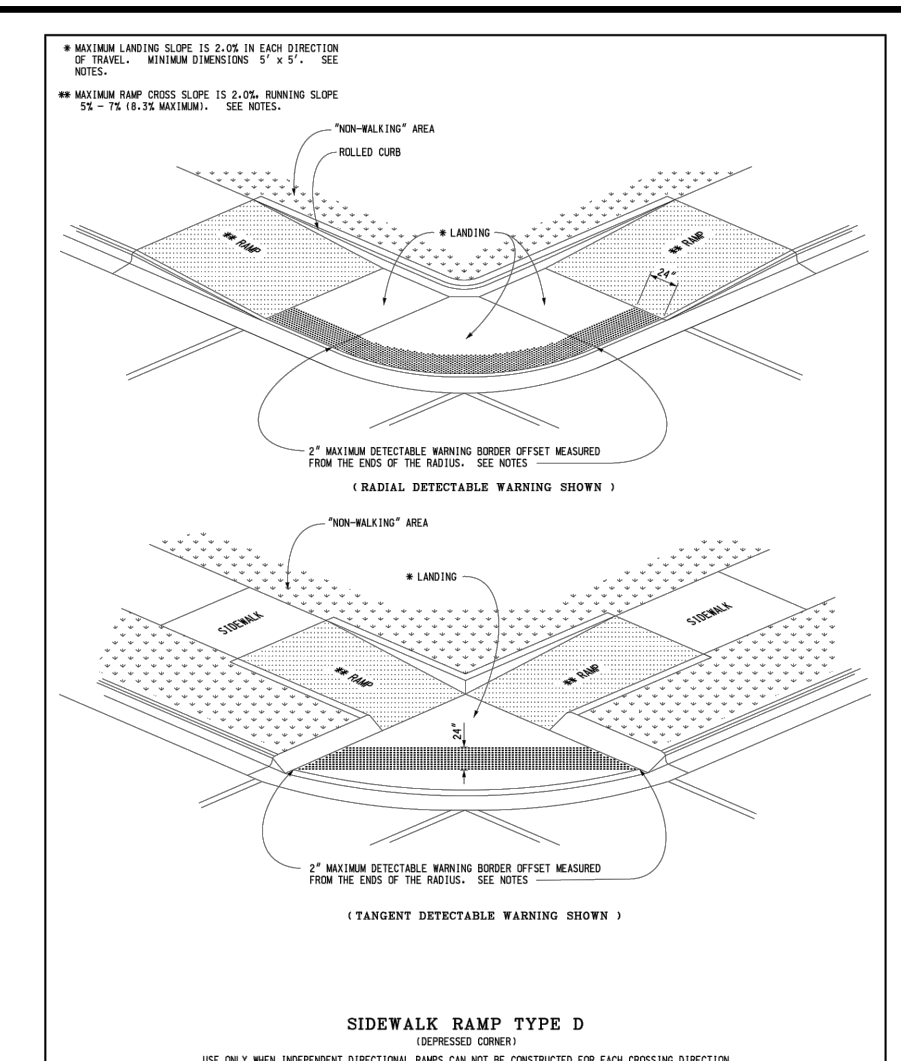
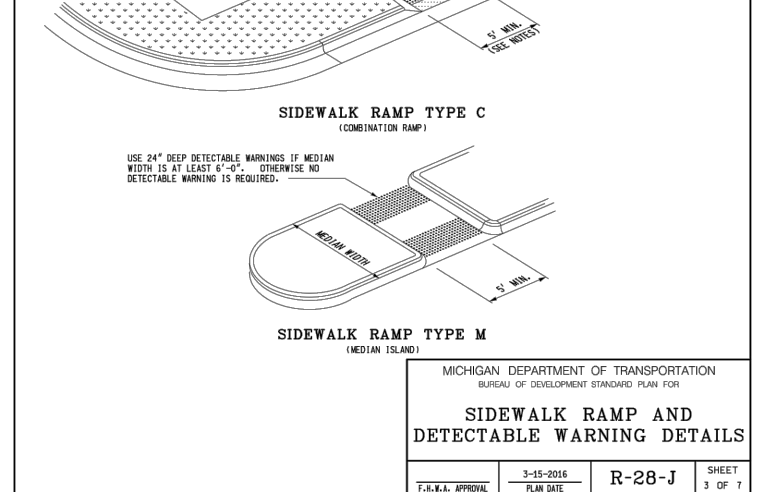
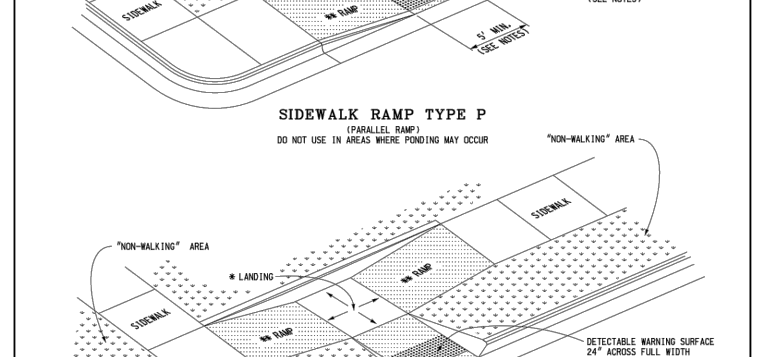
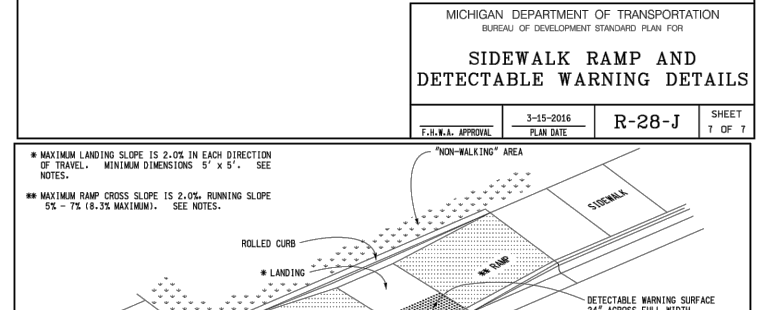
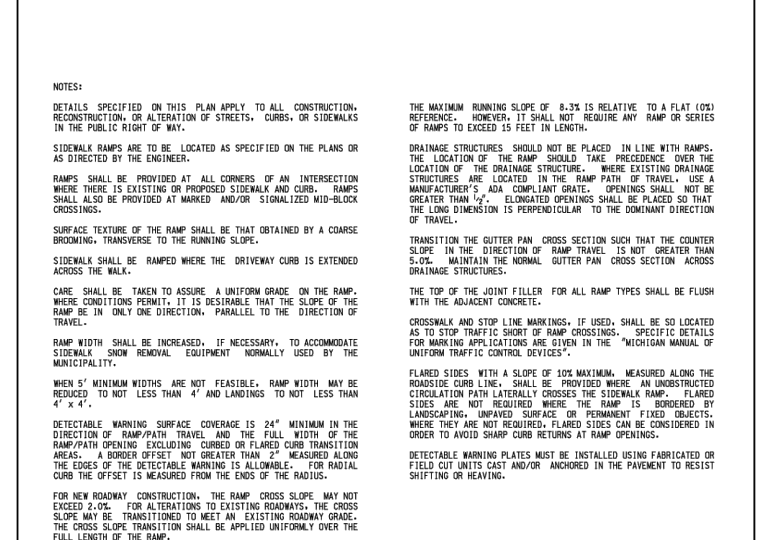
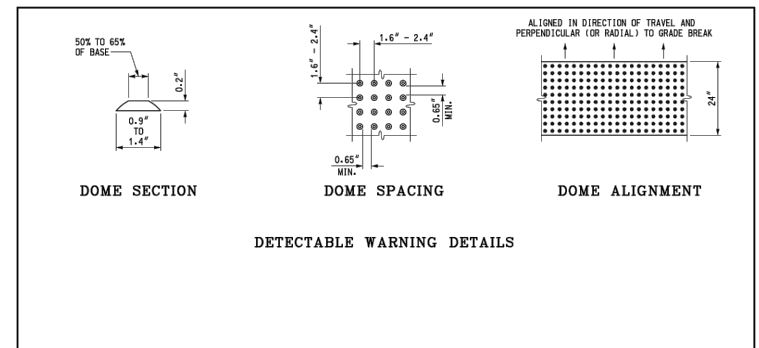
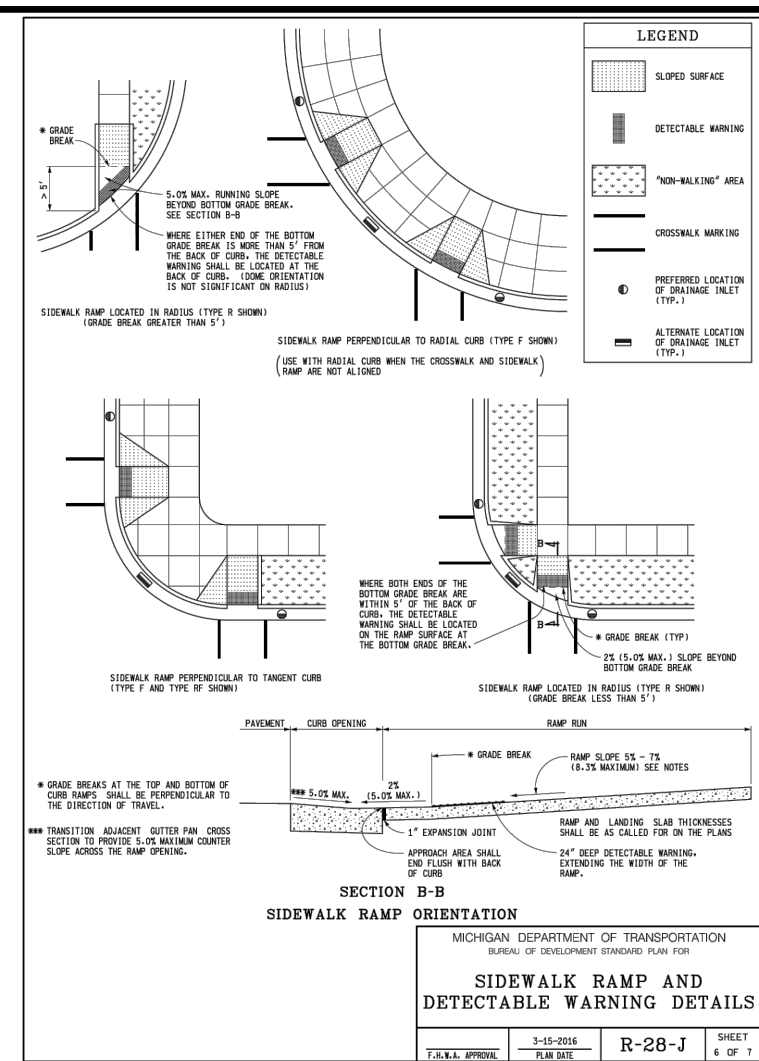
SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SPOIL PILE. IF THE FABRIC IS BEING UNDERCUT (I.E. IF THE WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE GIVEN PROCEDURES. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FILTER FABRIC IMMEDIATELY. FILTER FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE AREA IS FULLY STABILIZED OR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

SEEDING, SODDING & MULCHING

SEEDDED, SODDED OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY BE NEEDED TO BE APPLIED TO HOLD THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE IMPLEMENTED TO KEEP ERODED SOIL OR CONCENTRATED RUNOFF AWAY FROM THESE TARGET AREAS.

ACCESS ROAD (UNION LAKE ROAD)

PROPER MAINTENANCE INCLUDE ADDING ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. AFTER EACH STORM EVENT, INSPECT THE ROAD FOR EROSION AND MAKE ANY NECESSARY REPAIRS. IT IS ALSO IMPORTANT TO CHECK AND MAINTAIN ANY BMP'S WHICH ARE USED IN CONJUNCTION WITH THIS BMP, ESPECIALLY THOSE FOR DRAINAGE. ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY SWEEPING.



LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	ITEM	DATE
1.	REVISE PER OWNER	6-3-20
2.	REVISE GRADINGS ON UNITS 2 AND 6	11-9-20
3.	REV PER 11-20-20 W/L TWP LETTER	02-02-21
4.	REVISE PER WHITE LAKE TWP	03-03-21

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 Know what's below. Call before you dig.

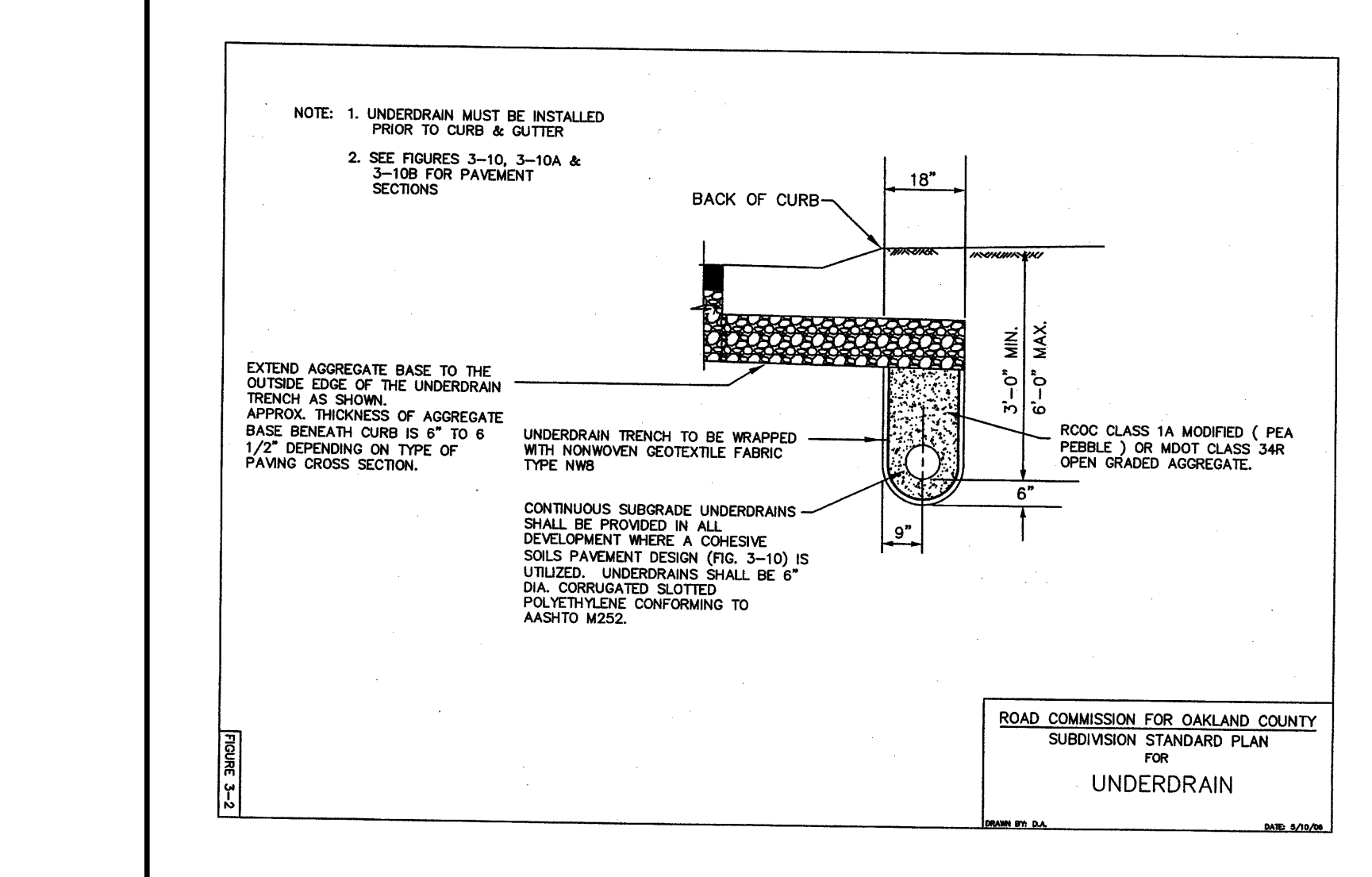
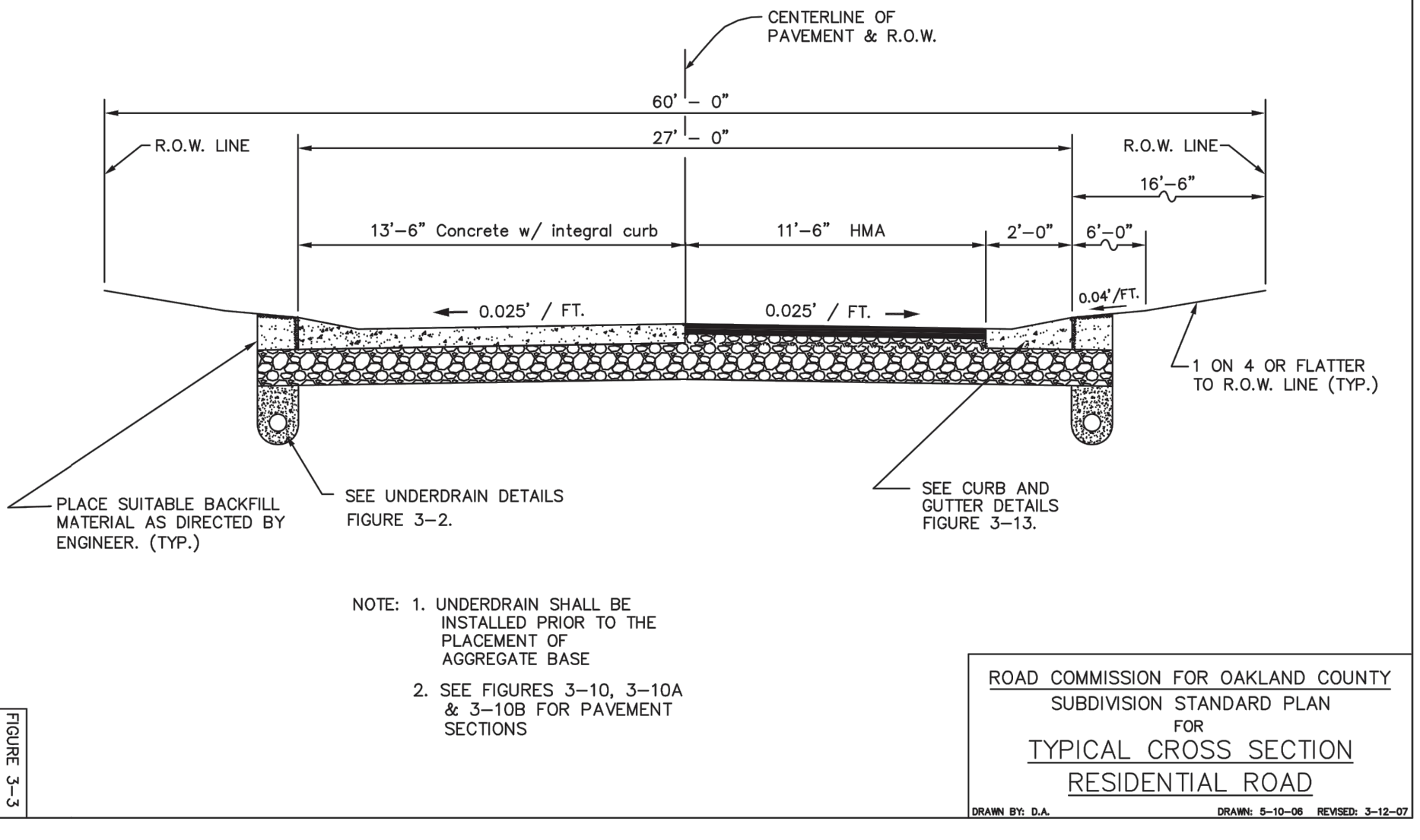
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 04-08-2020 DESIGNED BY: A.A. JOB NUMBER: 19-030
CHECKED BY: J.E. DRAWING FILE: 19030ND.dwg

NOTES AND DETAILS

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET ND1



LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

REVISIONS

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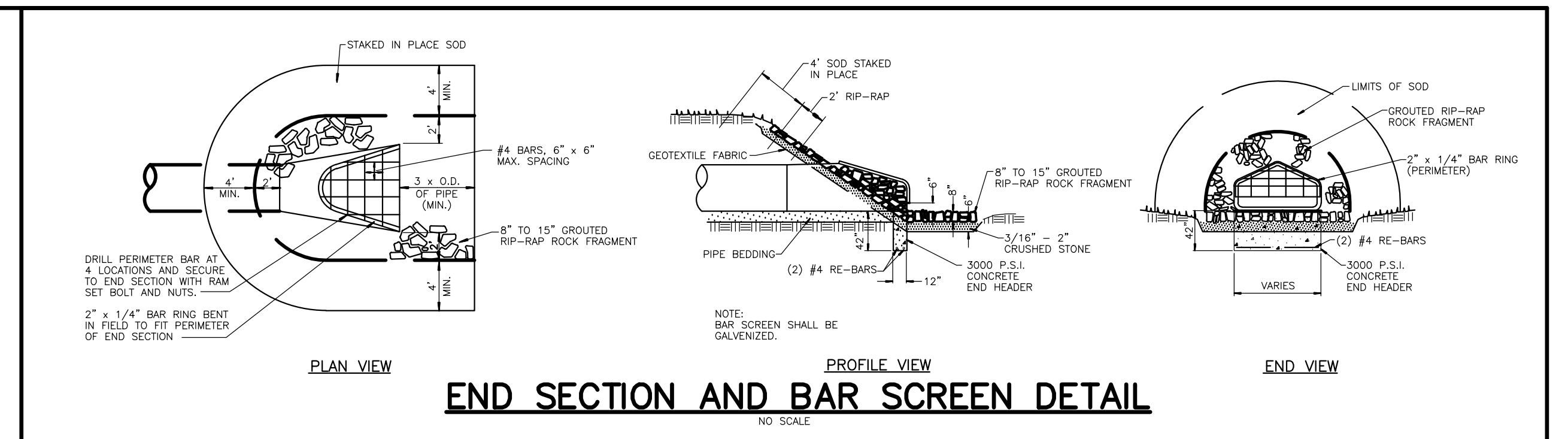
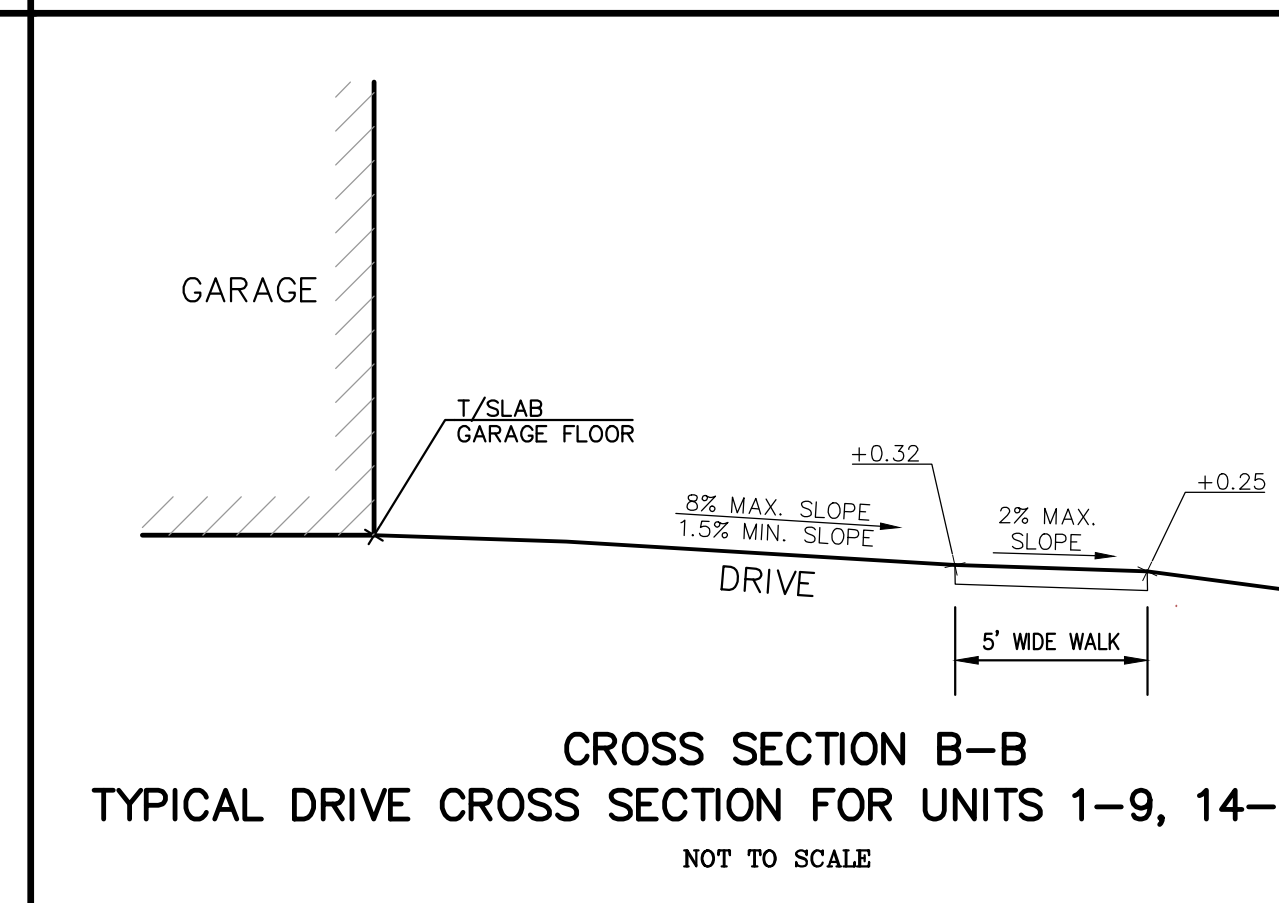
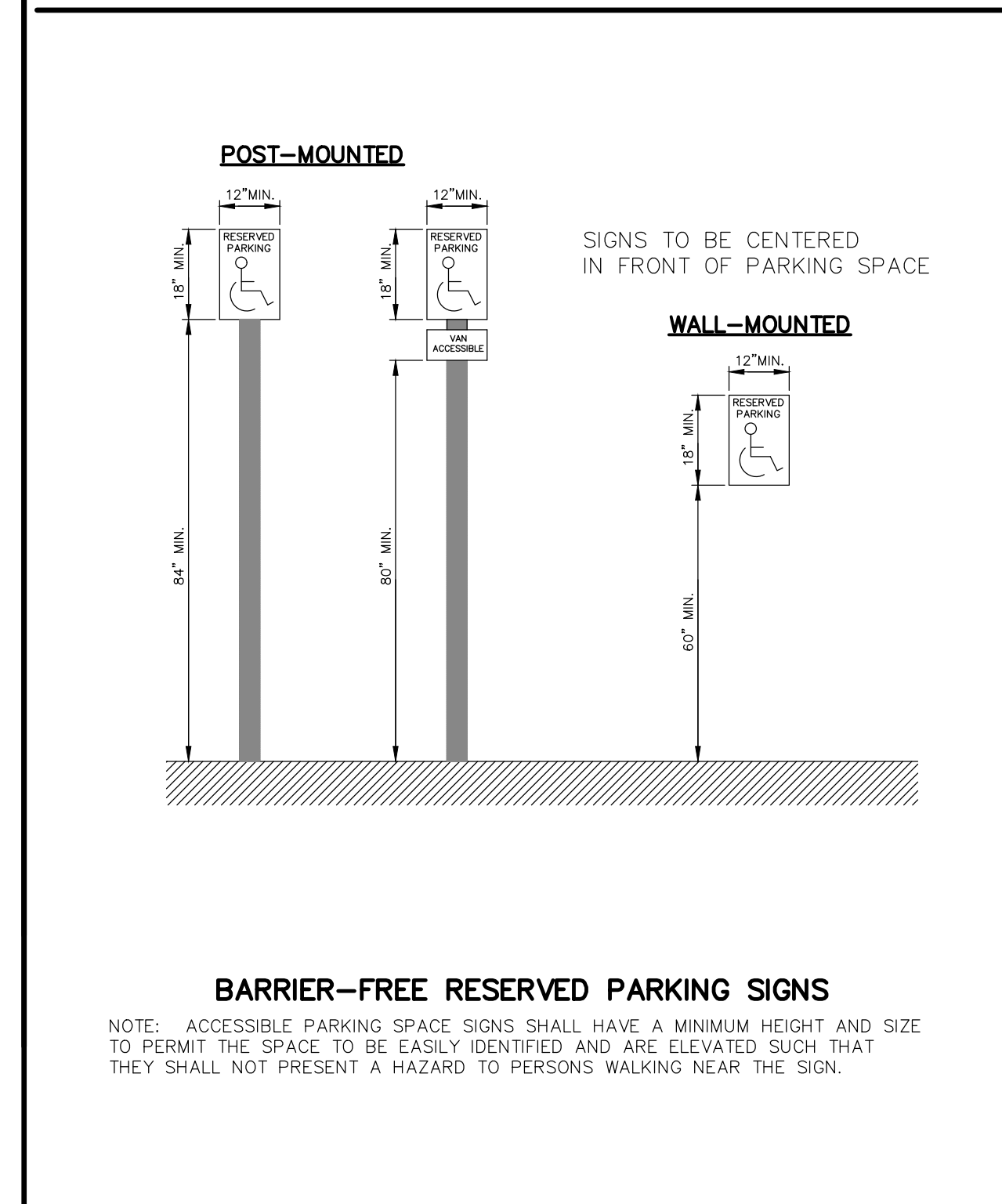
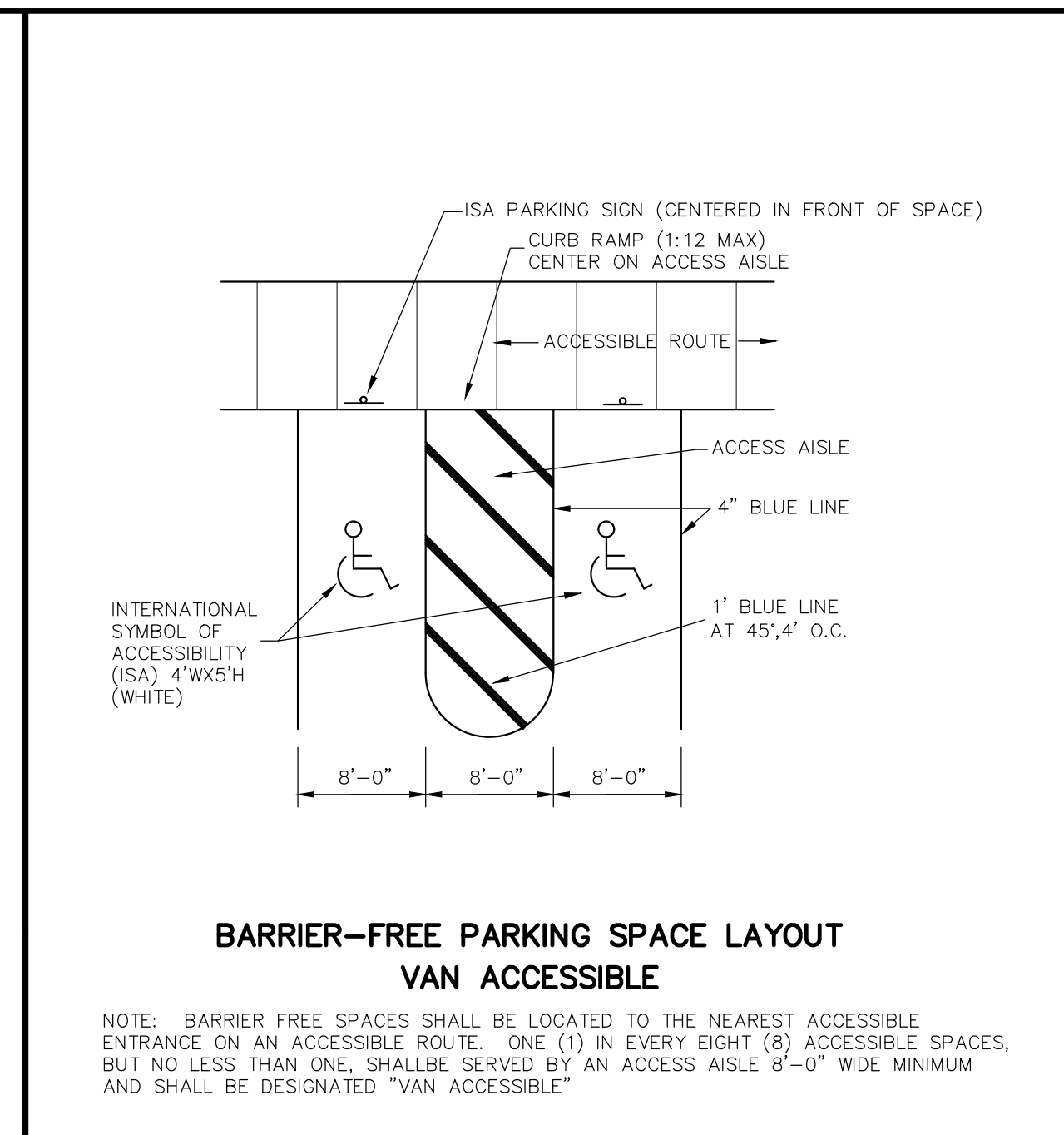
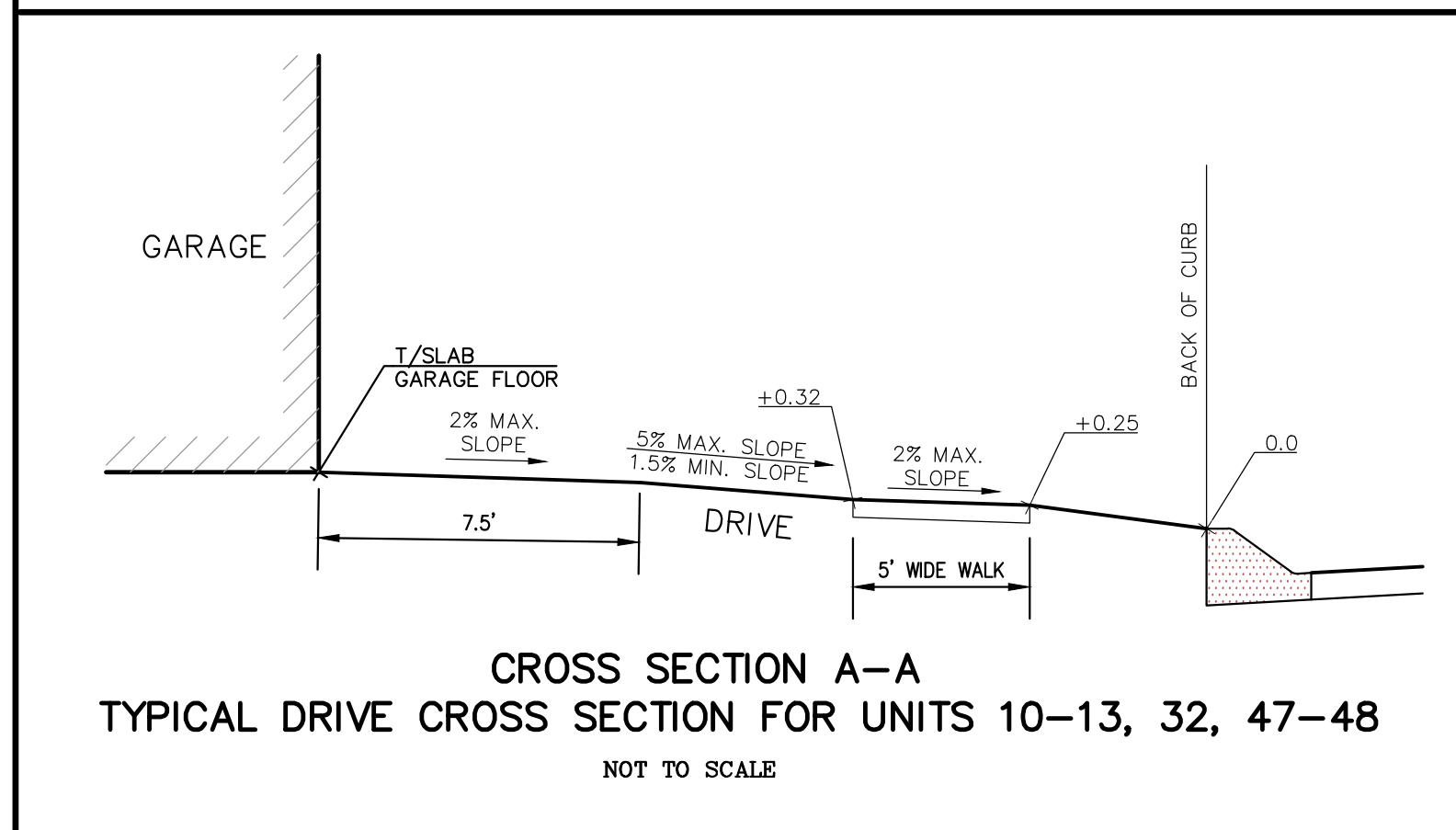
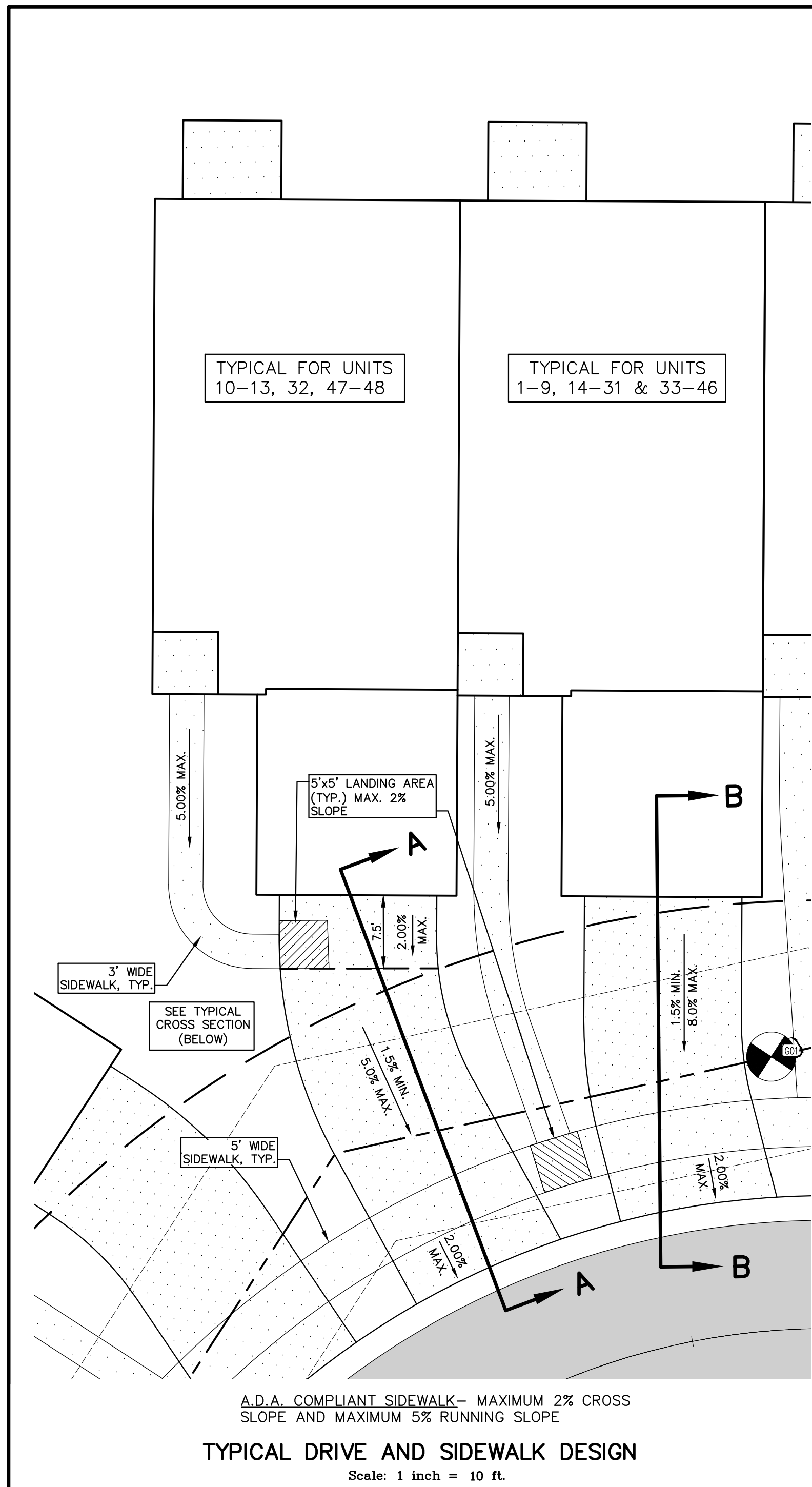
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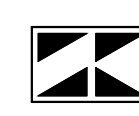


LAKE POINTE
SECTION 36, TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

REVISIONS			UTILITY WARNING
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3.	REV PER 11-20-20 WL TWP LETTER	02-02-21	
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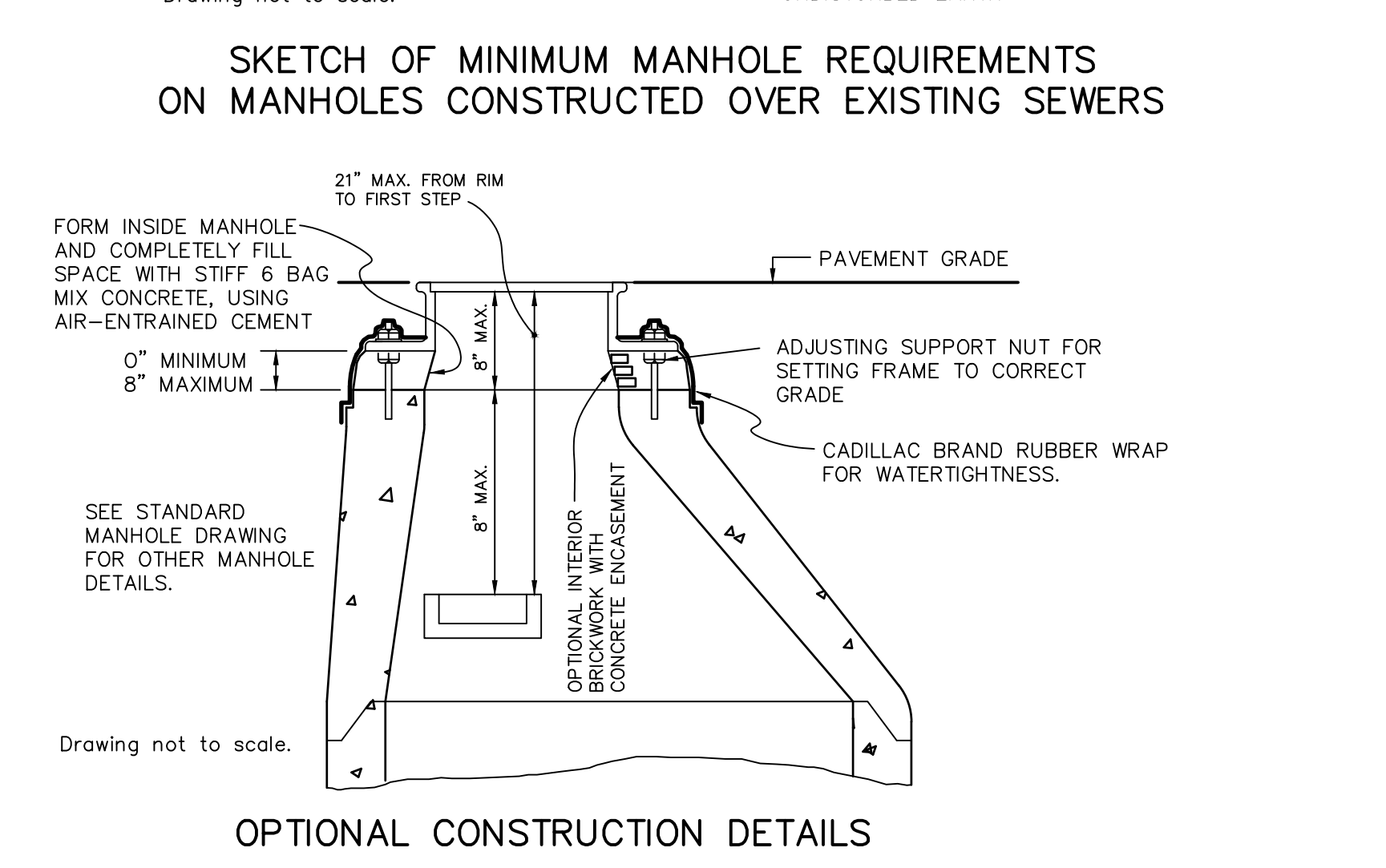
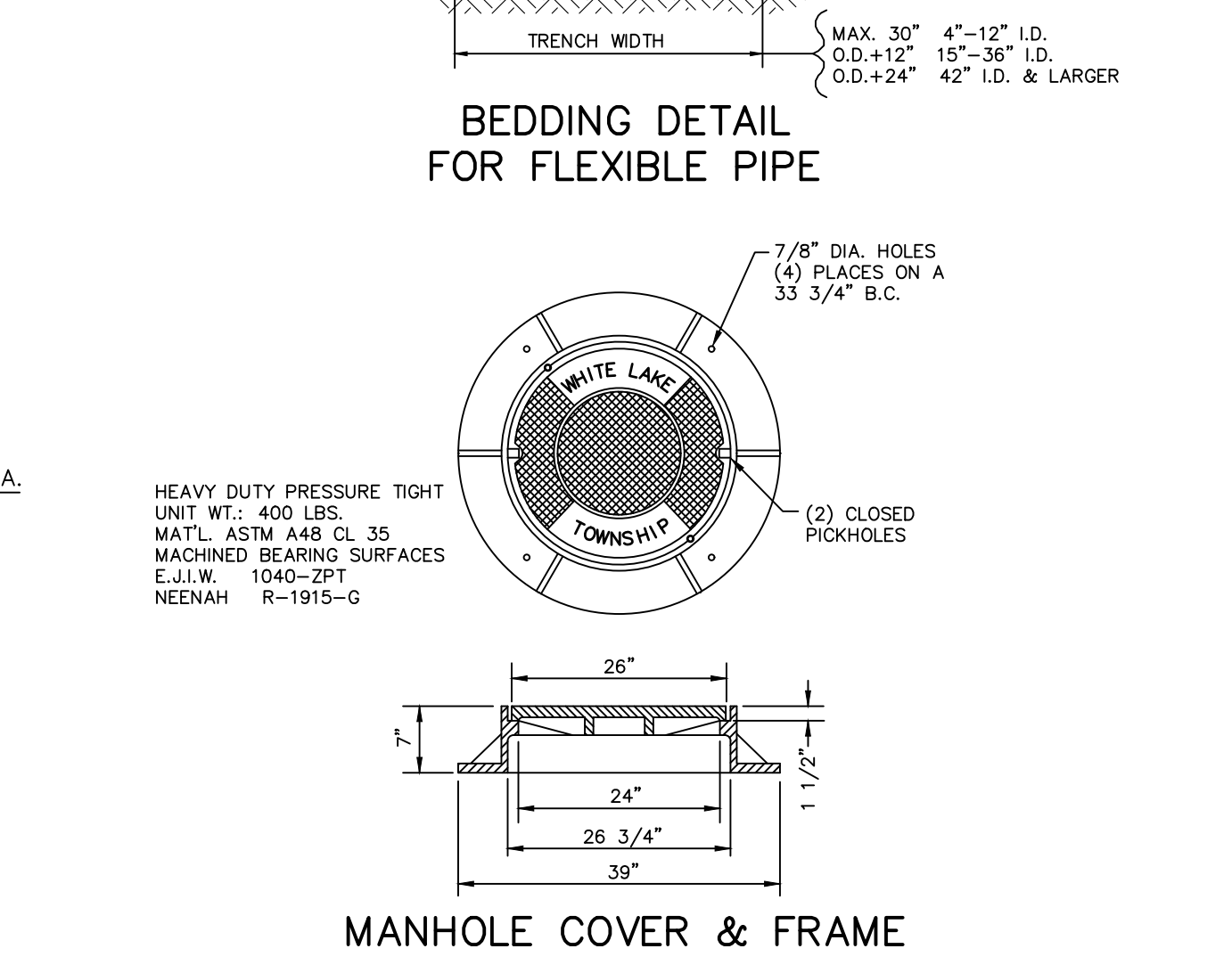
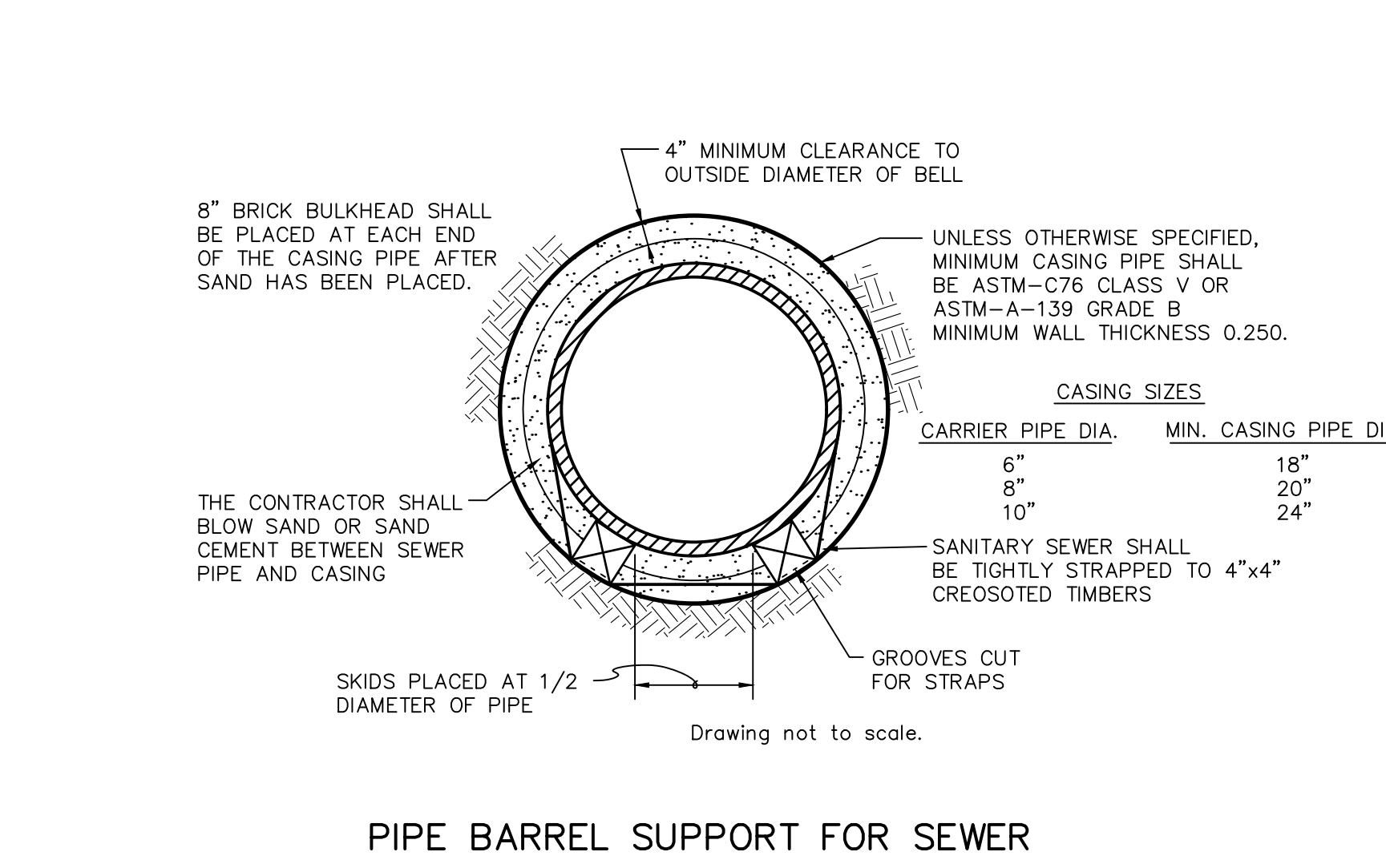
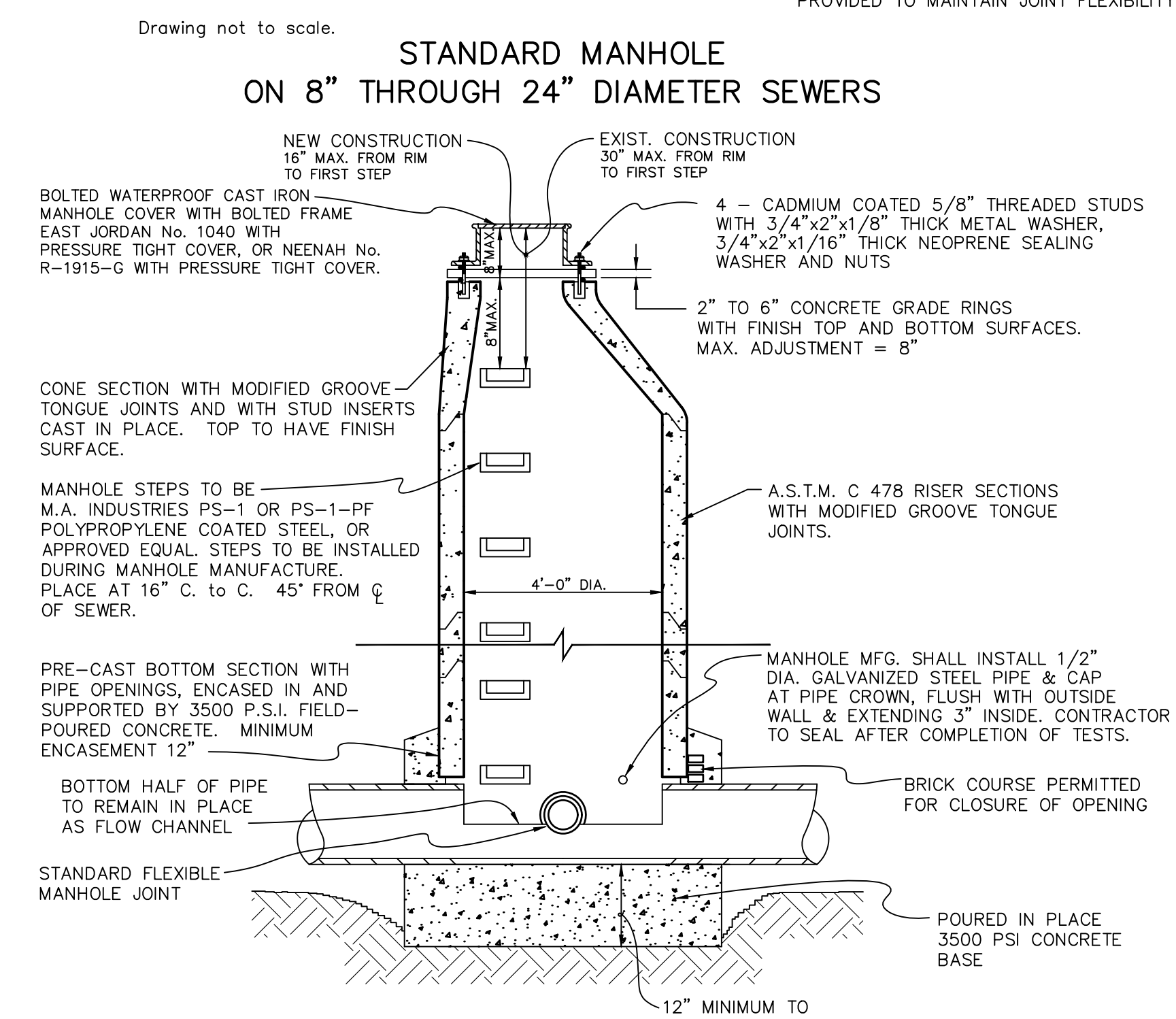
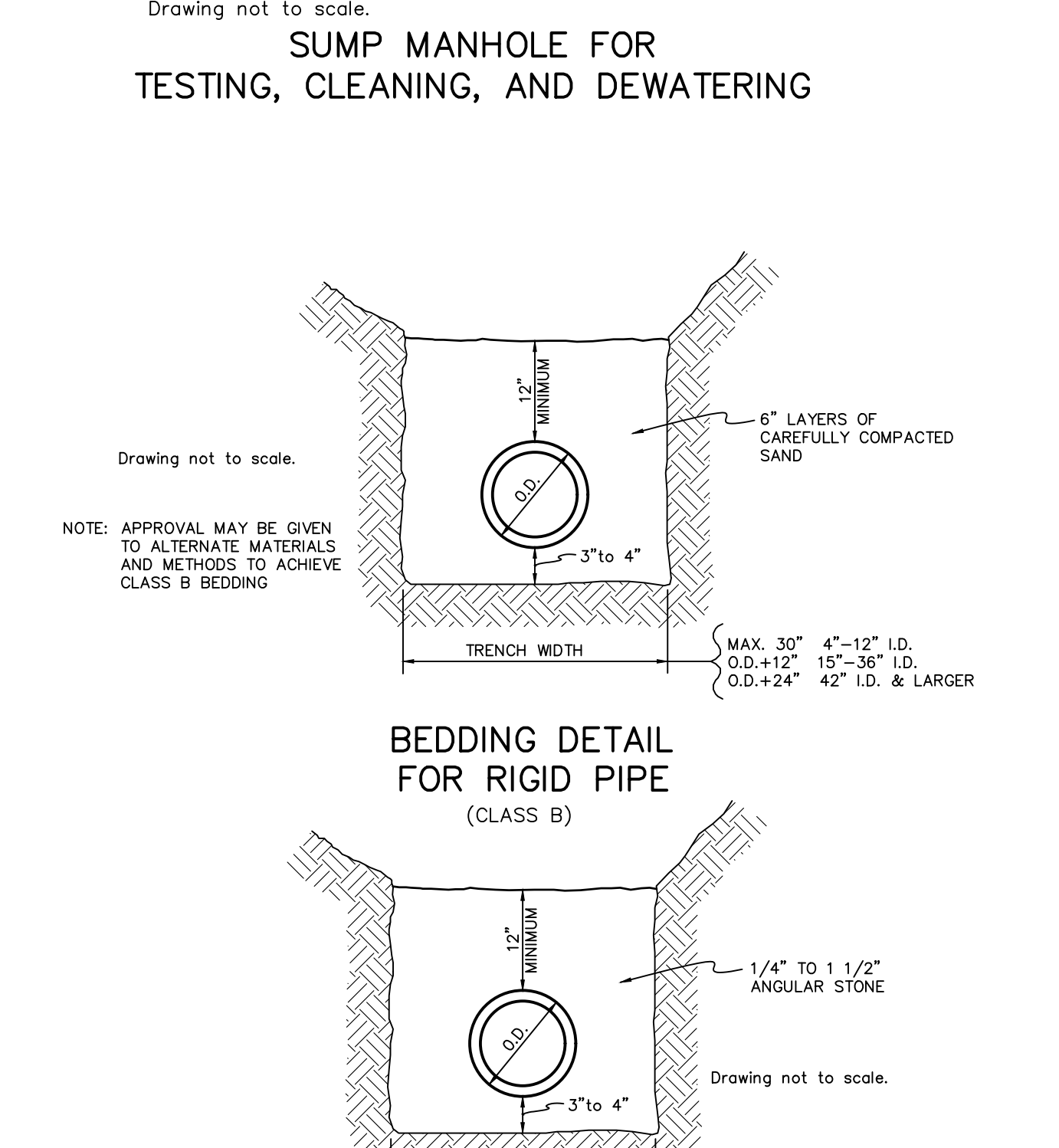
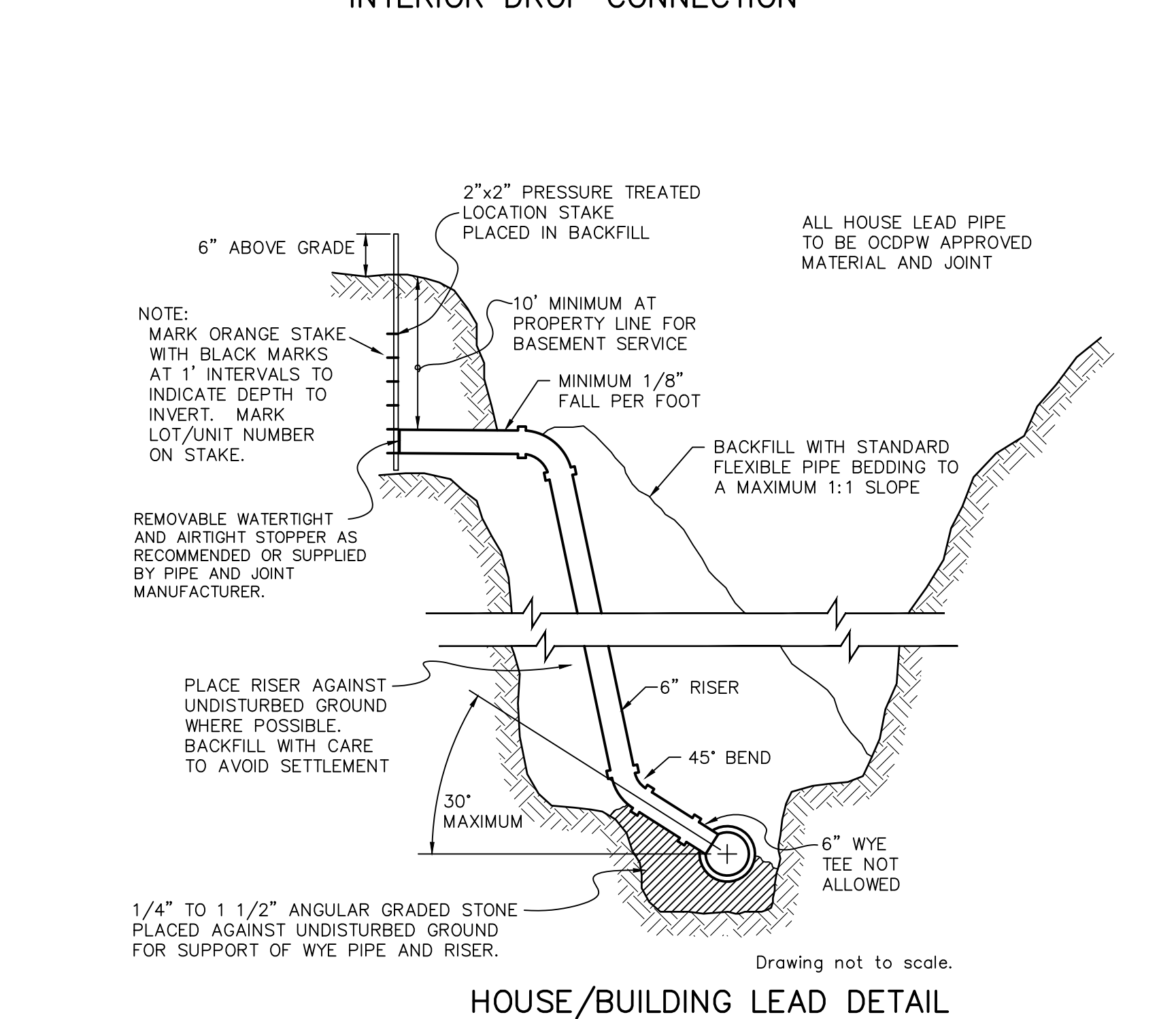
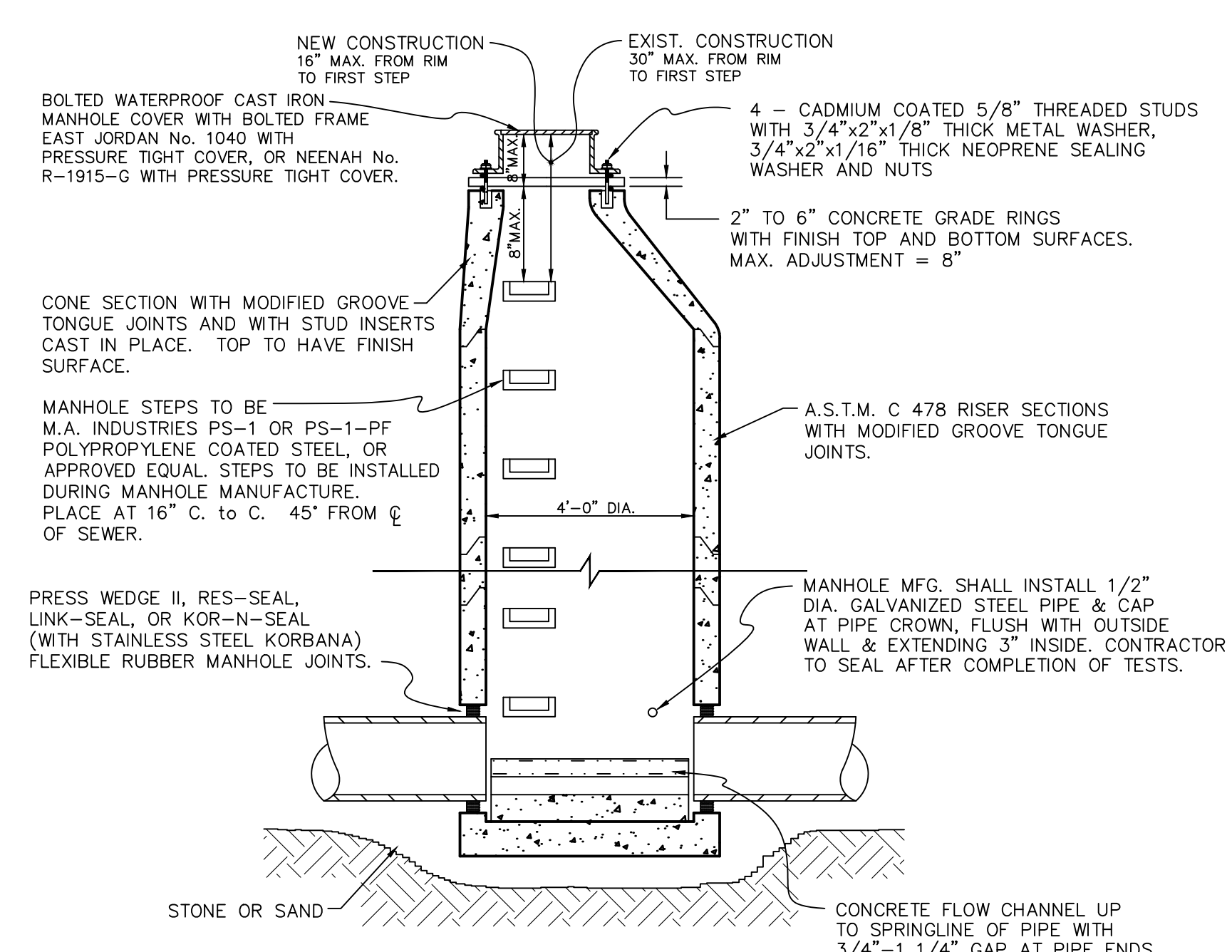
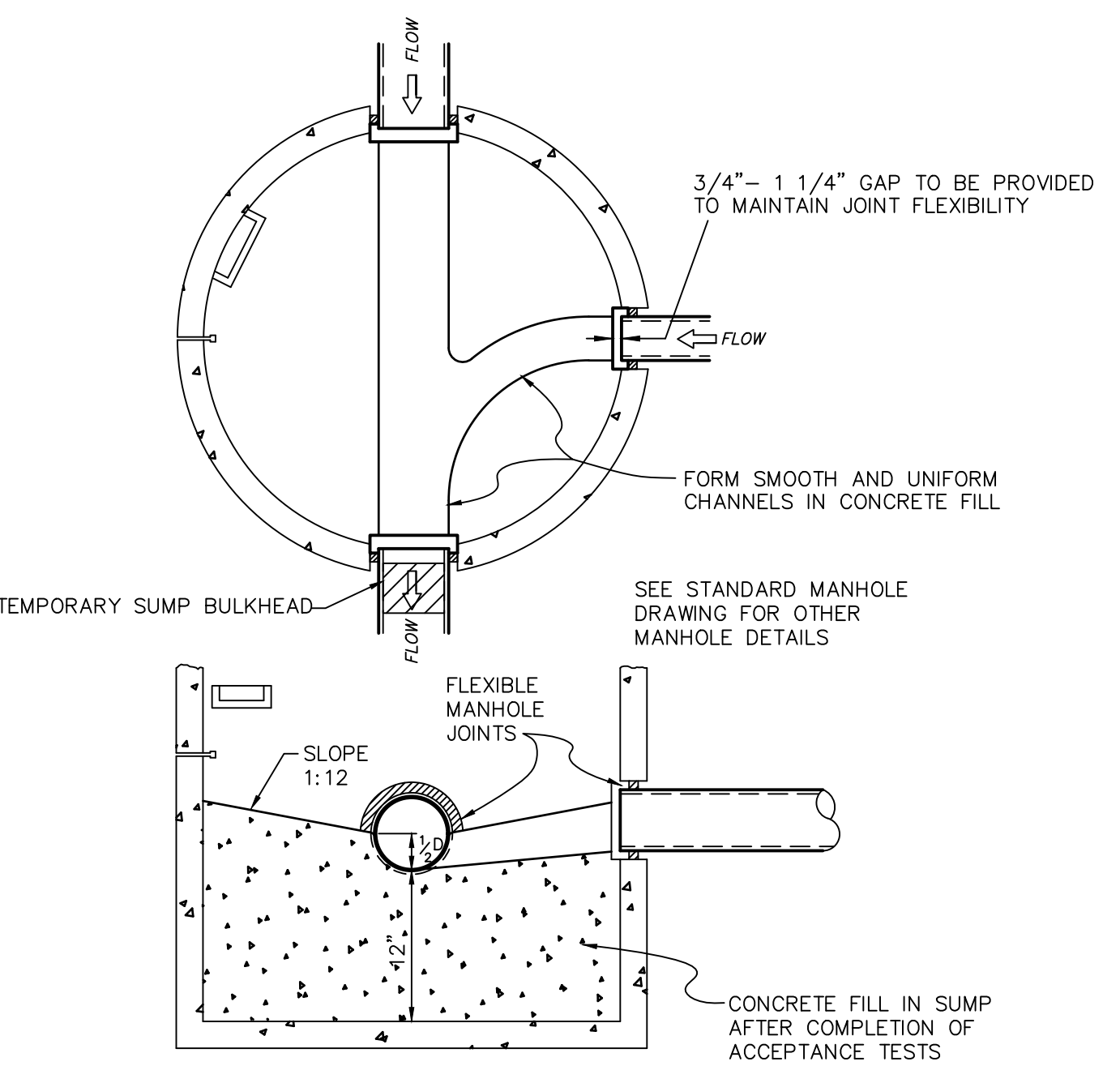
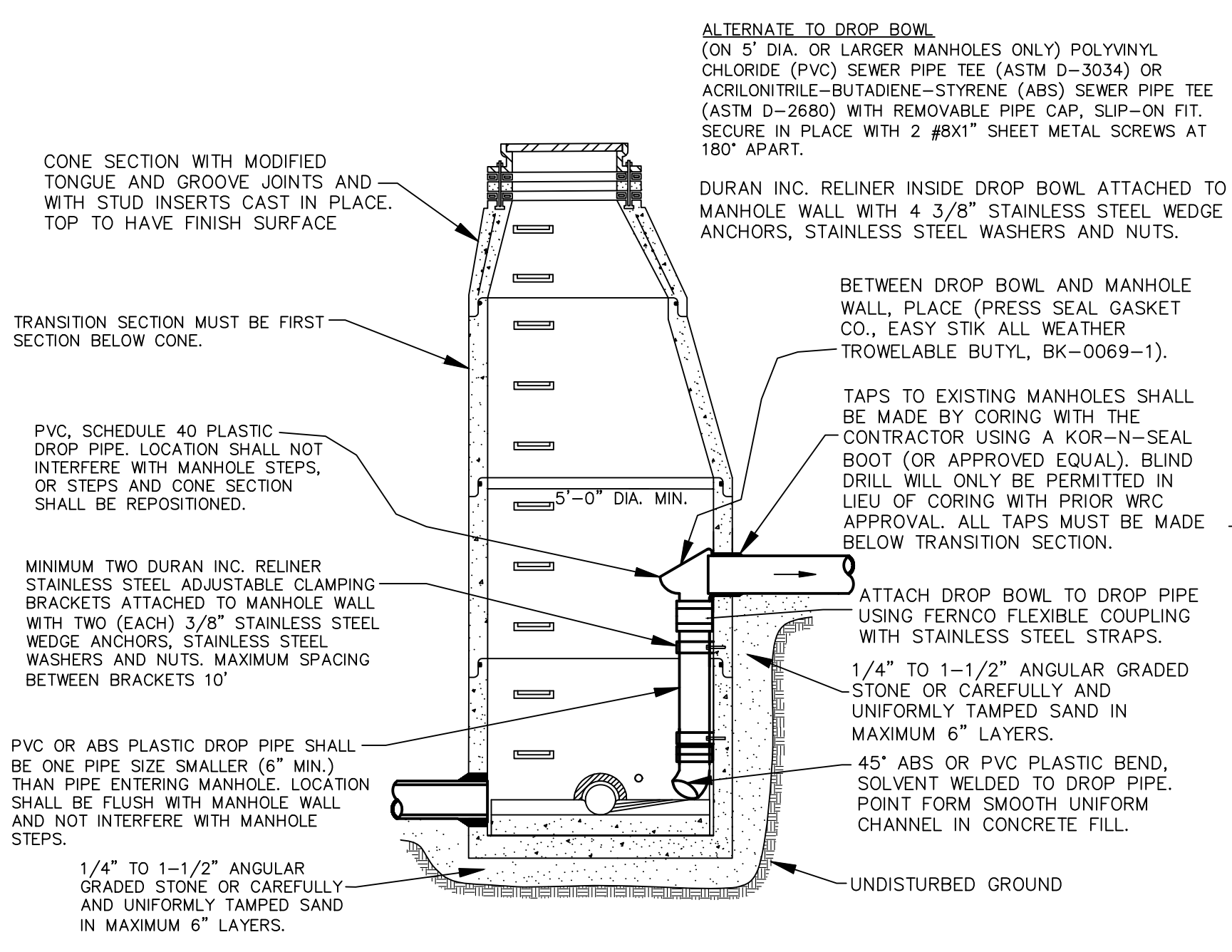
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NOTES AND DETAILS

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SHEET ND2

- 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: -- VERT. - SCALE: 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

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

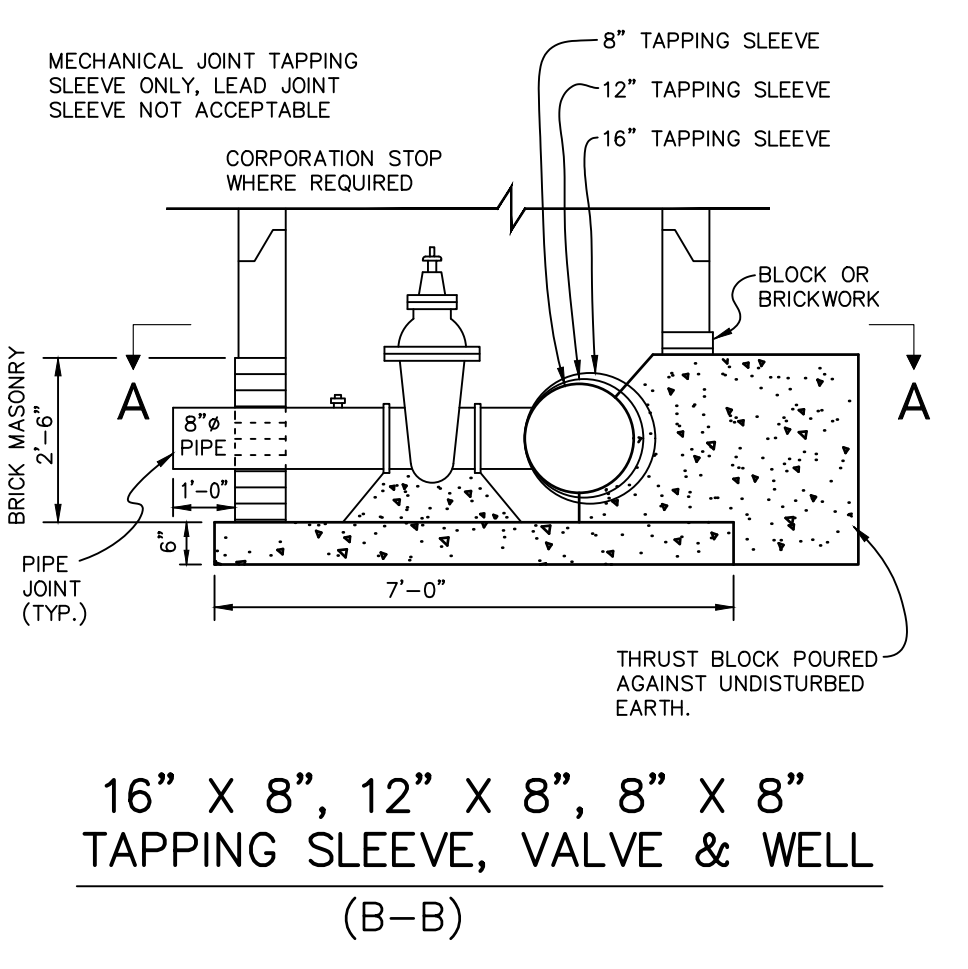
2291 Water Street, Suite 6 Port Huron, Michigan 48060 tel (810) 987-7820 fax (810) 987-7895

White Lake Township

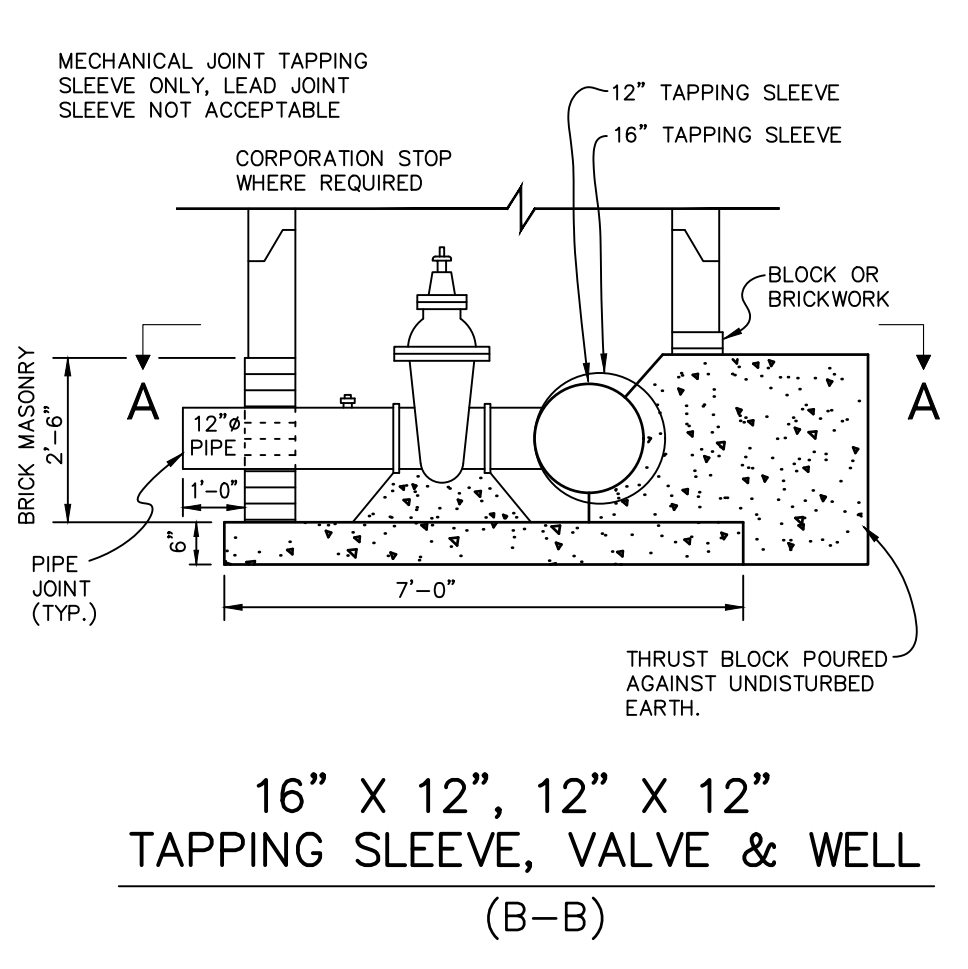
7525 Highland Road (M-59) White Lake, Michigan 48383 248-698-3300

SANITARY SEWER STANDARD DETAILS

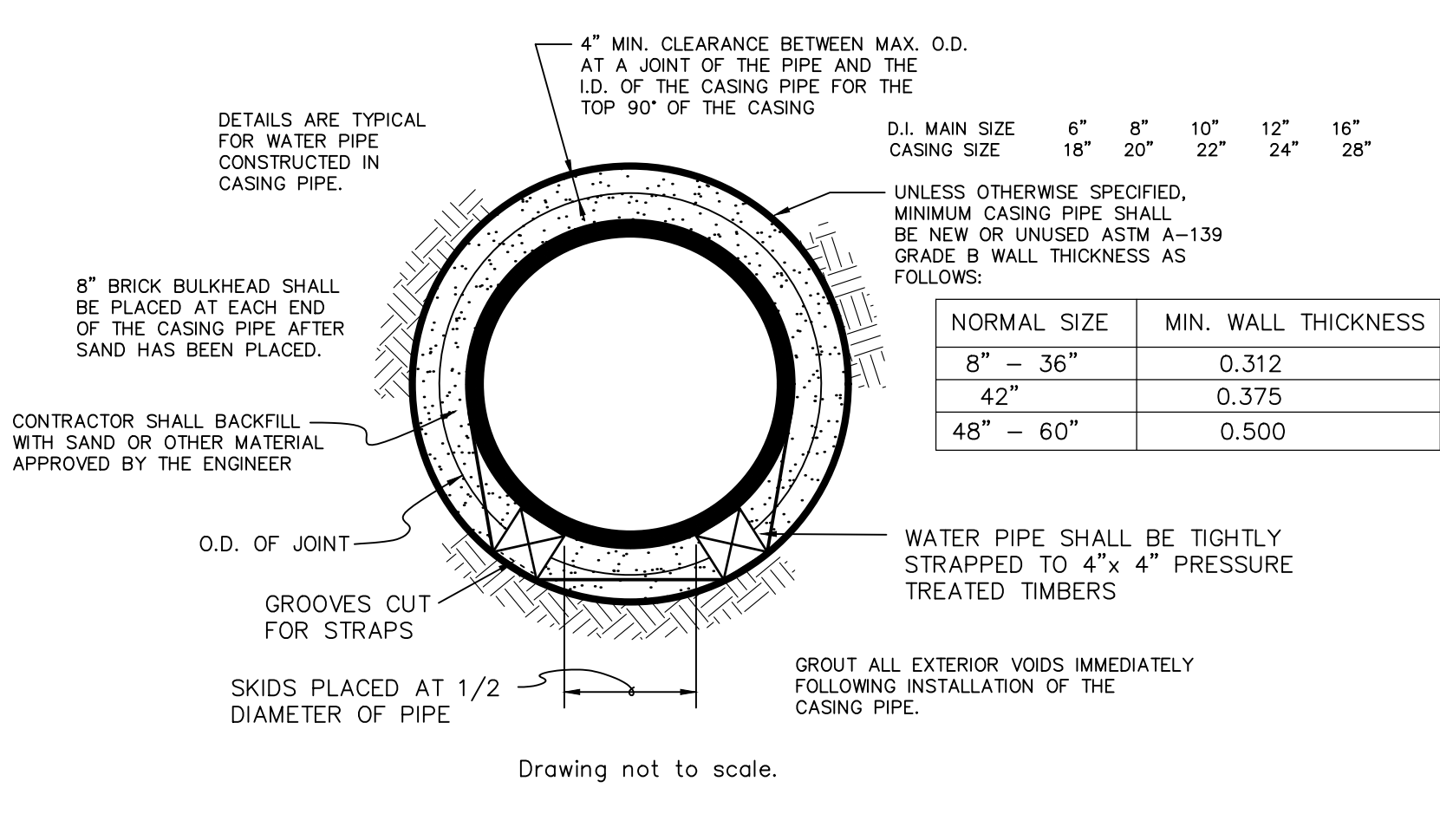
JOB NO. DATE ISSUED 09/11/97 SHEET NO.



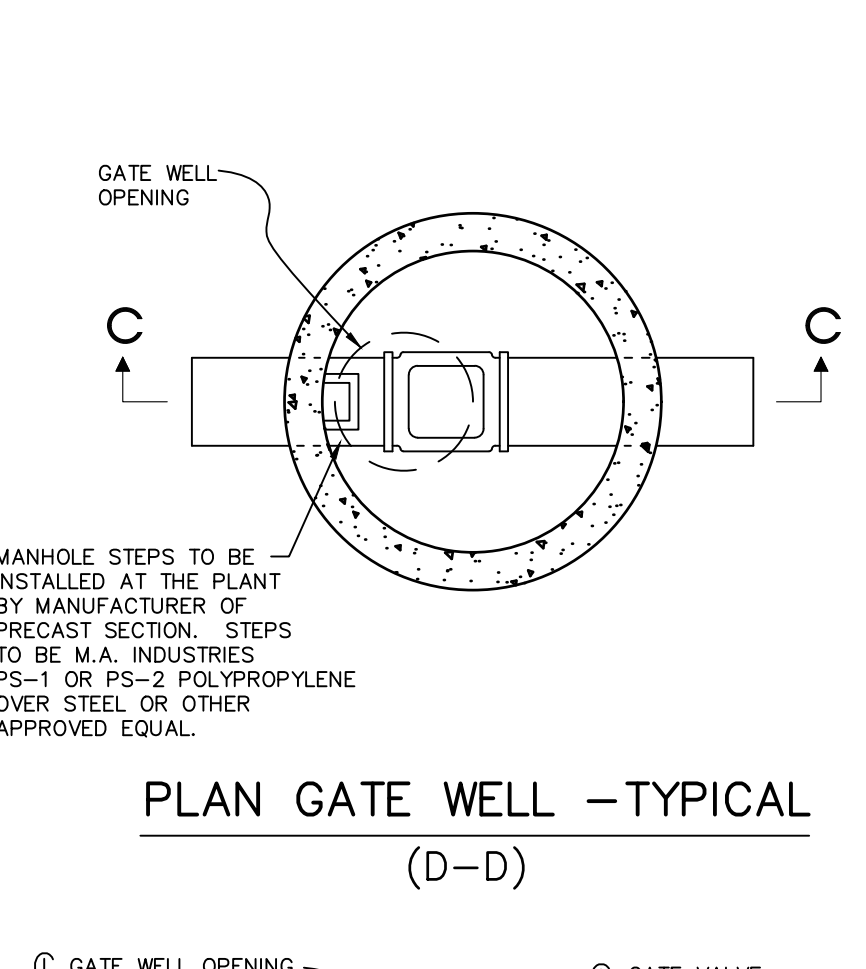
16" X 8", 12" X 8", 8" X 8" TAPPING SLEEVE, VALVE & WELL (B-B)



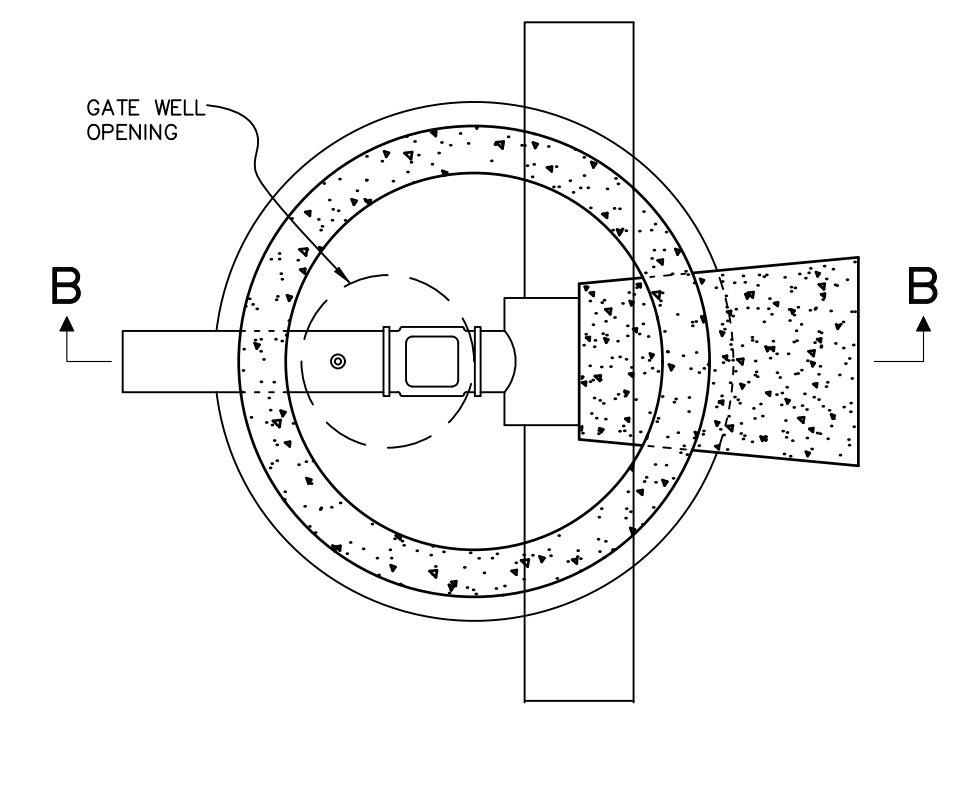
16" X 12", 12" X 12" TAPPING SLEEVE, VALVE & WELL (B-B)



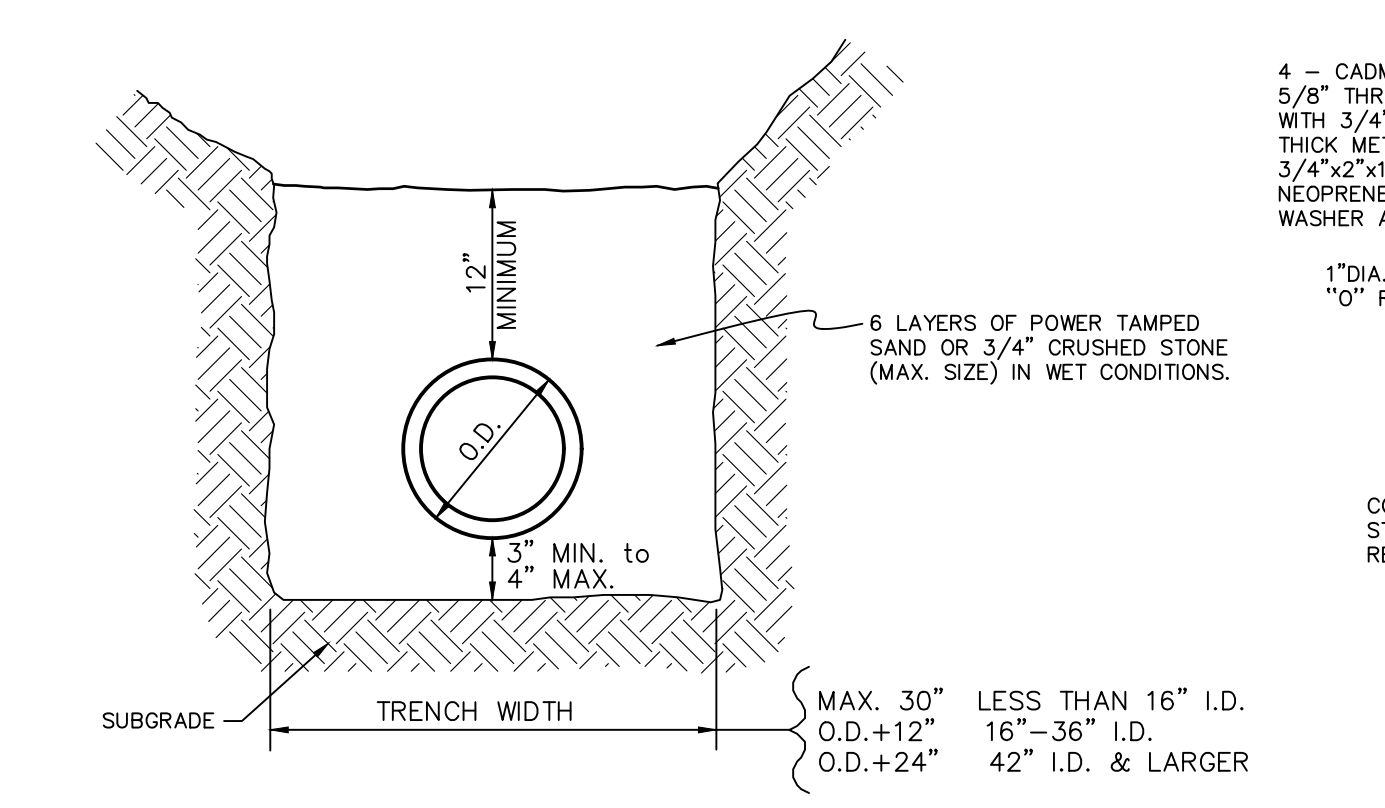
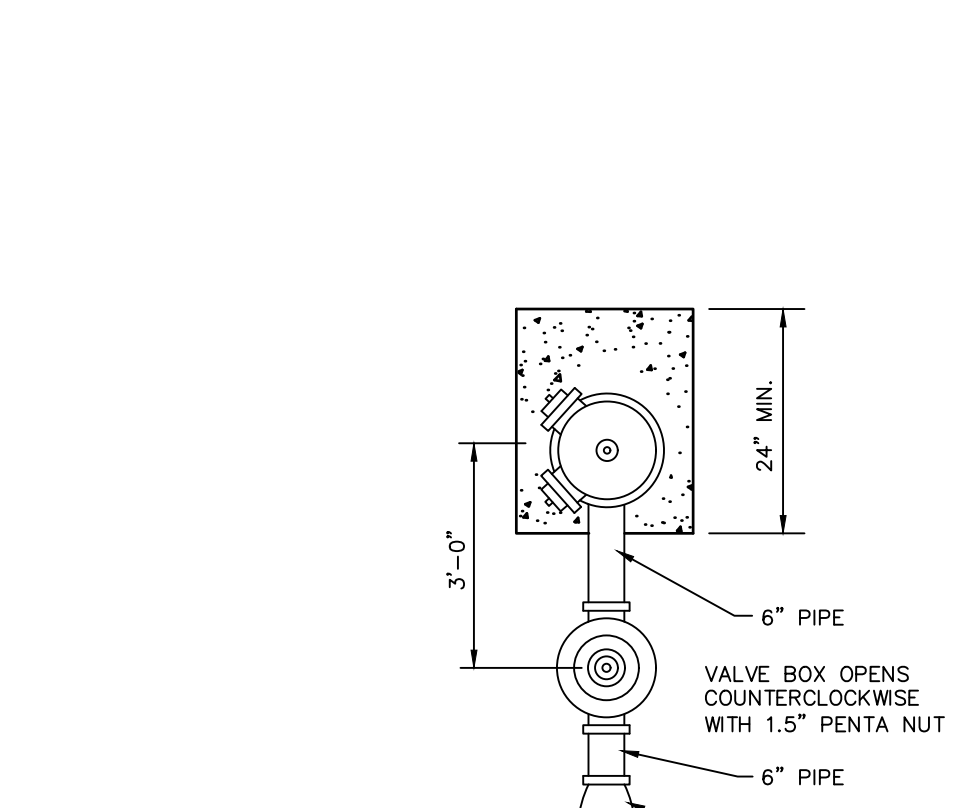
PIPE BARREL SUPPORT FOR WATER MAIN CONSTRUCTED IN CASING



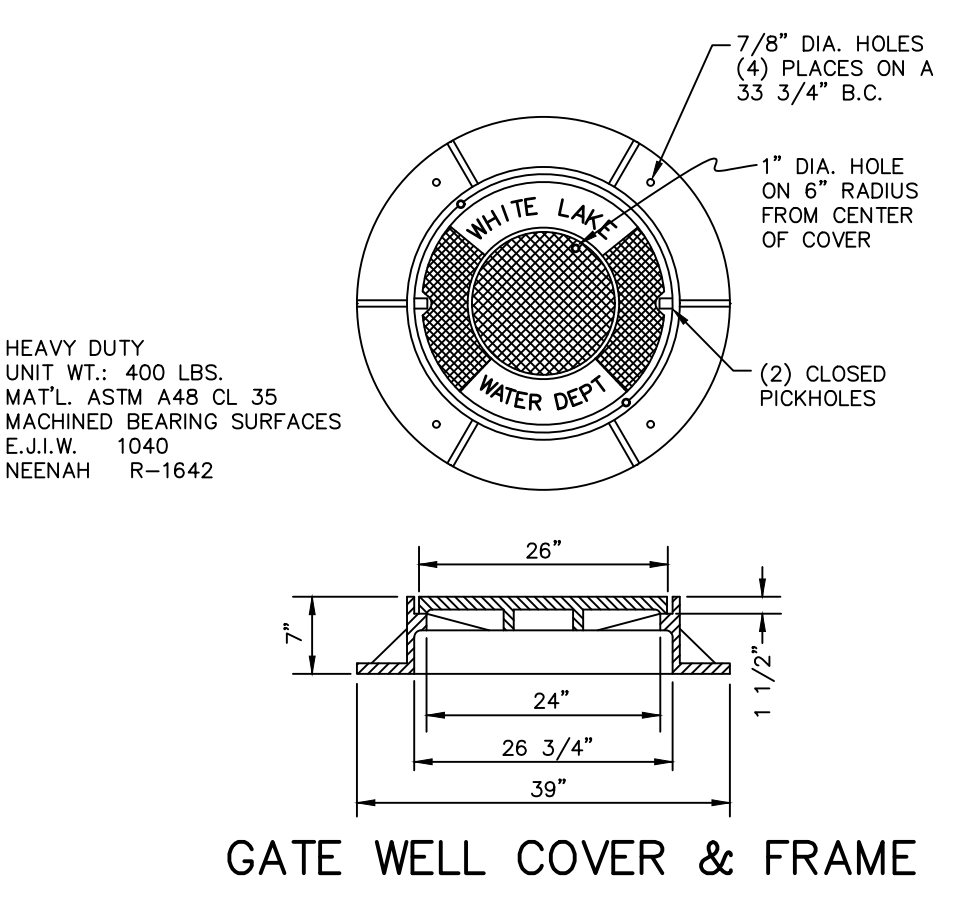
PLAN GATE WELL - TYPICAL (D-D)



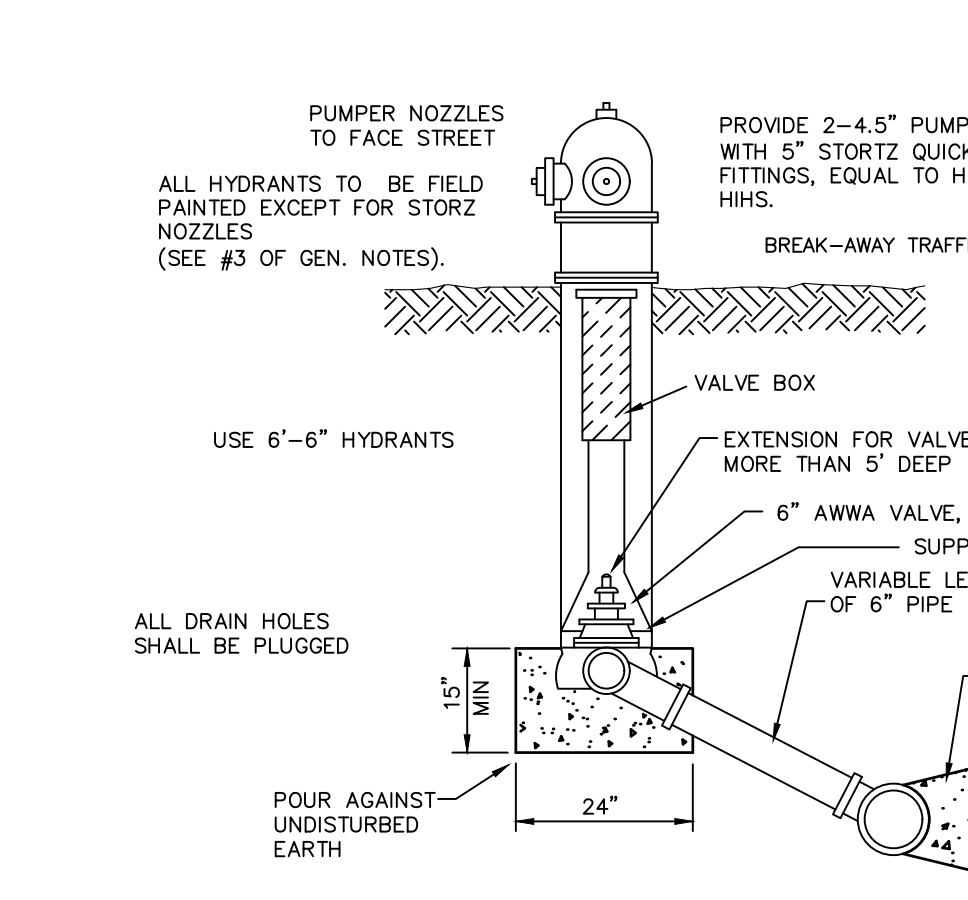
PLAN TAPPING SLEEVE, VALVE & WELL - TYPICAL (A-A)



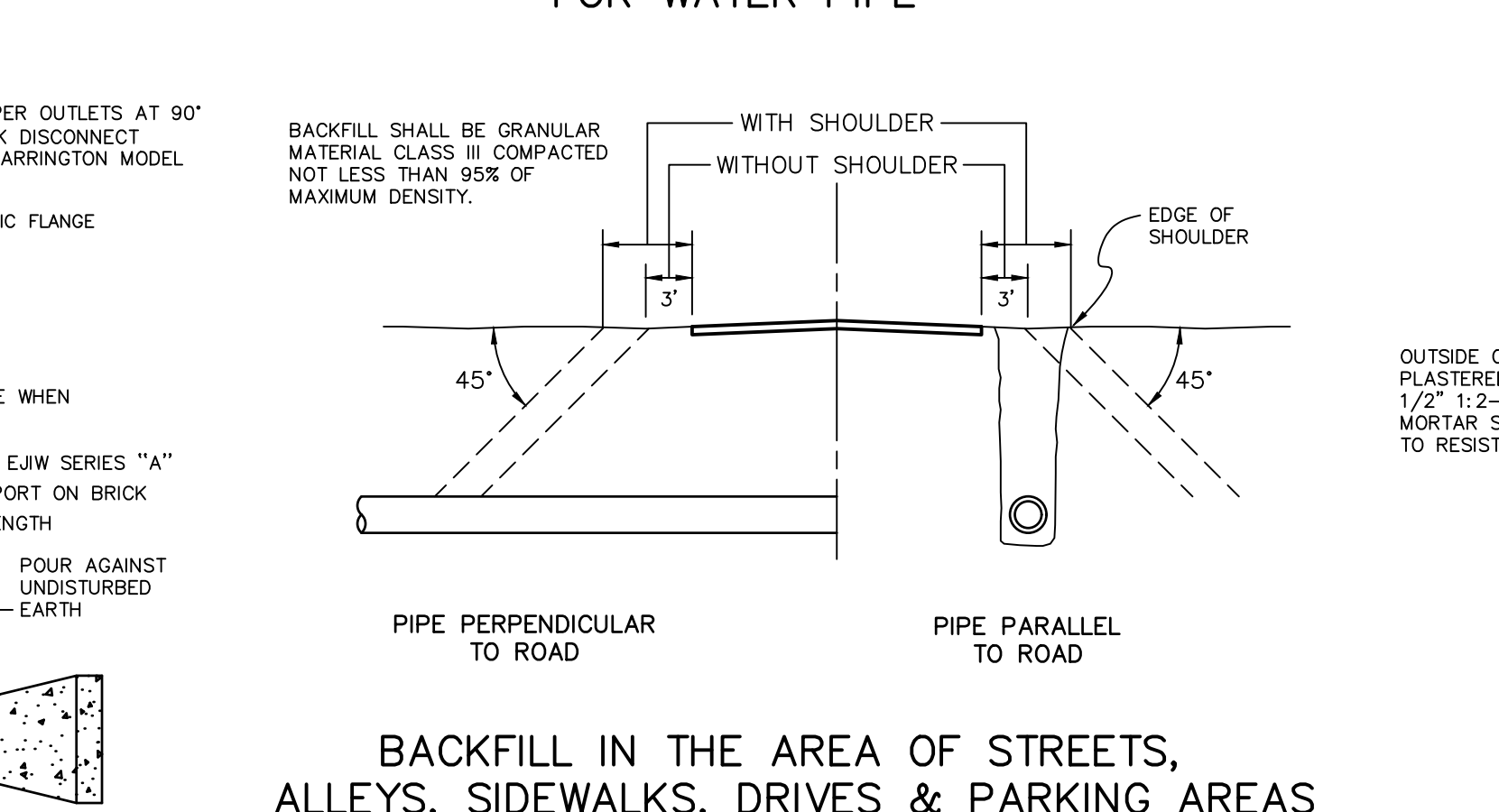
GATE WELL (C-C)



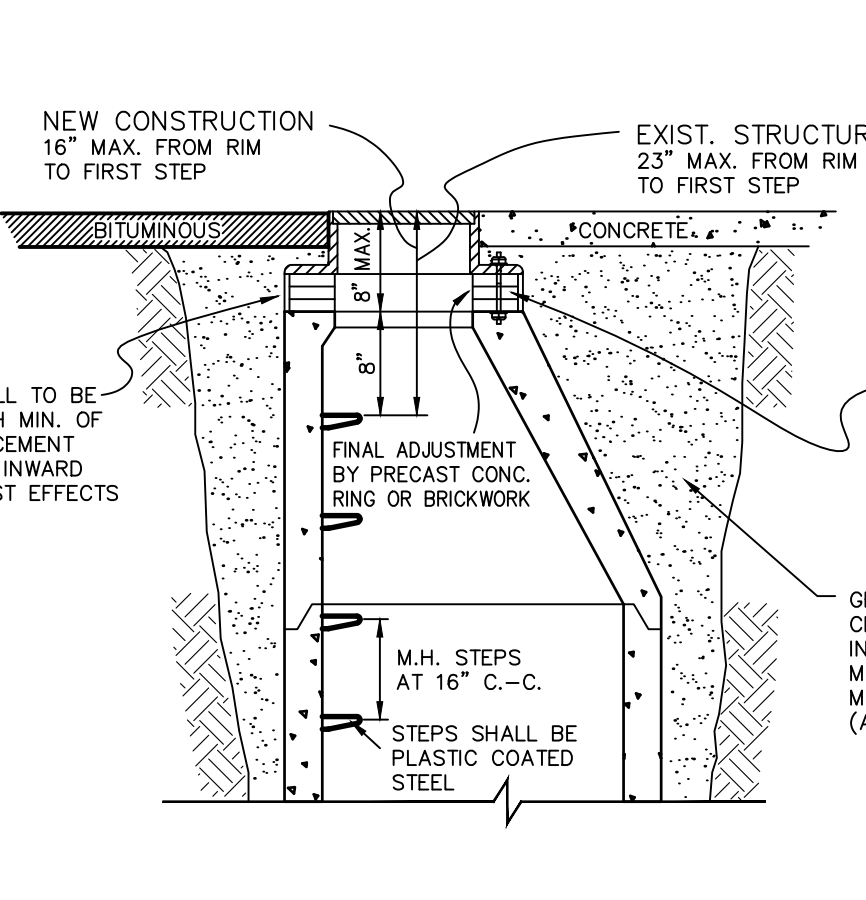
GATE WELL COVER & FRAME



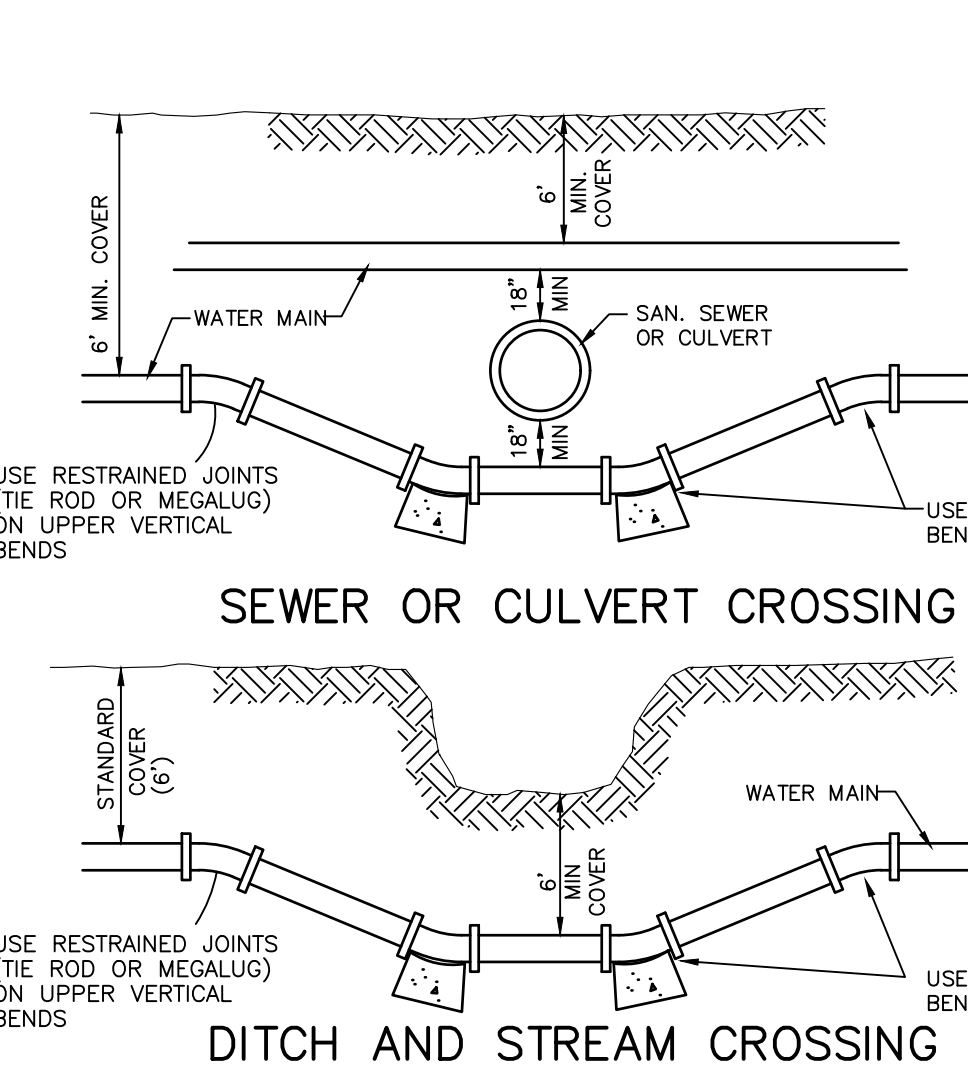
DETAIL OF HYDRANT SETTINGS



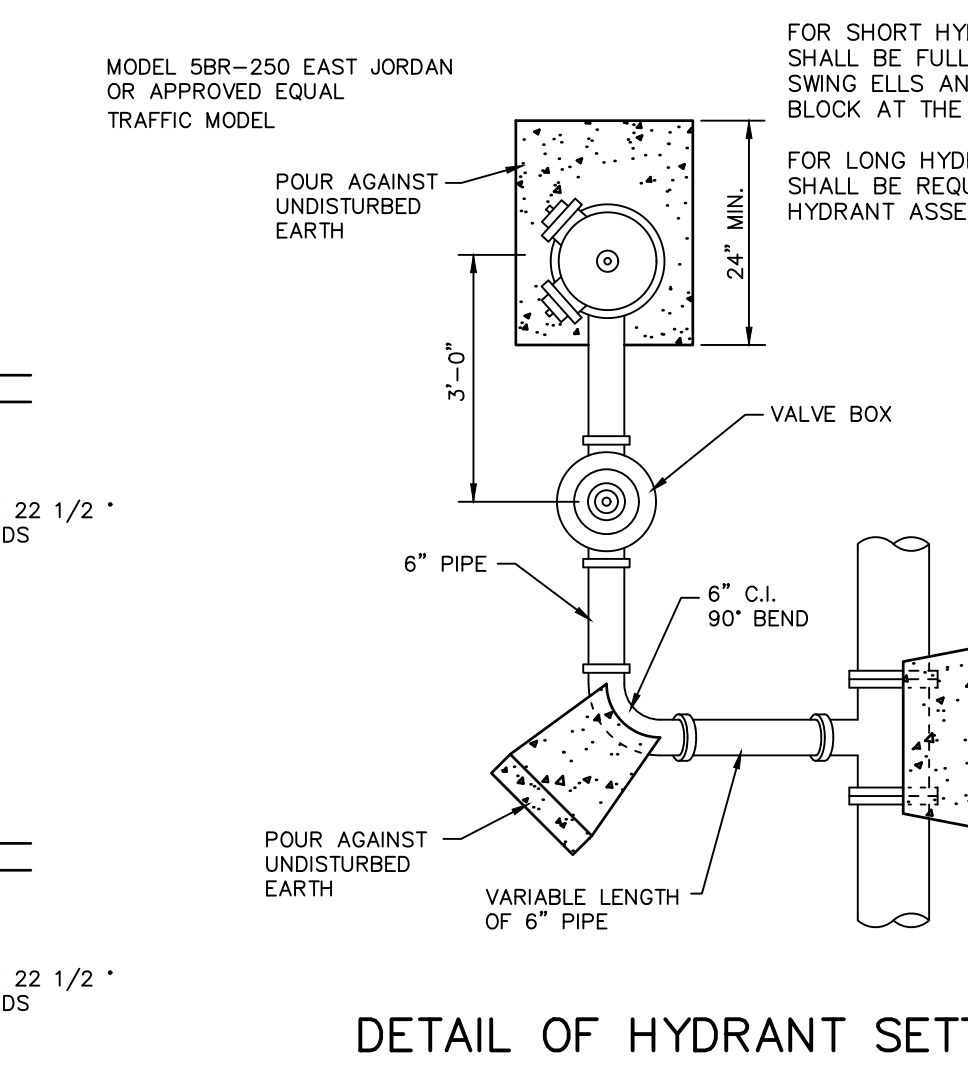
BACKFILL IN THE AREA OF STREETS, ALLEYS, SIDEWALKS, DRIVES & PARKING AREAS



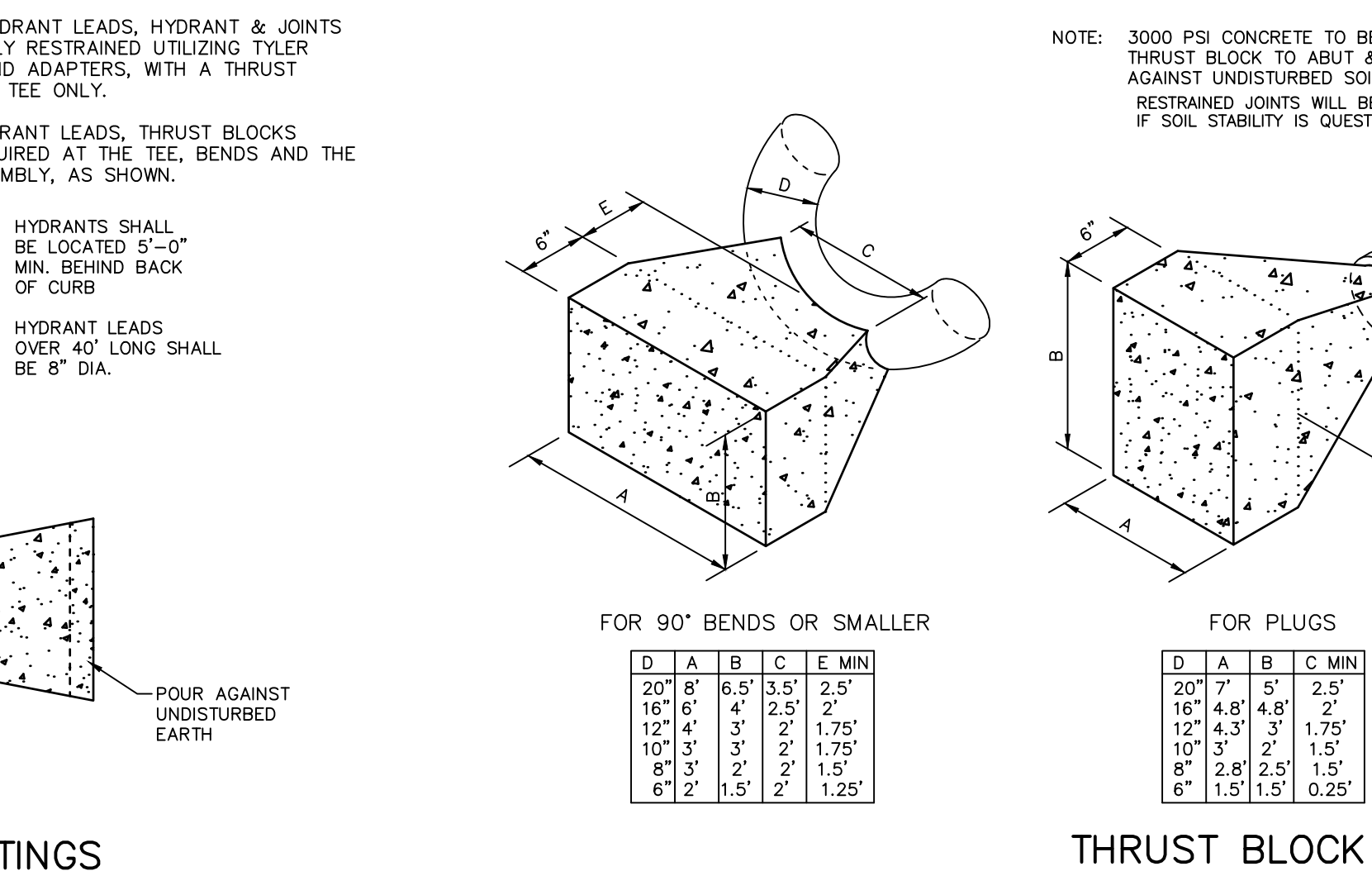
GATE WELL TOPS WITHIN PAVEMENT AREAS



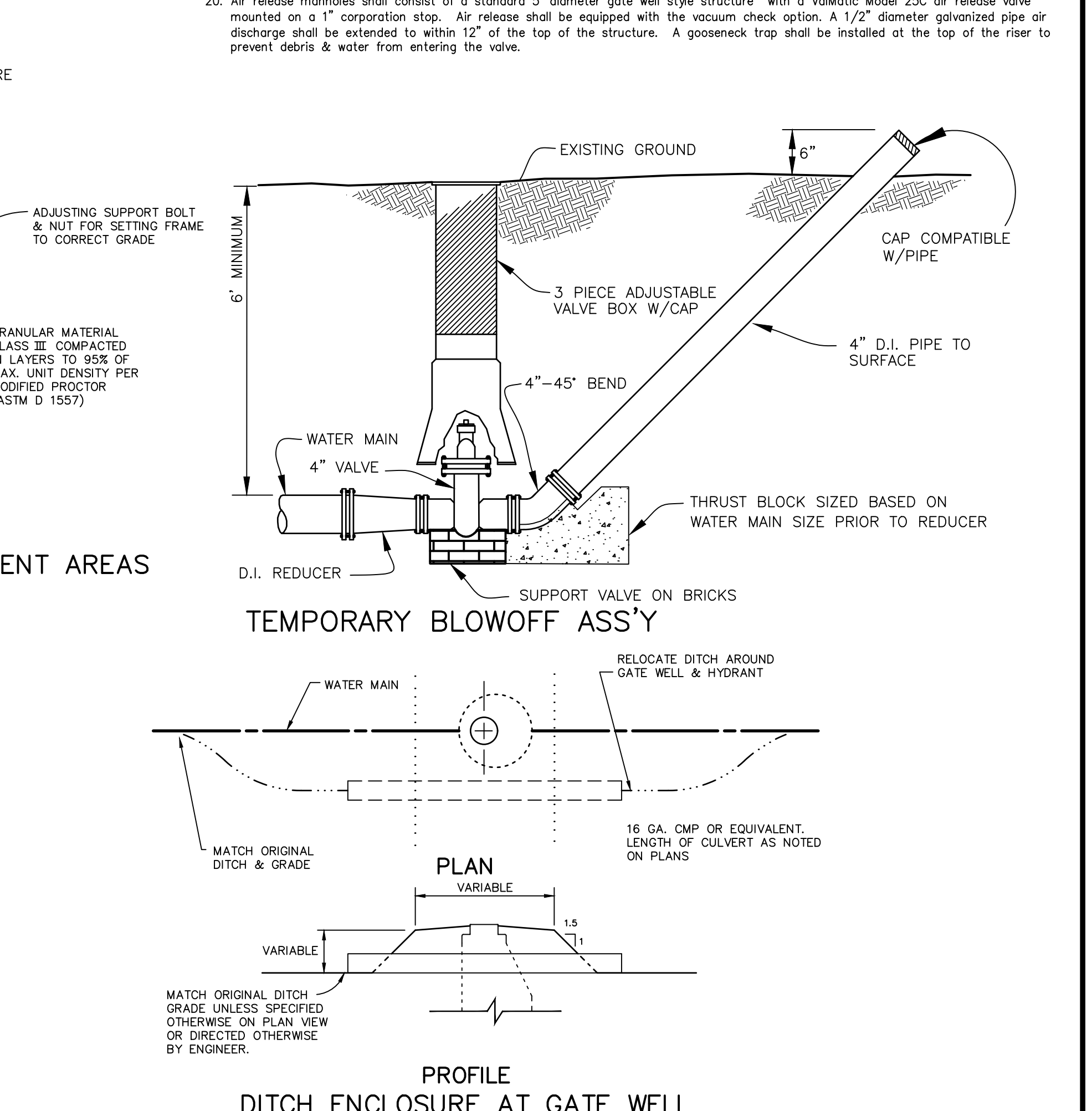
SEWER OR CULVERT CROSSING



DITCH AND STREAM CROSSING



THRUST BLOCK DETAILS



TEMPORARY BLOWOFF ASS'Y

DITCH ENCLOSURE AT GATE WELL

- WATER MAIN NOTES**
- All construction procedures and materials used on this project shall conform to White Lake Township current standards and specifications.
 - All hydrants shall be East Jordan Iron Works 5BR-250 traffic model. Self-draining hydrants shall not be used. Valve shall have 1-1/2" pentagon nut and shall open counter-clockwise. Provide two 4.5" Storz quick connect nozzles (Harrington Integral Hydrant Storz, Model HHS) as manufactured by Harrington, Inc. of Erie, PA.
 - All hydrants shall be field painted with a heavy coat of bright safety red polyurethane or alkyd glass enamel, except for the Storz fittings and caps, which shall be left unpainted.
 - Johnson and Anderson, Inc. field personnel will affix to the fixed collar of each Storz connection 1" wide 3M Scotch reflective tape, color coded per NFPA 291 guidelines flow capacity.
 - All water mains shall be ductile iron pipe Class 54, cement lined with push on joints. Mechanical joints allowed only for tapping sleeves, hydrants & hydrant valves. Only Cor-Blue bolts shall be used for assembling mechanical joints. All bands, tees, valves and hydrant tees shall have a poured concrete thrust block as detailed on this sheet. Joints which have thrust blocks bearing on soil of questionable stability shall be fully restrained utilizing Tyler swivel ells and adapters or a system approved by the Township Engineer. HDPE pipe for directional boring, if approved by the Township Engineer, shall meet all of the requirements of the MDEQ and shall be DR9 (200 psi), and shall have two #8 tracer wires, terminated in the nearest gate well at the highest step.
 - Tapping sleeve shall be mechanical joint or approved equal. Ductile iron or Stainless steel are allowed.
 - Specifications shall include direction of operation of all valves. All valves shall be counter clockwise open.
 - All necessary easements shall be provided in the name of White Lake Township before acceptance of the water distribution system.
 - The design engineer shall furnish White Lake Township with one reproducible sets of "As-Built" water main plans or an AutoCAD file upon completion of the job.
 - All required cross-connection devices shall be installed as required by the local plumbing inspector and in accordance with the standards of the Michigan Department of Public Health.
 - Gate well frame and cover shall be as follows: East Jordan heavy manhole cover, base flange type #1040 or Neenah Foundry heavy duty #1642 Manhole frame, solid lid cover shall be non-racking and marked "White Lake Water Department"
 - Gate valves shall be AWWA approved and of a double disc or resilient wedge design with push on joints, 16" gate valves may be mechanical joint provided Cor-Blue bolts are used. All gate valves with operating nuts greater than 5" below ground surface shall be provided with an extension stem. The length of the extension shall be such that it will be within 5' of the ground surface when an extension is used it shall be held in place by an extension stem guide suitably fastened to the wall of the gate well.
 - 1" corporation stops are to be placed on the main at each side of each main line gate valve and at such other locations as may be required by the engineer.
 - All pipe and fittings shall be subjected to a hydro-static pressure test of 150 PSI for a 2 hour duration; Township Engineer must be present. Maximum segment 2000 feet except that longer segments may be tested with allowable leakage based on 2000 feet.
 - 2 consecutive safe bacteria samples shall be taken from the water system approx. 24 hours apart at points established by the Township Engineer. Samples shall be taken by the Township Engineer.
 - Filling, flushing and sampling of water main can only be performed with a "Jumper" Line, the jumper shall be equipped with an approved RPZ type of backflow preventer.
 - Adjustments on gate wells shall be limited to 23" maximum from top of rim to first step in accordance with MIOSHA Rule 341.
 - All new water service lines shall have a minimum nominal size of 1". Services from 1" to 2" may be type K copper tubing or plastic DR-9 (200 PSI rated) meeting ASTM D2237-03 (Standard Specification for Polyethylene (PE) plastic tubing). ASTM Designation and pressure rating shall be stamped on the pipe by the manufacturer. Plastic pipe shall also meet AWWA C-301 Specifications. All sizes shall relate to the copper tubing outside diameter standard size (CTS). Copper pipe joints shall be flared. Fittings shall adapt to the plastic pipe with compression to iron pipe thread adapter. Plastic pipes shall be either compression style with a steel insert or may be fusion welded in the larger sizes.
 - Plastic water service pipes shall be traced with two #10 copper tracer wires or two #12 copper coated steel or stainless steel wires insulated with a minimum of 30 mils of polyethylene insulation. The tracer wires shall be terminated to supply line so as to be locatable at the building and the curb box without digging.
 - Water services sizes 3" and greater shall be Class 54 cement lined ductile iron with push on joints or HDPE DR-9 (200 PSI rated) with fusion welded joints and fittings, DIPS (Ductile Iron Pipe Size).
 - A stop box shall be installed at the property or easement line and shall be equivalent to an A.Y. McDonald Mfg. 6100 flare regular pattern ball valve. The curb box shall have a 1" riser pipe with an Erie 2-hole pattern cover equivalent to A.Y. McDonald Mfg. 5601L. Stop box shall be protected with a 2'x4' painted blue extending 4 feet above ground.
 - Standard pipe cover shall be 6'-0".
 - Air release manholes shall consist of a standard 5' diameter gate well style structure with a ValMatic Model 25C air release valve mounted on a 1" corporation stop. Air release shall be equipped with the vacuum check option. A 1/2" diameter galvanized pipe or discharge shall be extended to within 12" of the top of the structure. A goose-neck trap shall be installed at the top of the riser to prevent debris & water from entering the valve.

DRAWN: CAD DESIGN: OA CHECKED: - VERT. - SCALE: - HORZ. AS NOTED

NO.	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE
1	GENERAL	REVISION TO CAD	12/29/95	GW & NUT SIZE	07/23/98	CLARIFY HYD. SPEC	02/07/01	REV. HYD. THRUST, AIR REL.	03/29/04
2	ADD NOTE	17	11/04/97	PIPE COVER & FLANGE TAPE	05/12/99	5-BR HYD, WS STAKE	02/27/02	HDPE, HYD, VALVES	07/18/05
3	REVISE	HYD. & THRUSTING	05/18/98	ADD BLOWOFF	07/06/99	ADD NOTE 19	07/23/03	UPDATED TITLE BLOCK	04/30/13

Johnson & Anderson
 4494 Elizabeth Lake Road Waterford, Michigan 48328
 1060 W. Norton Avenue, Suite 7 Muskegon, Michigan 49441
 2291 Water Street, Suite 6 Port Huron, Michigan 48060
 (248) 881-7800 fax (248) 881-2680 tel (231) 780-3100 fax (231) 780-3115 tel (810) 987-7820 fax (810) 987-7895

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

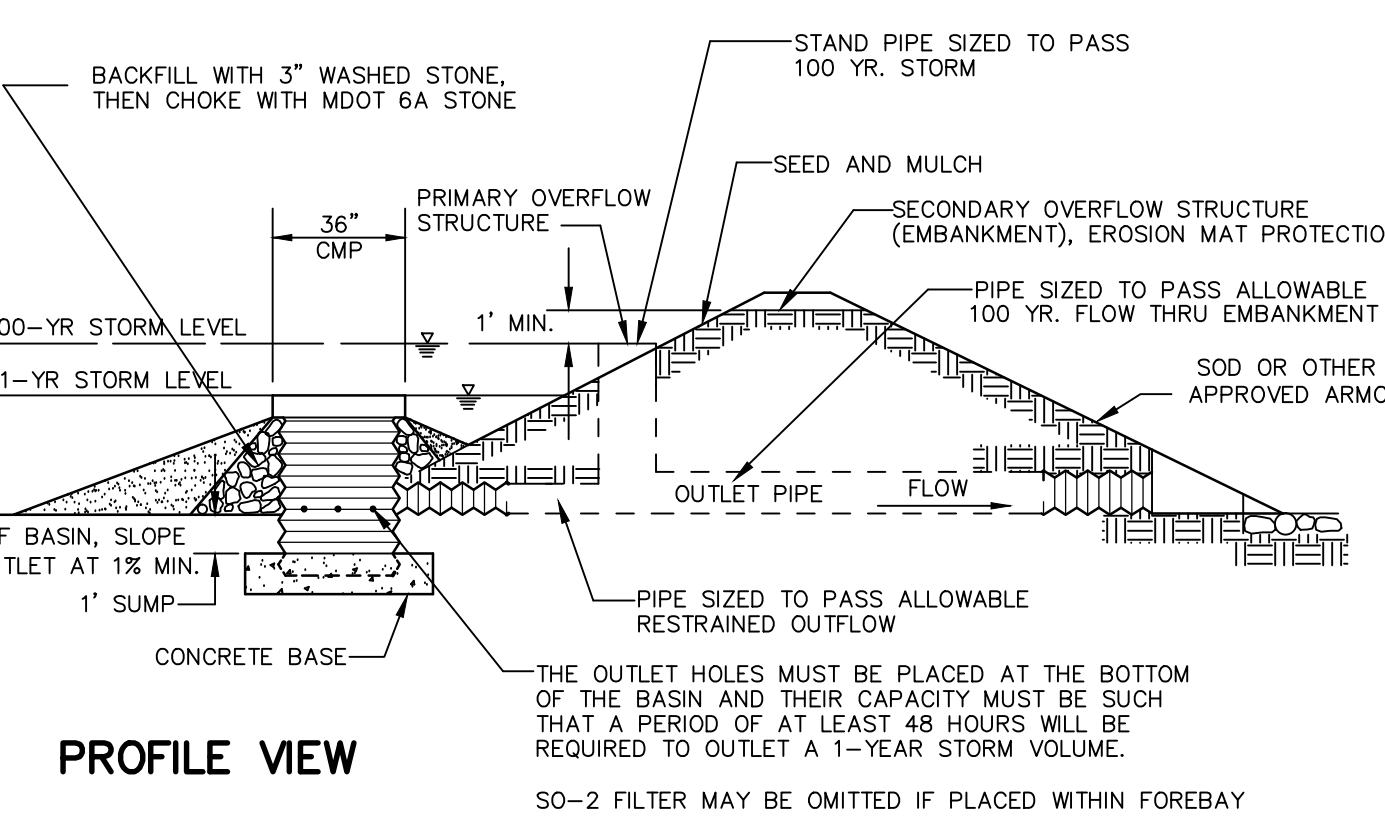
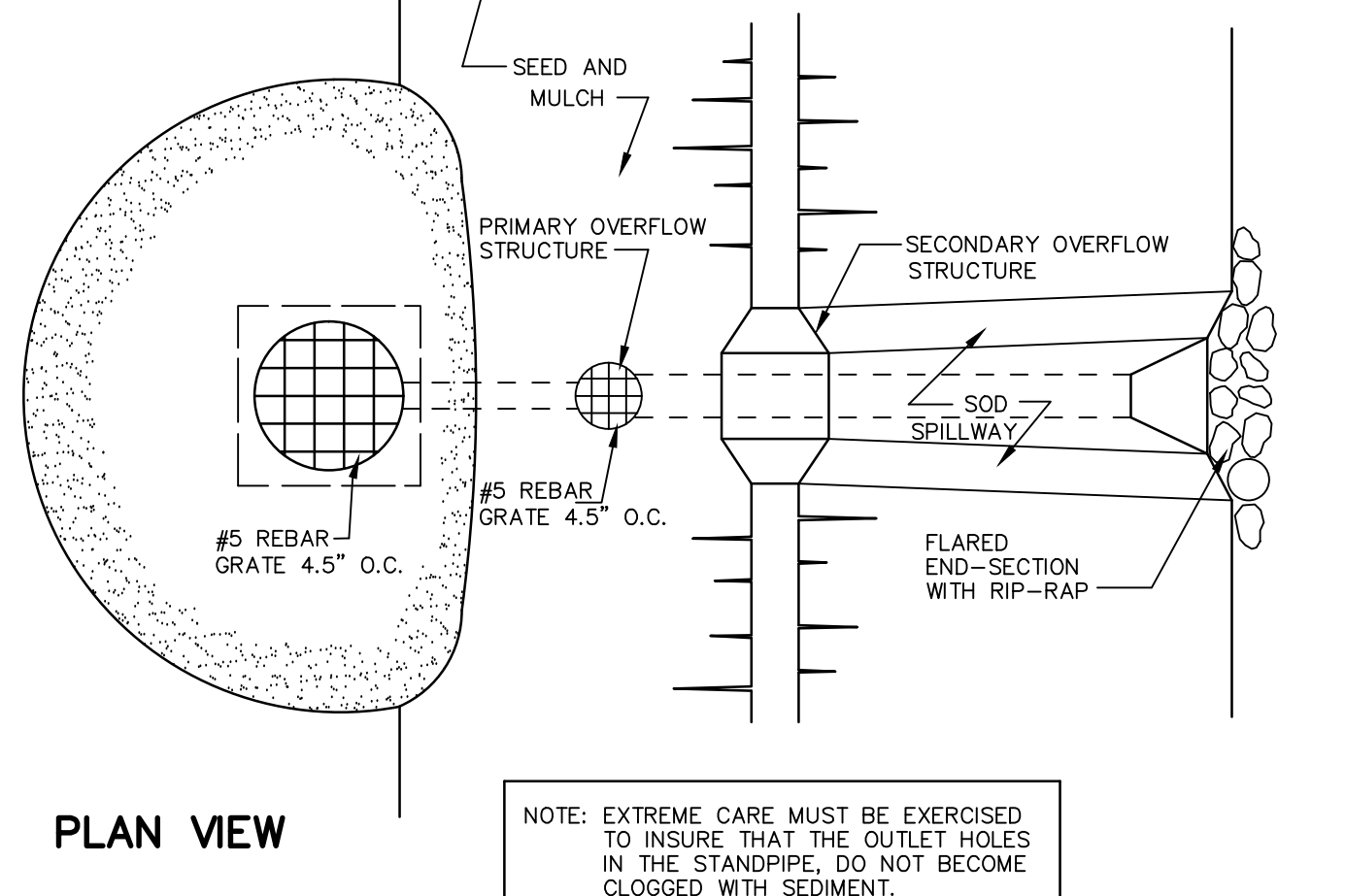
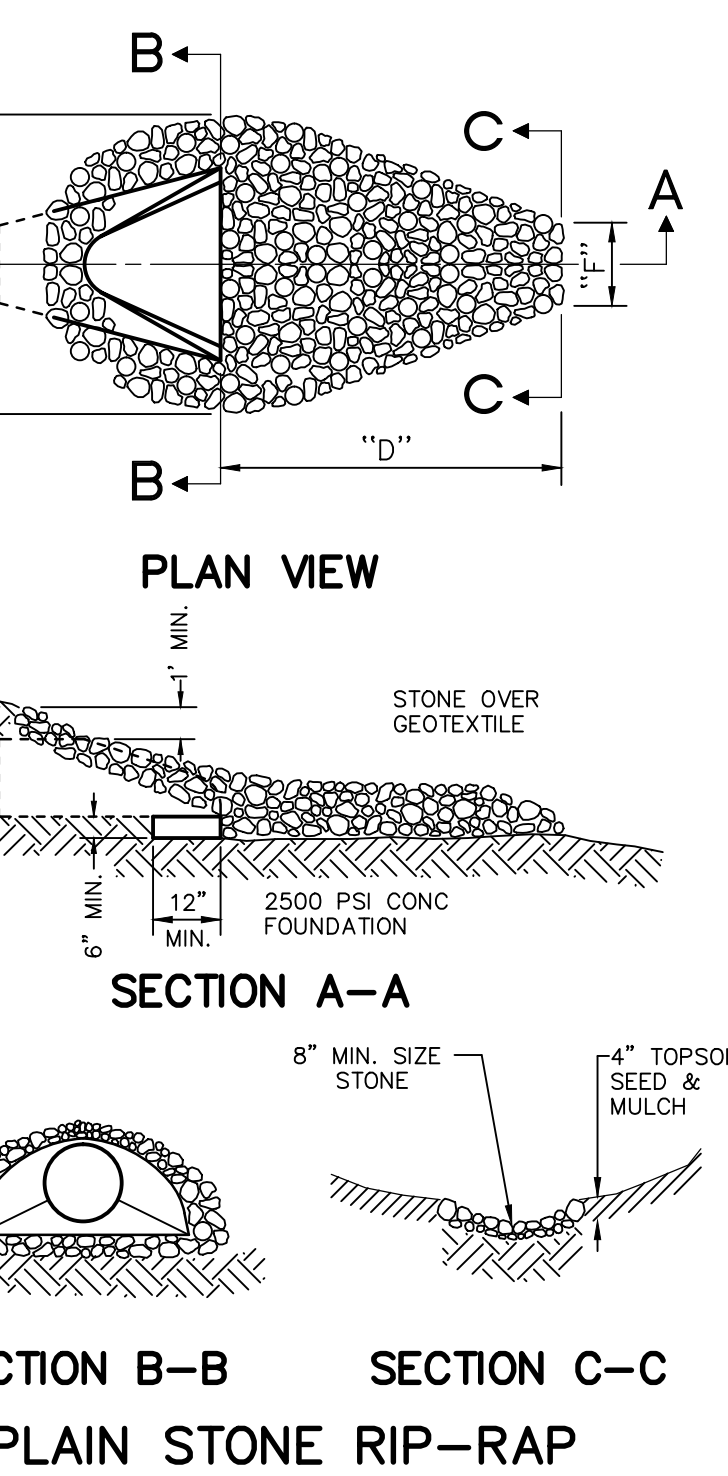
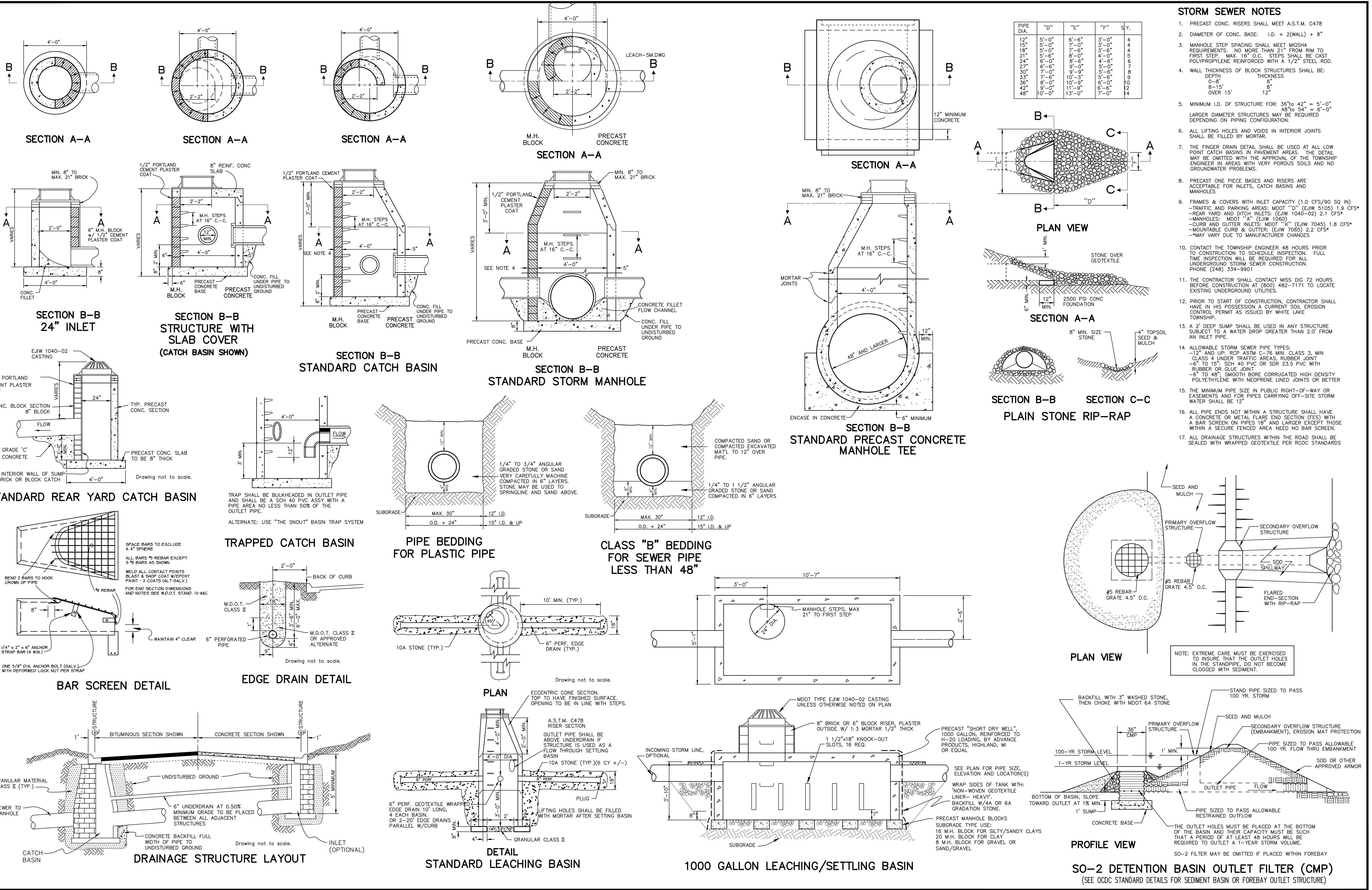
WATER MAIN STANDARD DETAILS

JOB NO. _____
 DATE ISSUED _____
 SHEET NO. _____

STORM SEWER NOTES

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

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



DRAWN: CAD DESIGN: OA CHECKED: -

SCALE: VERT. - HORZ. AS NOTED

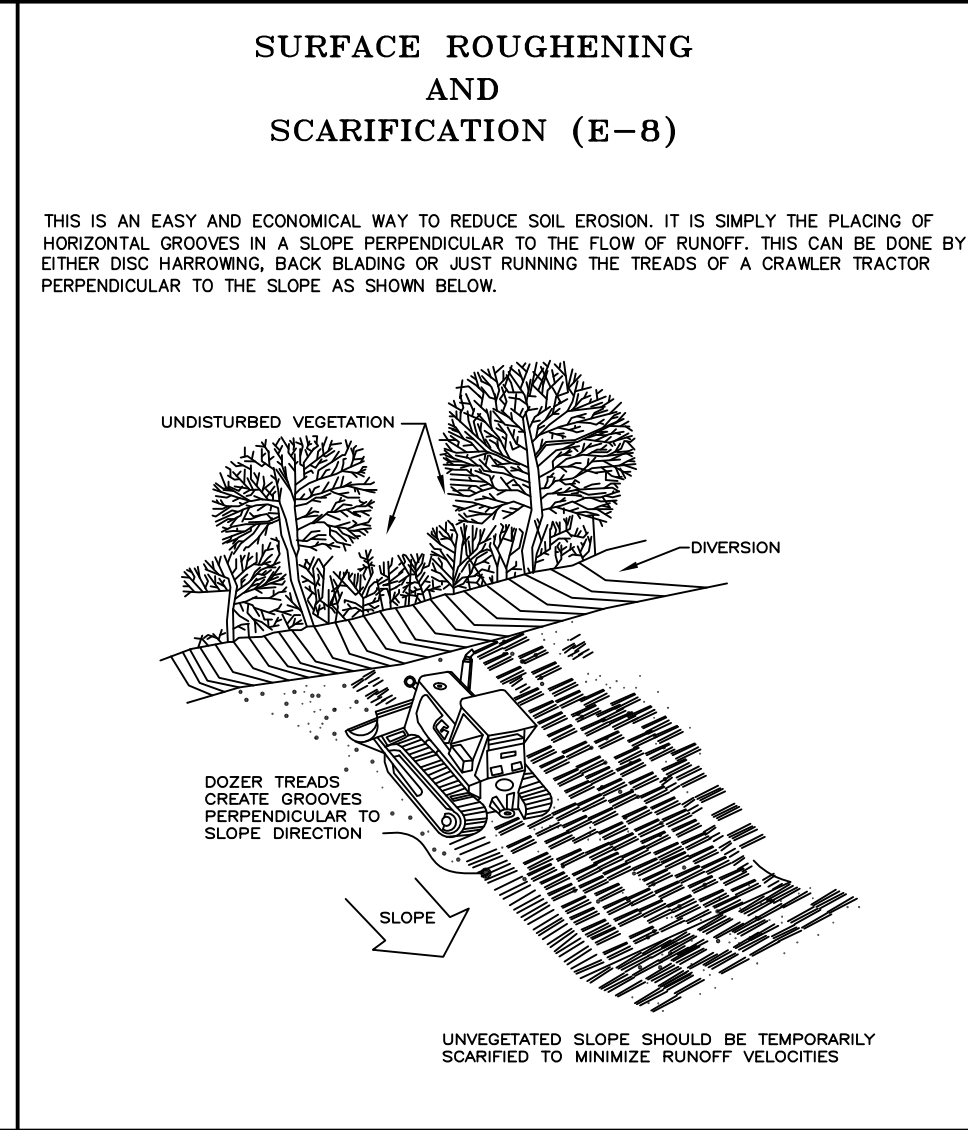
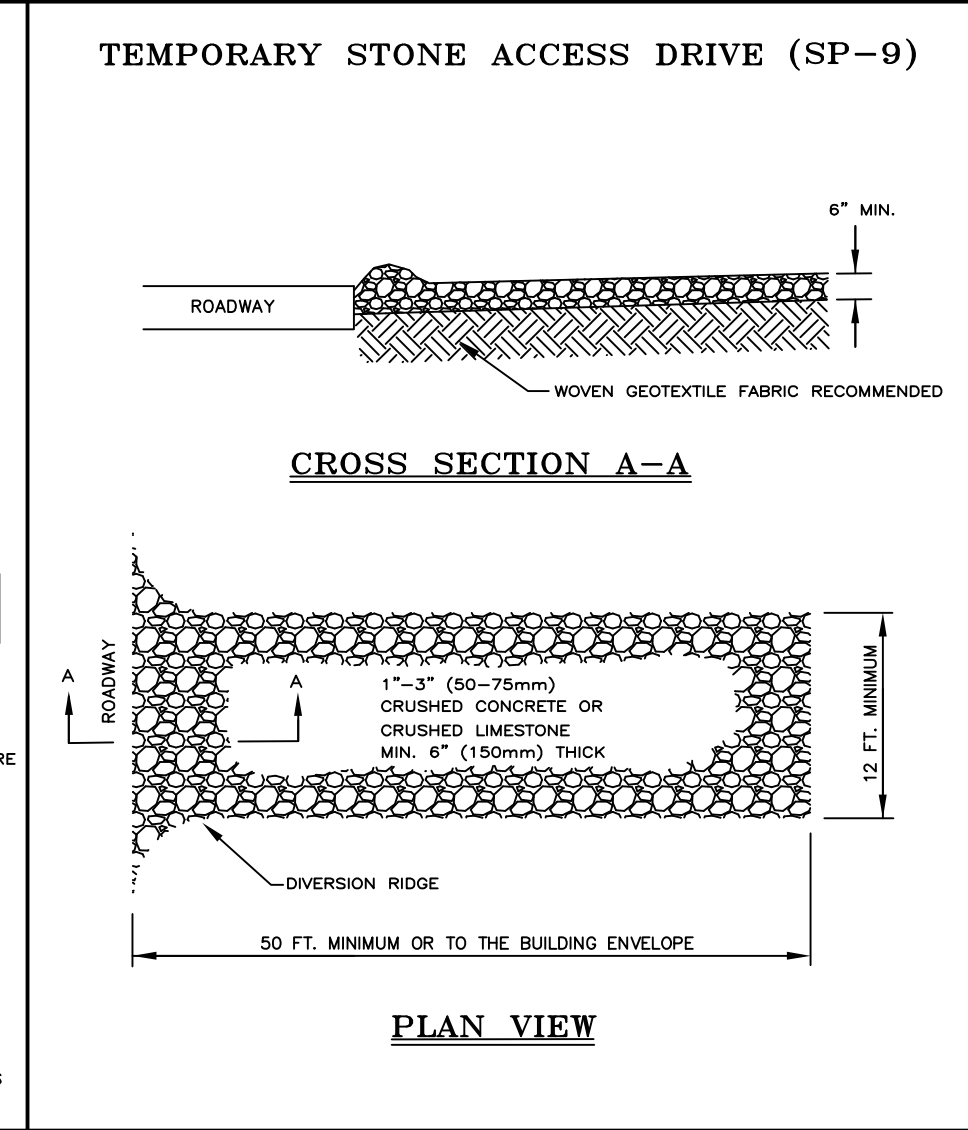
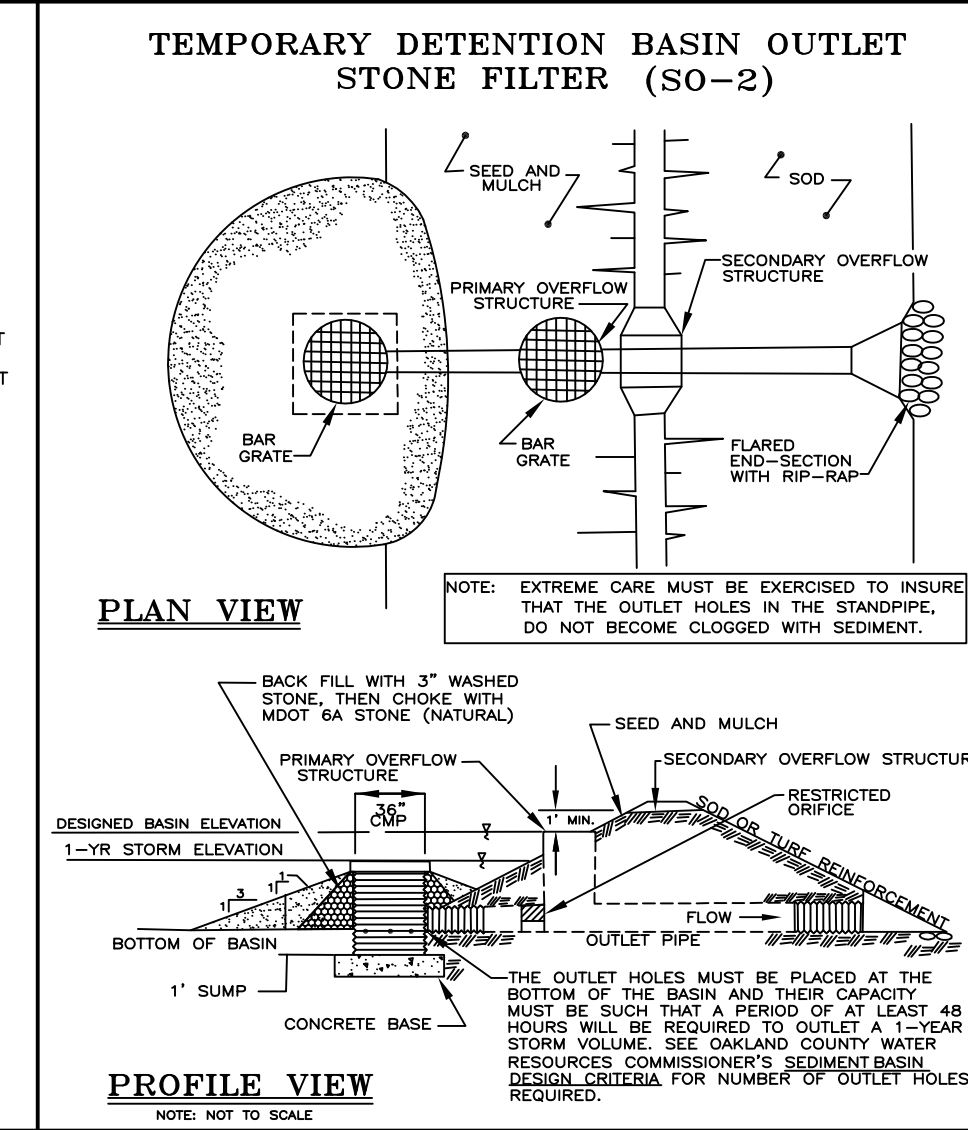
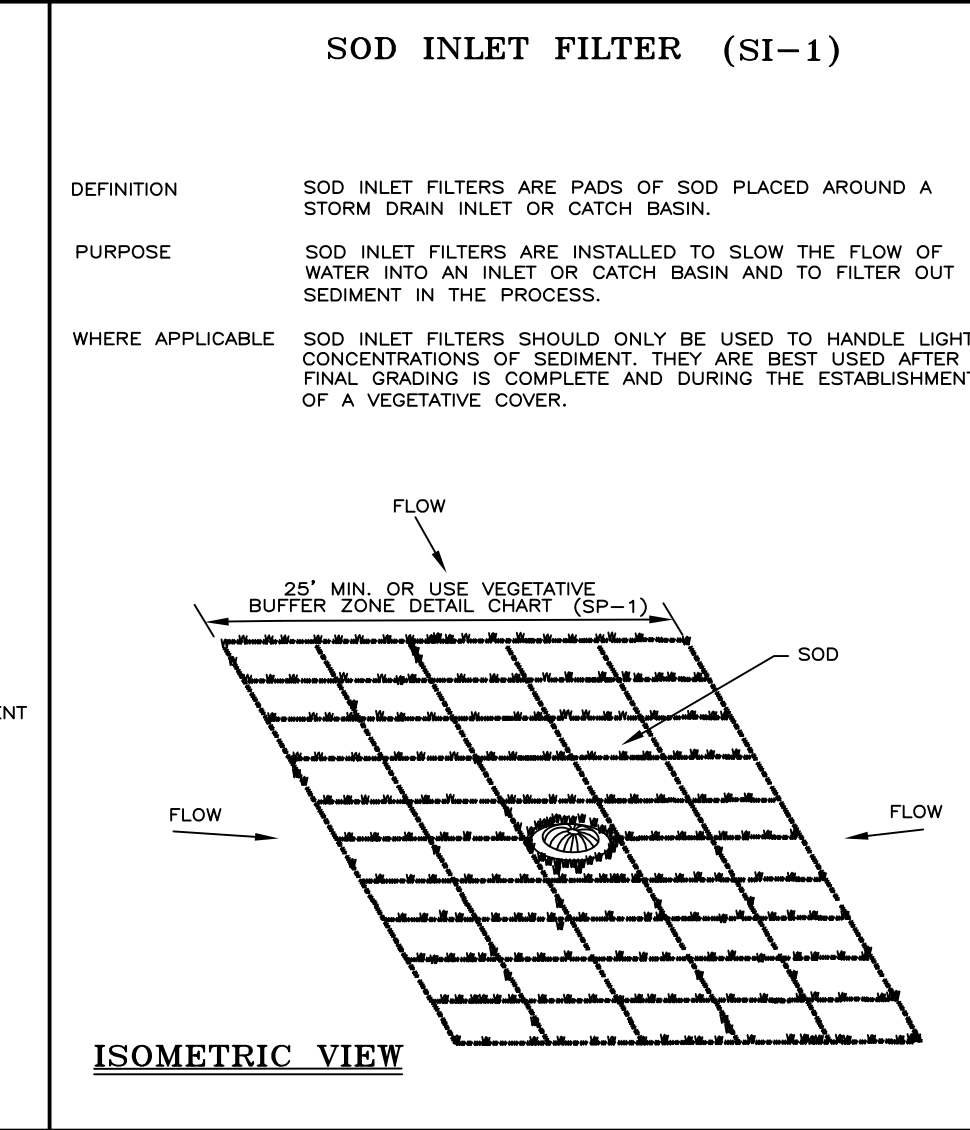
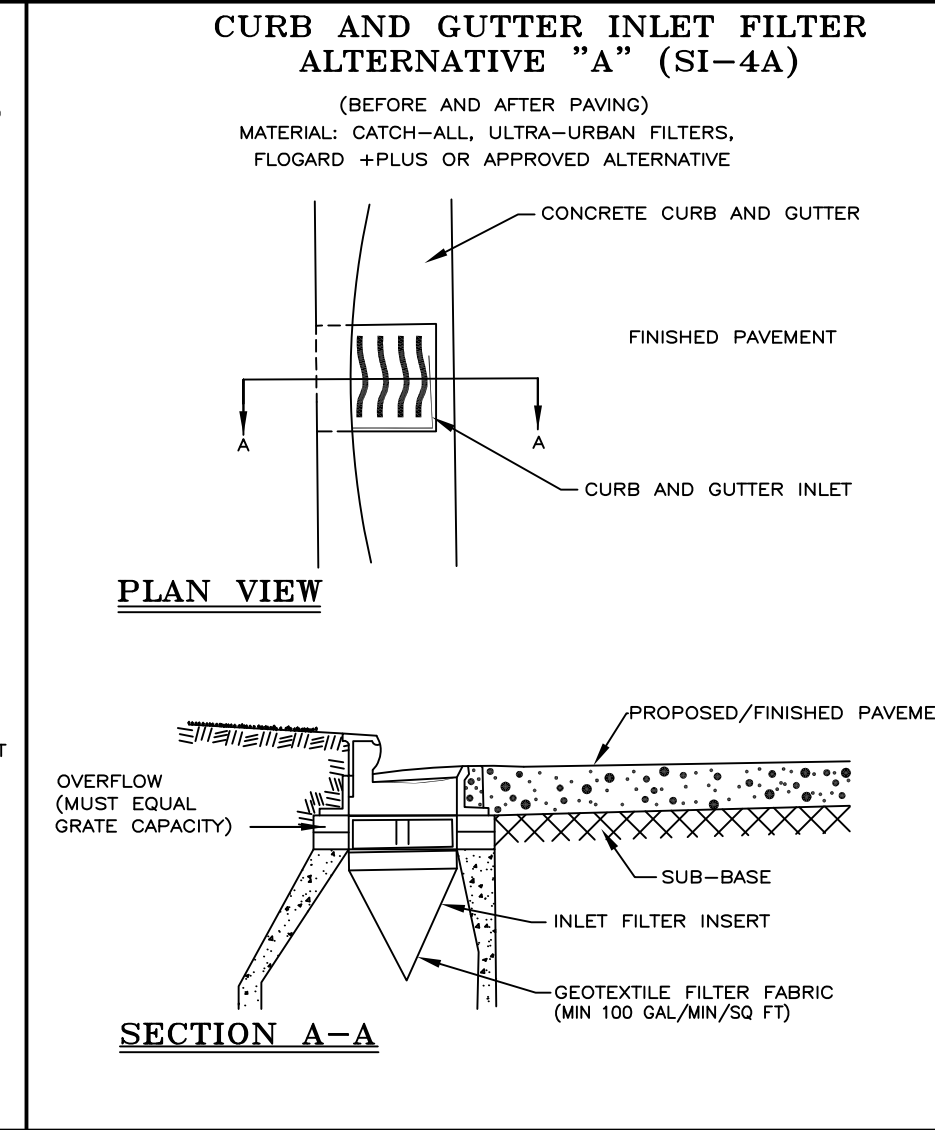
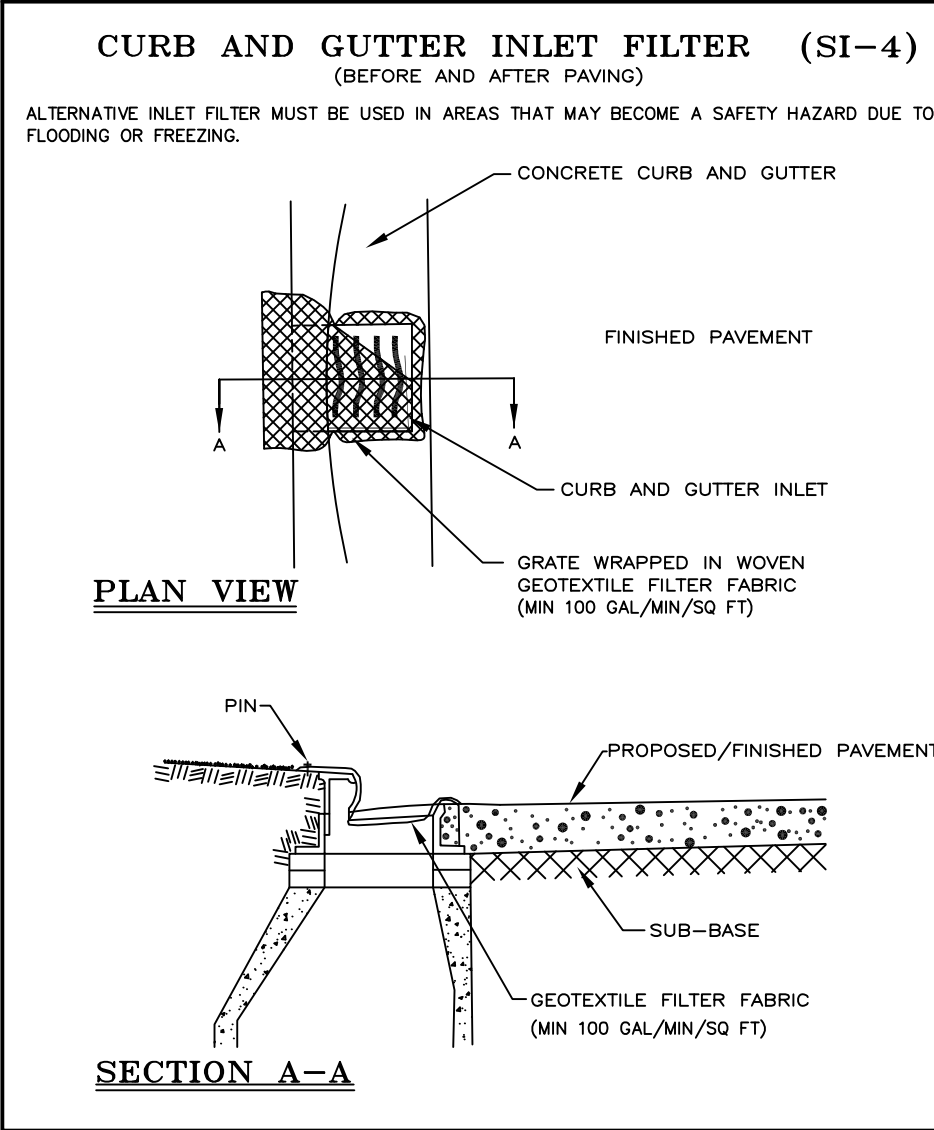
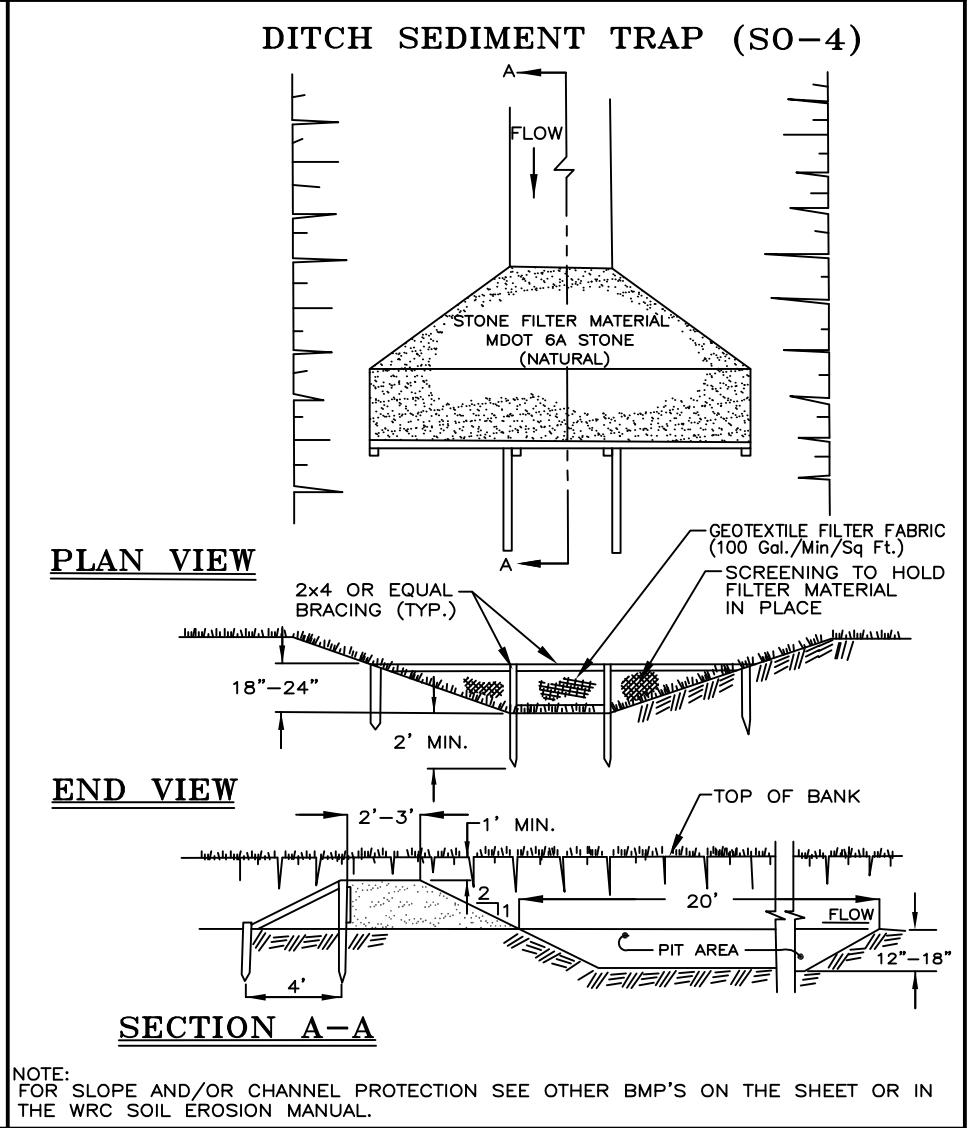
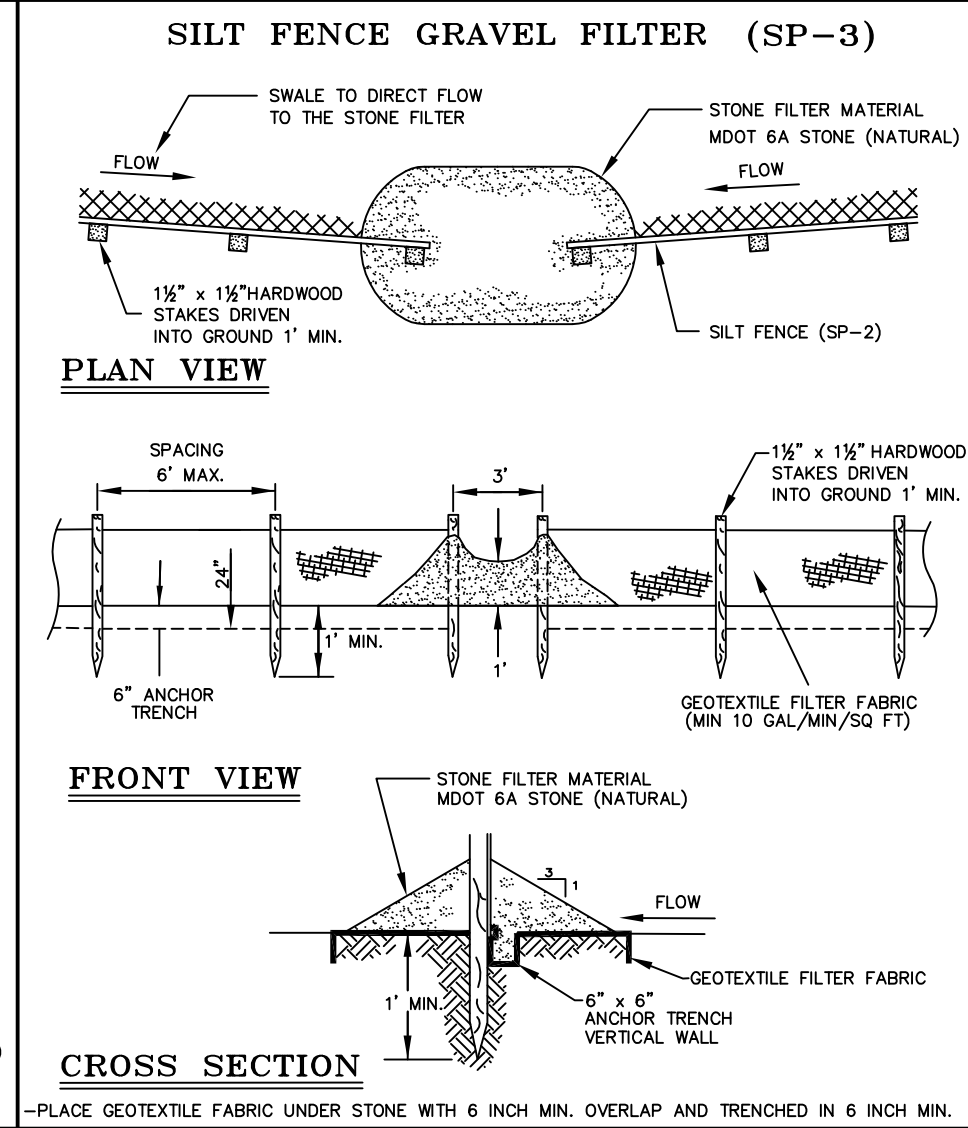
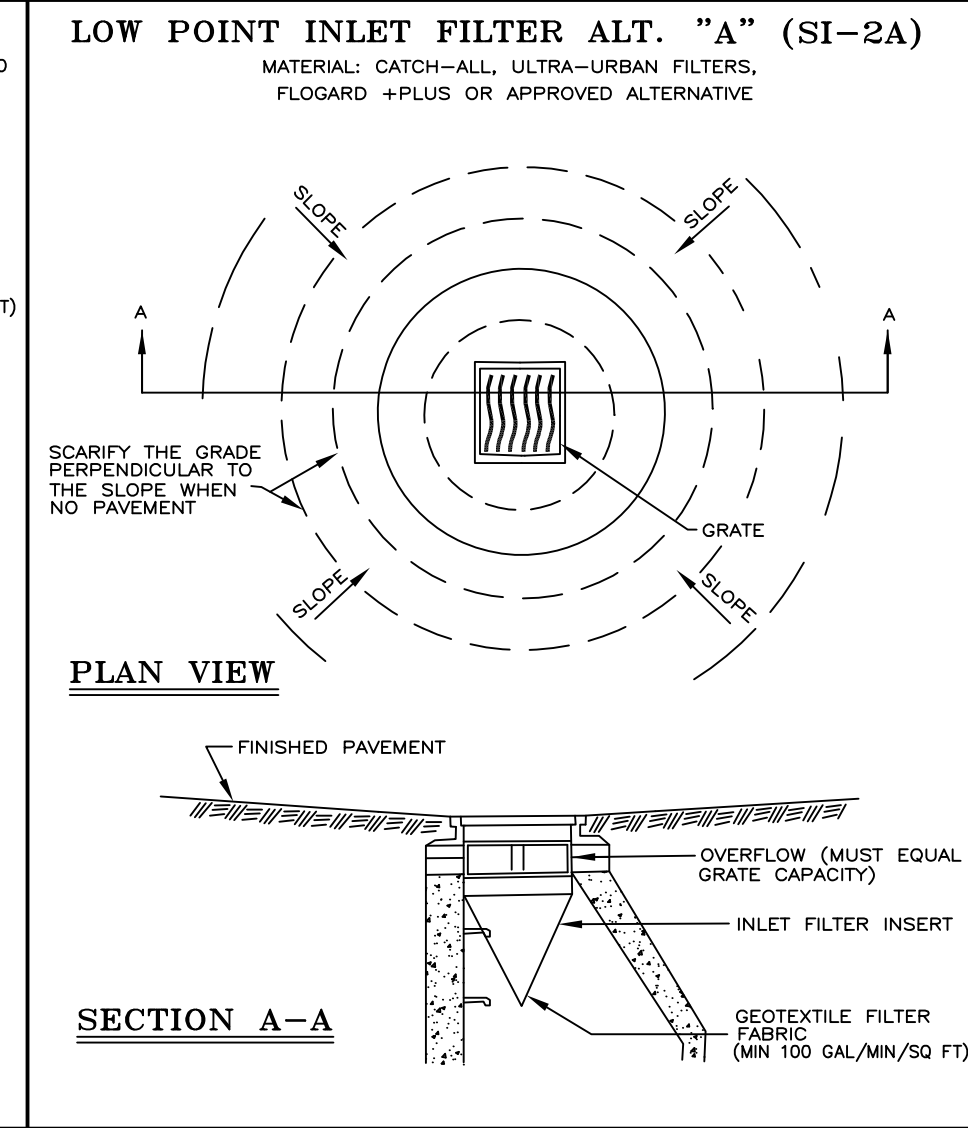
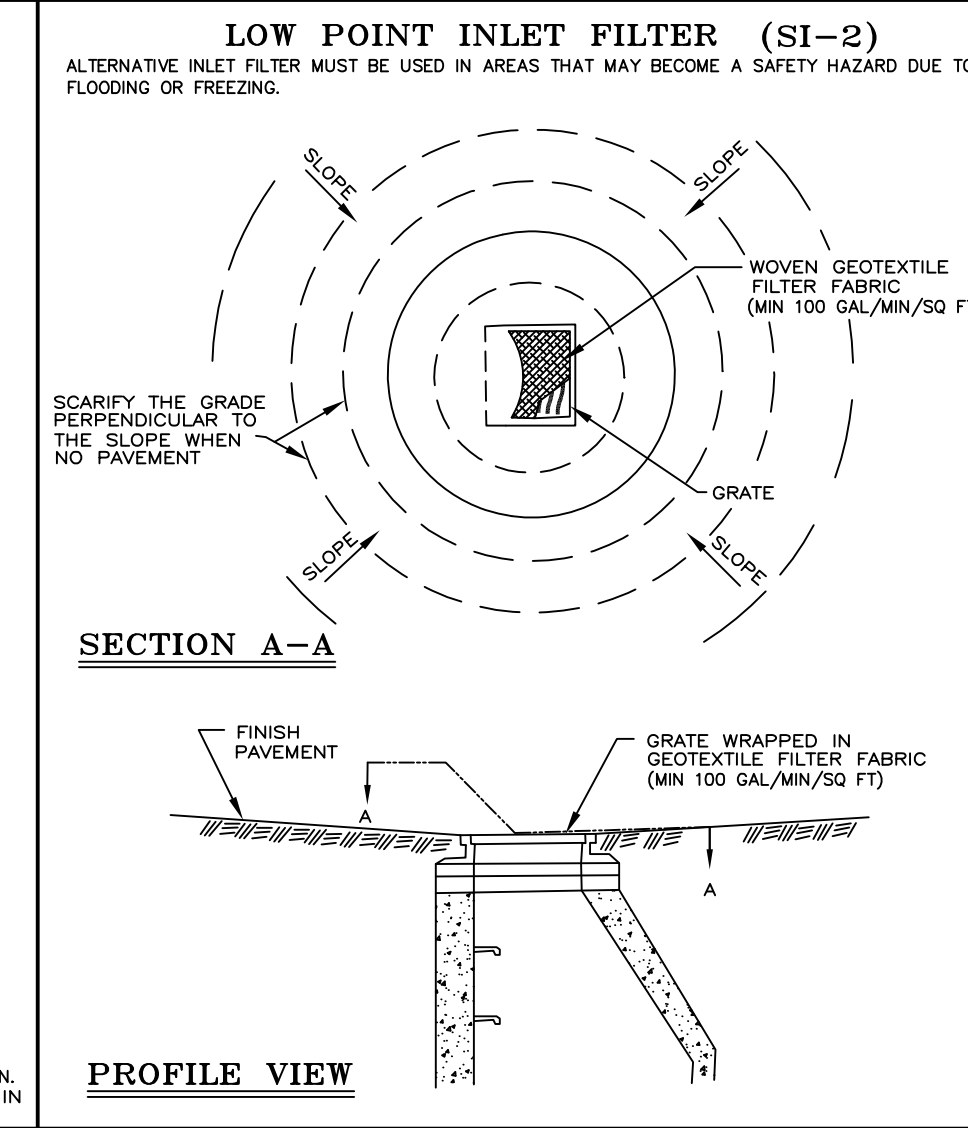
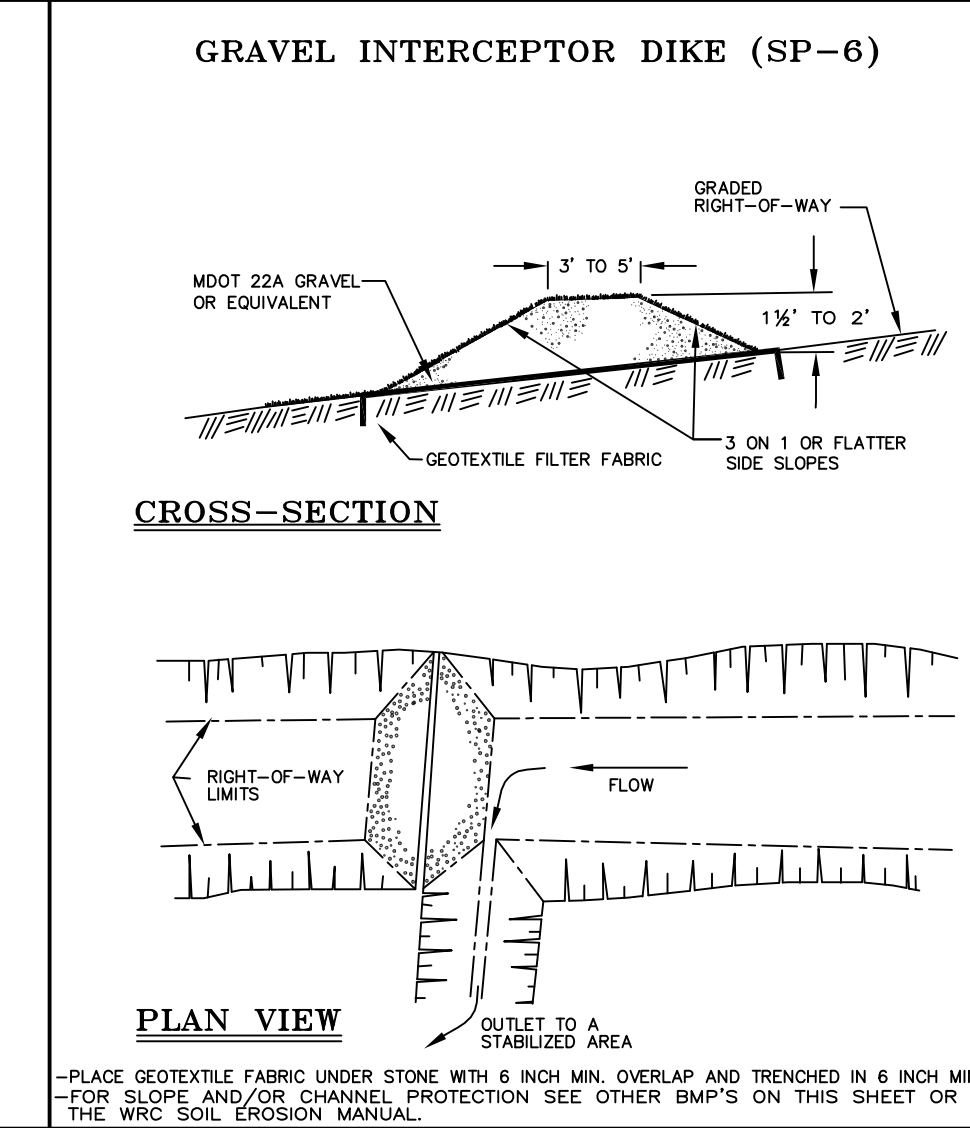
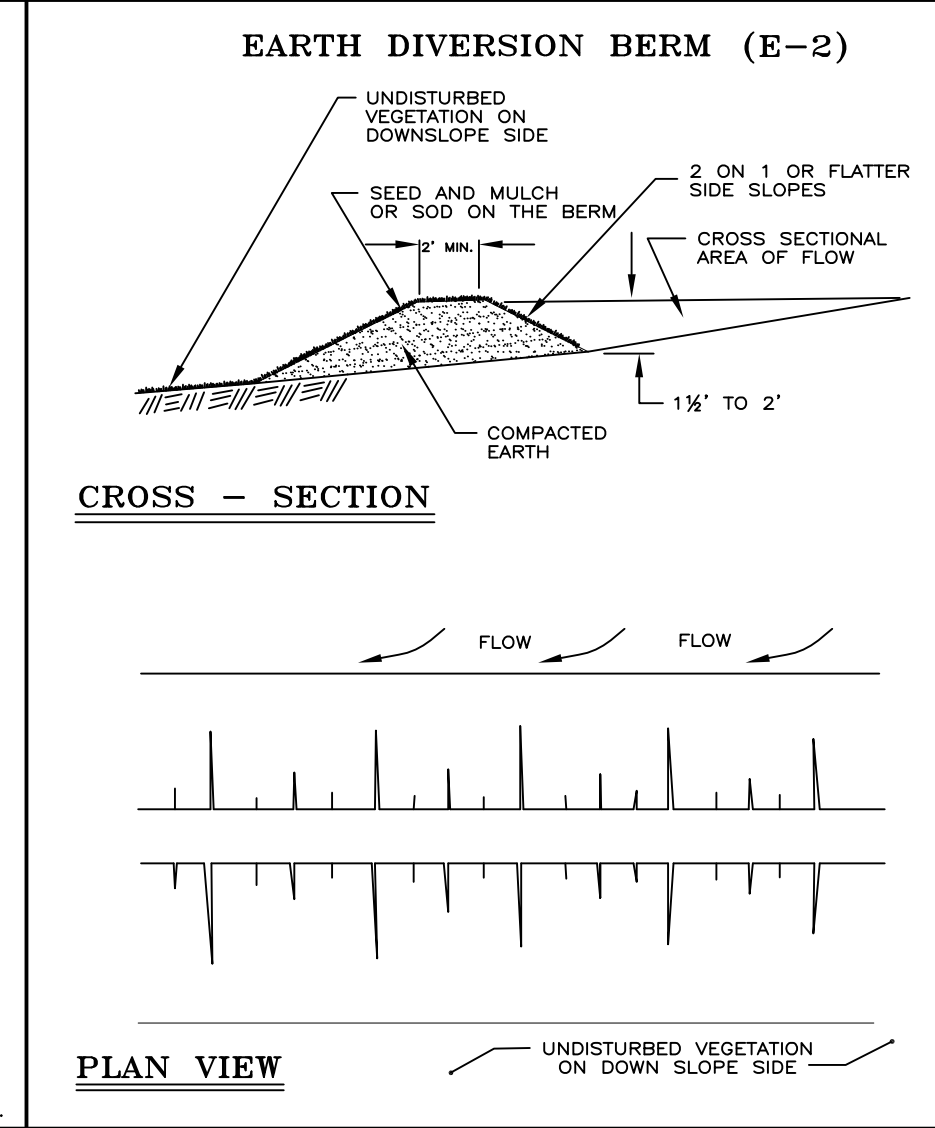
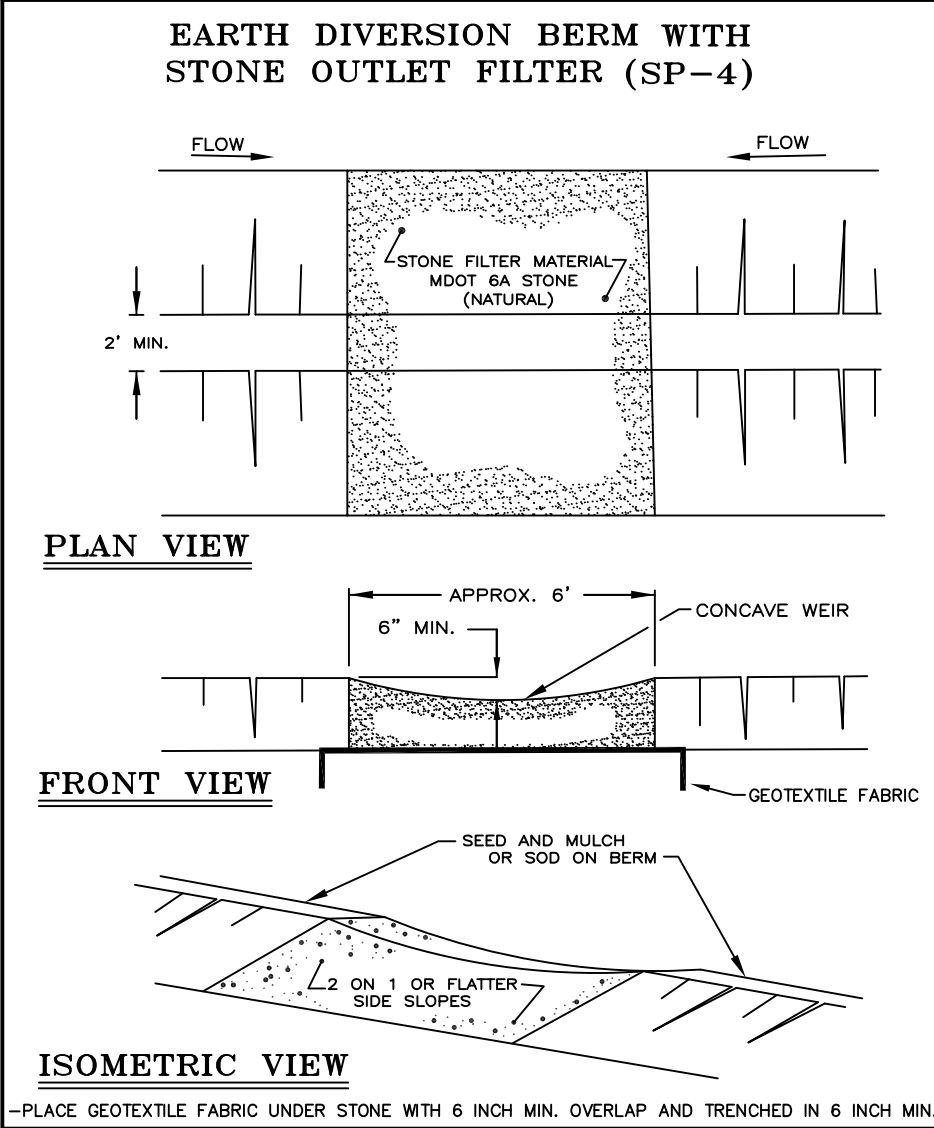
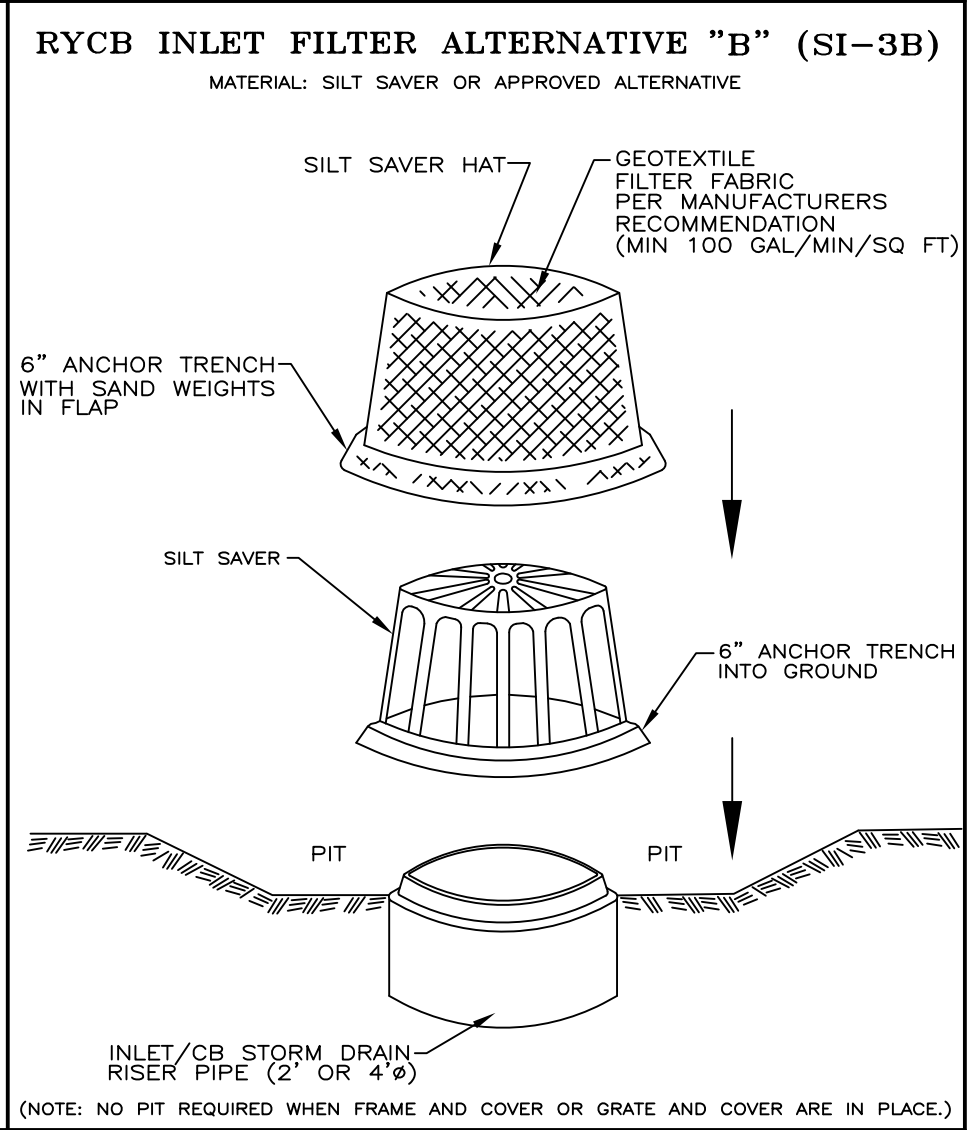
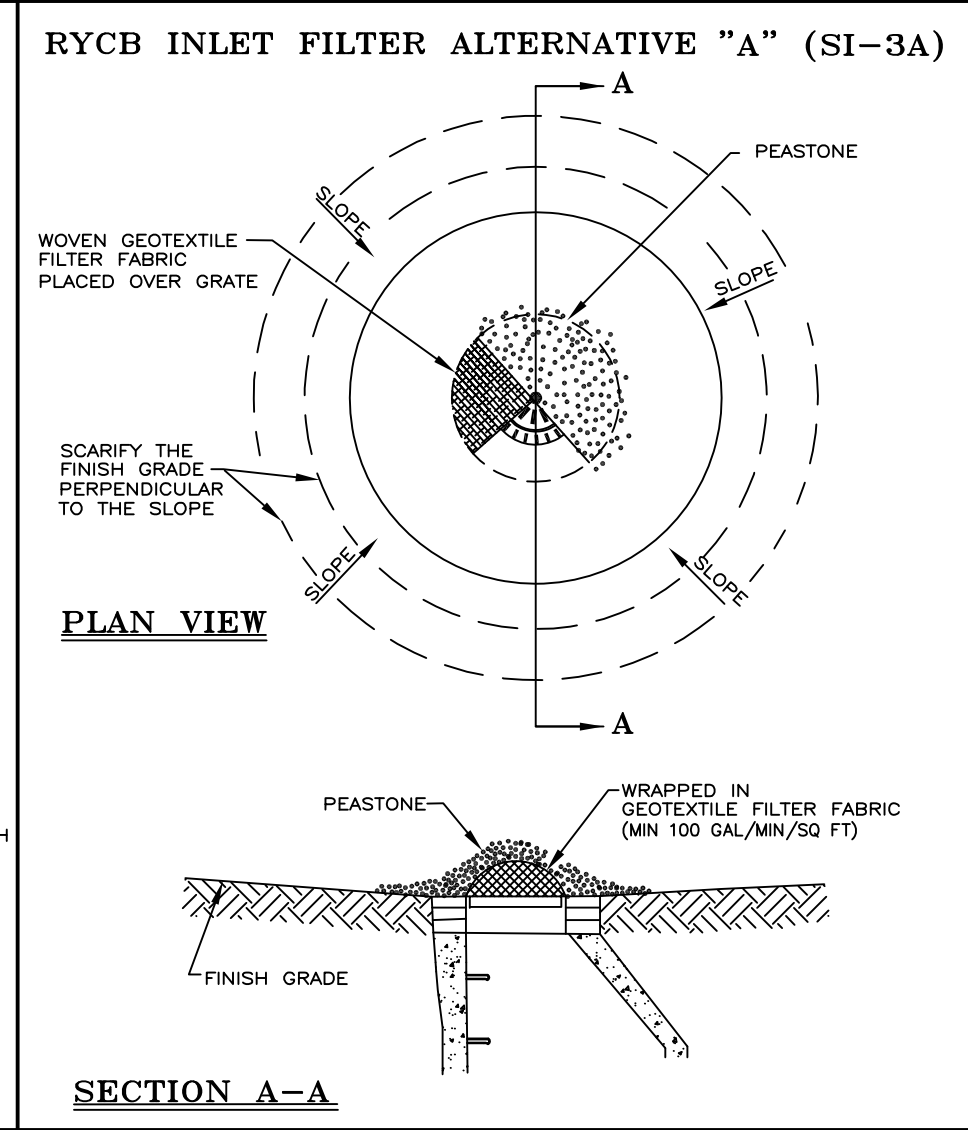
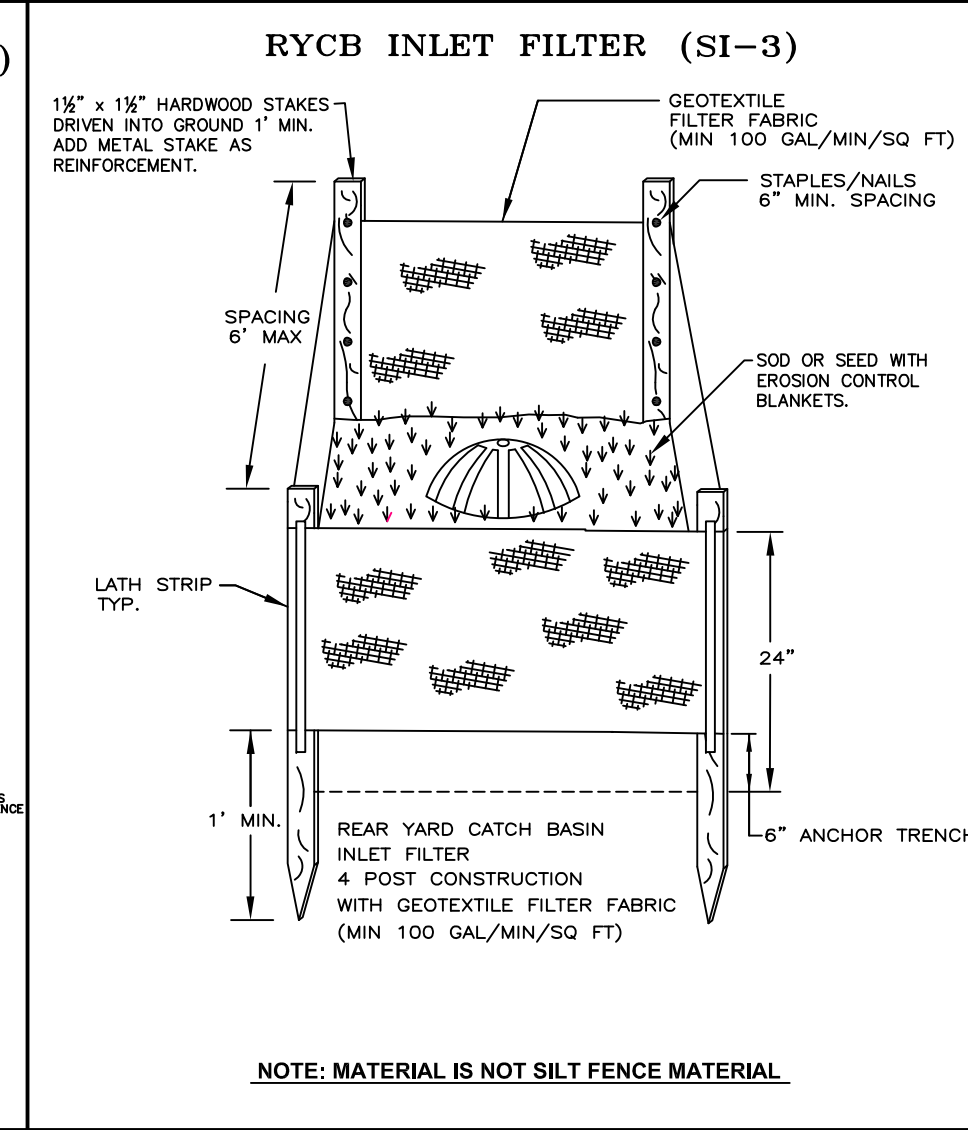
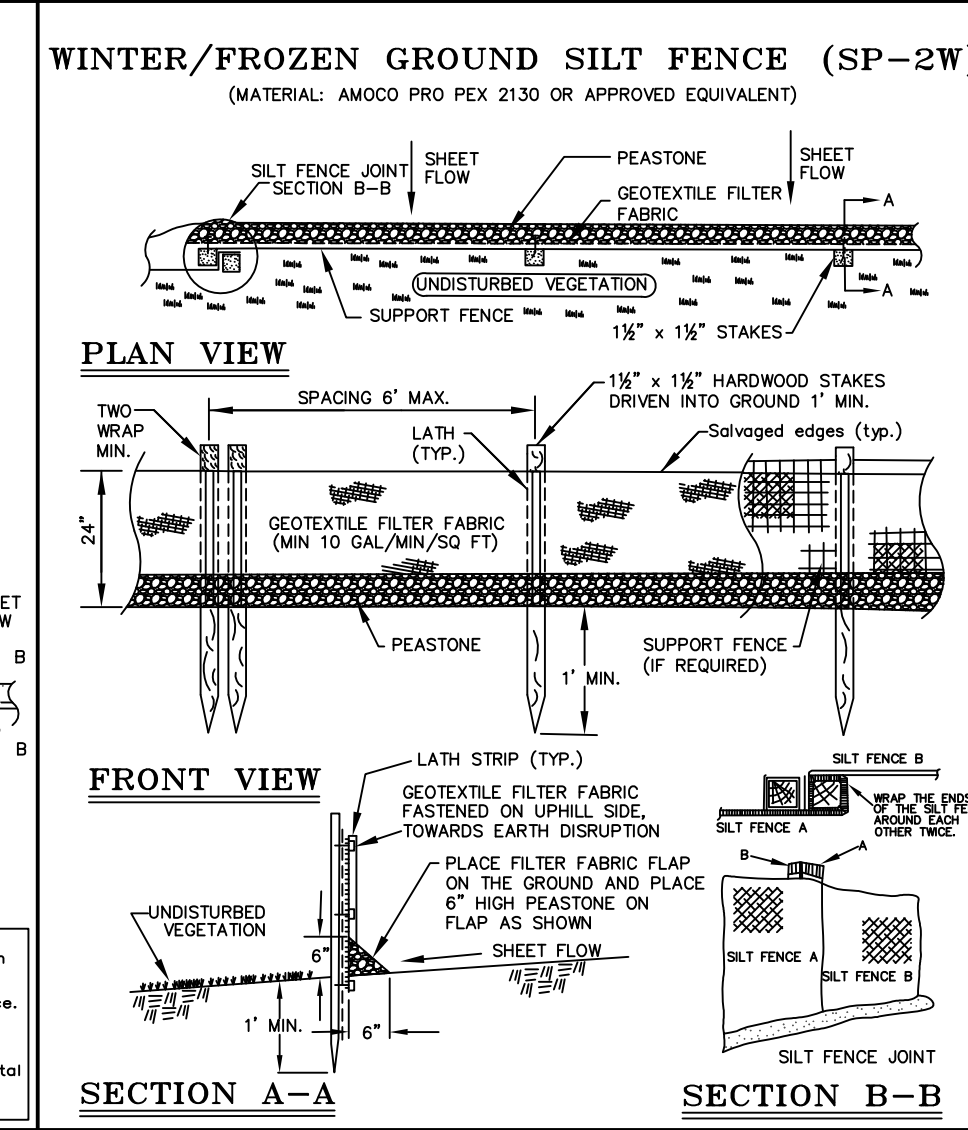
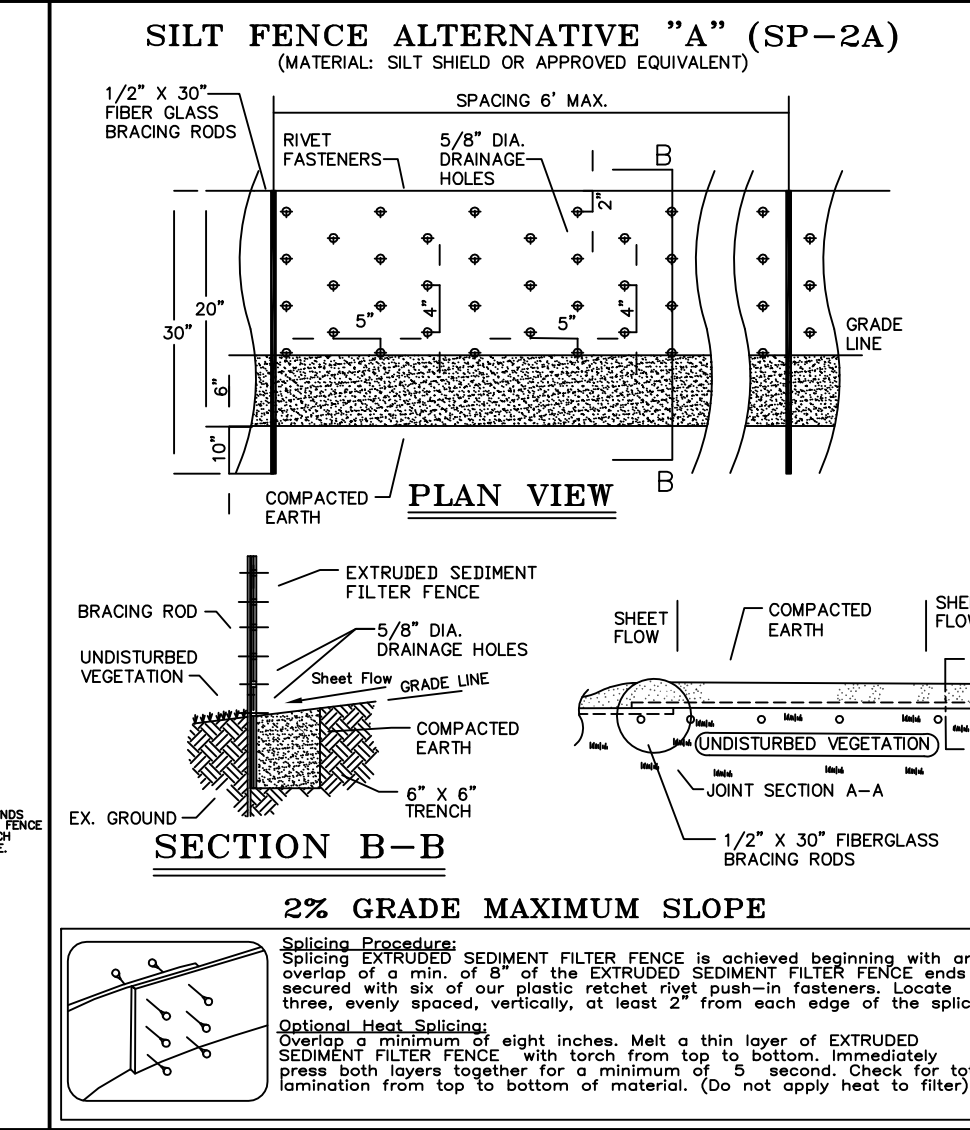
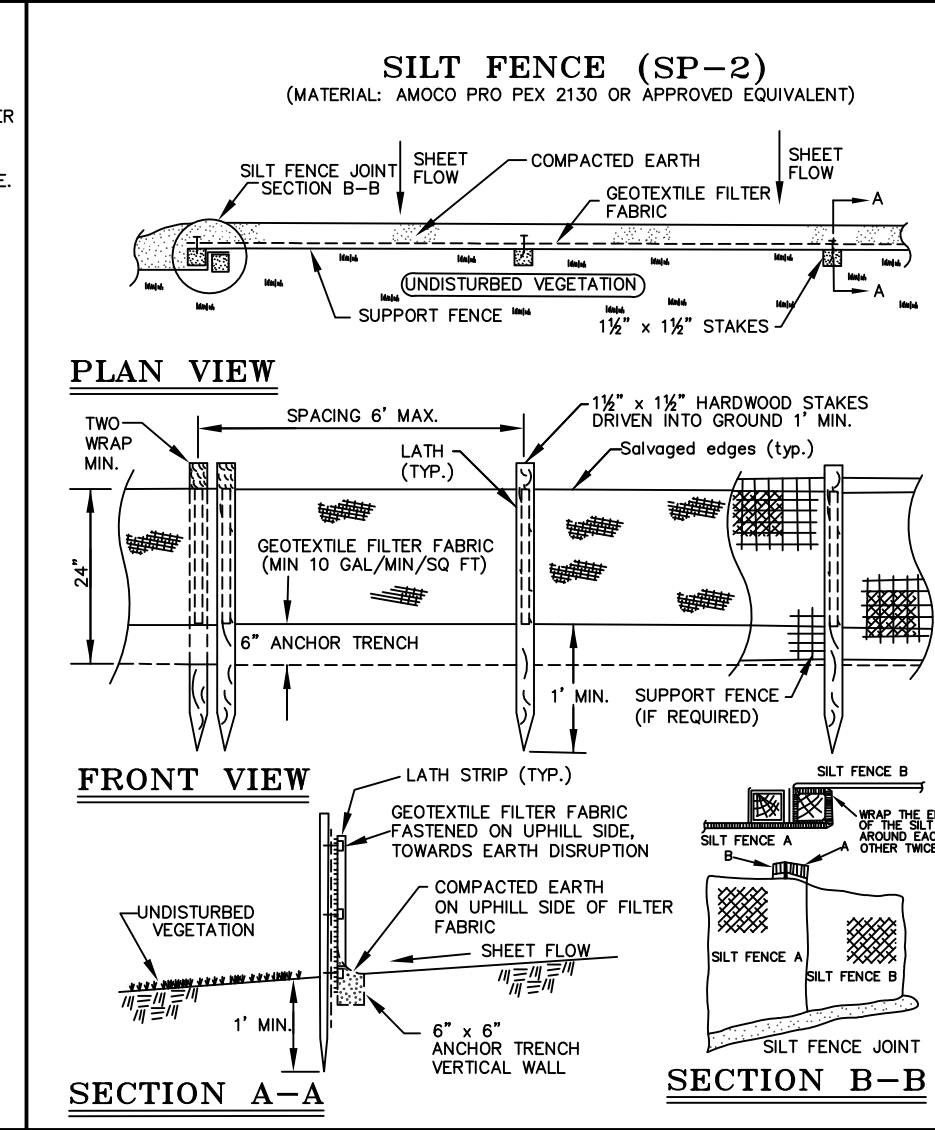
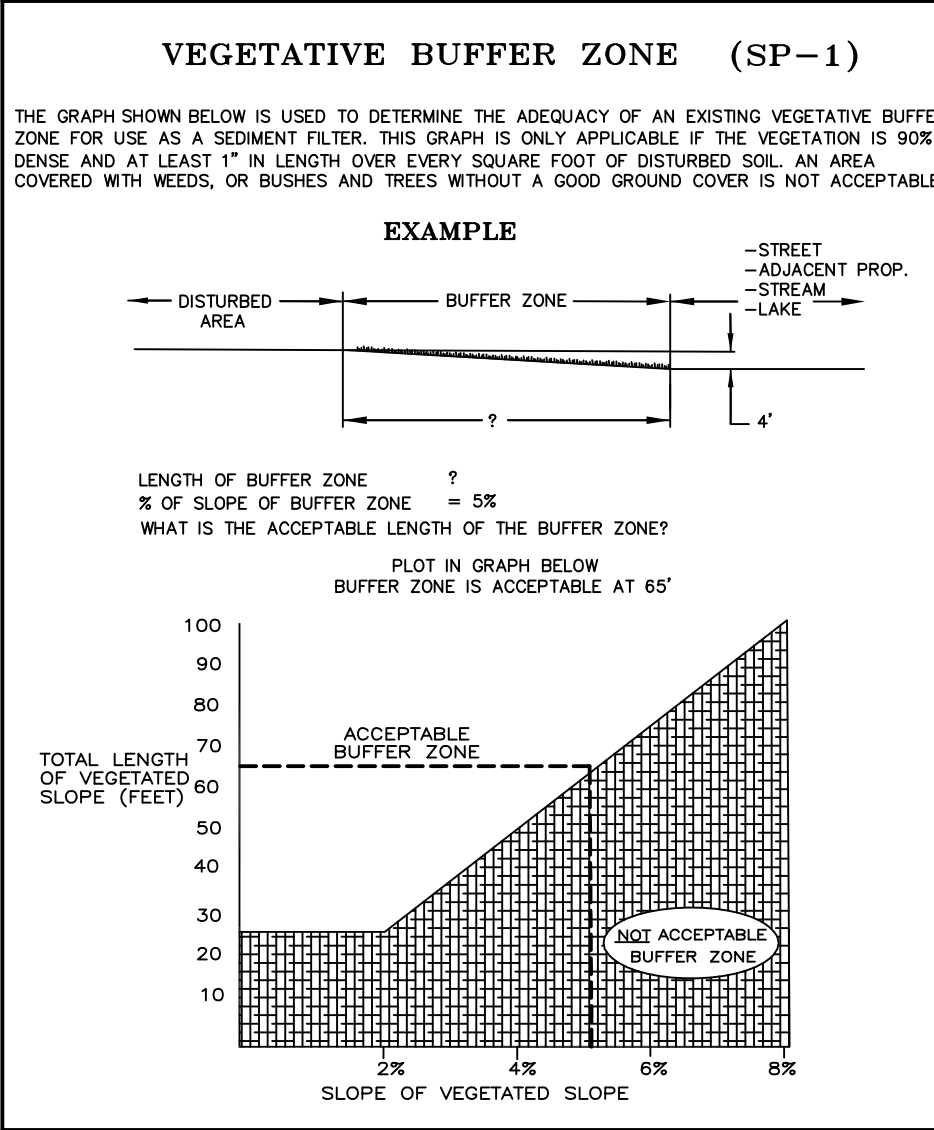
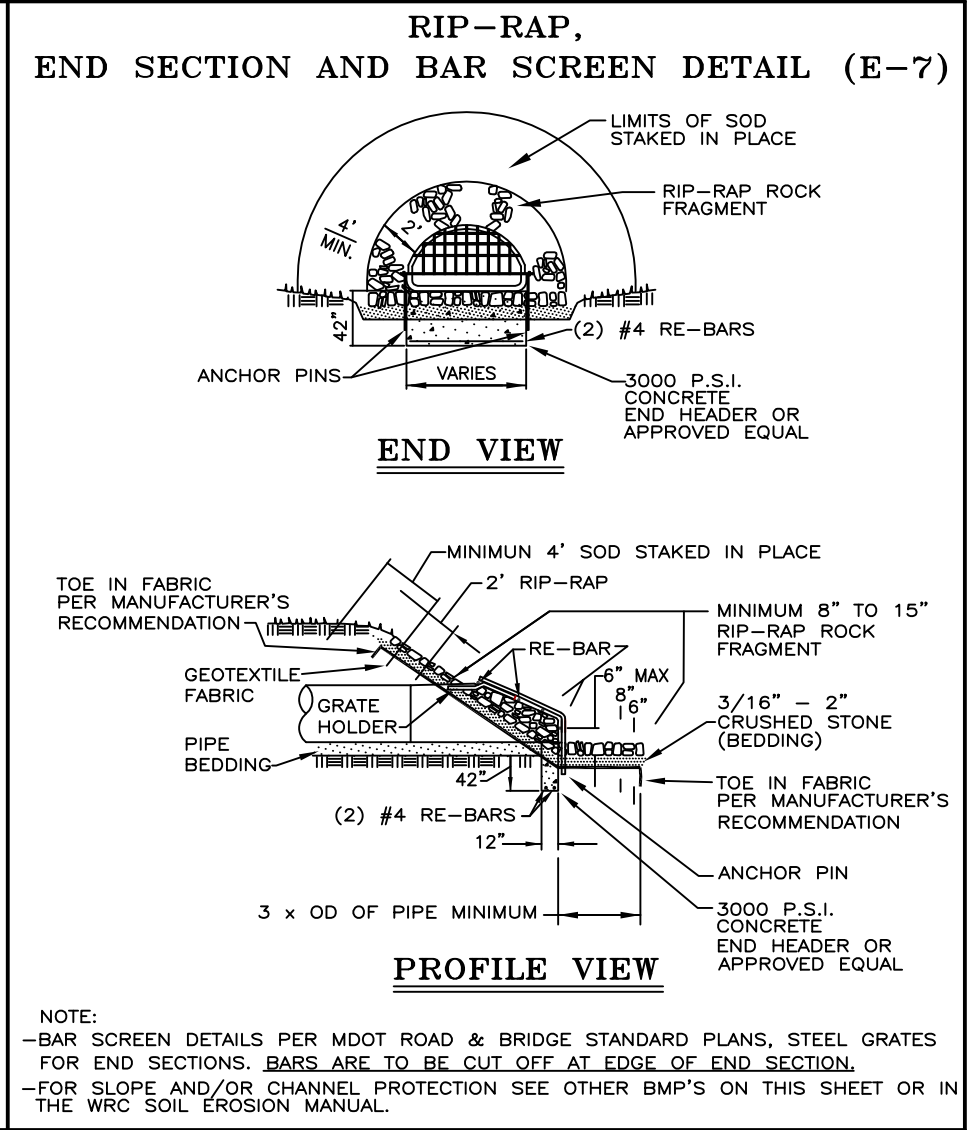
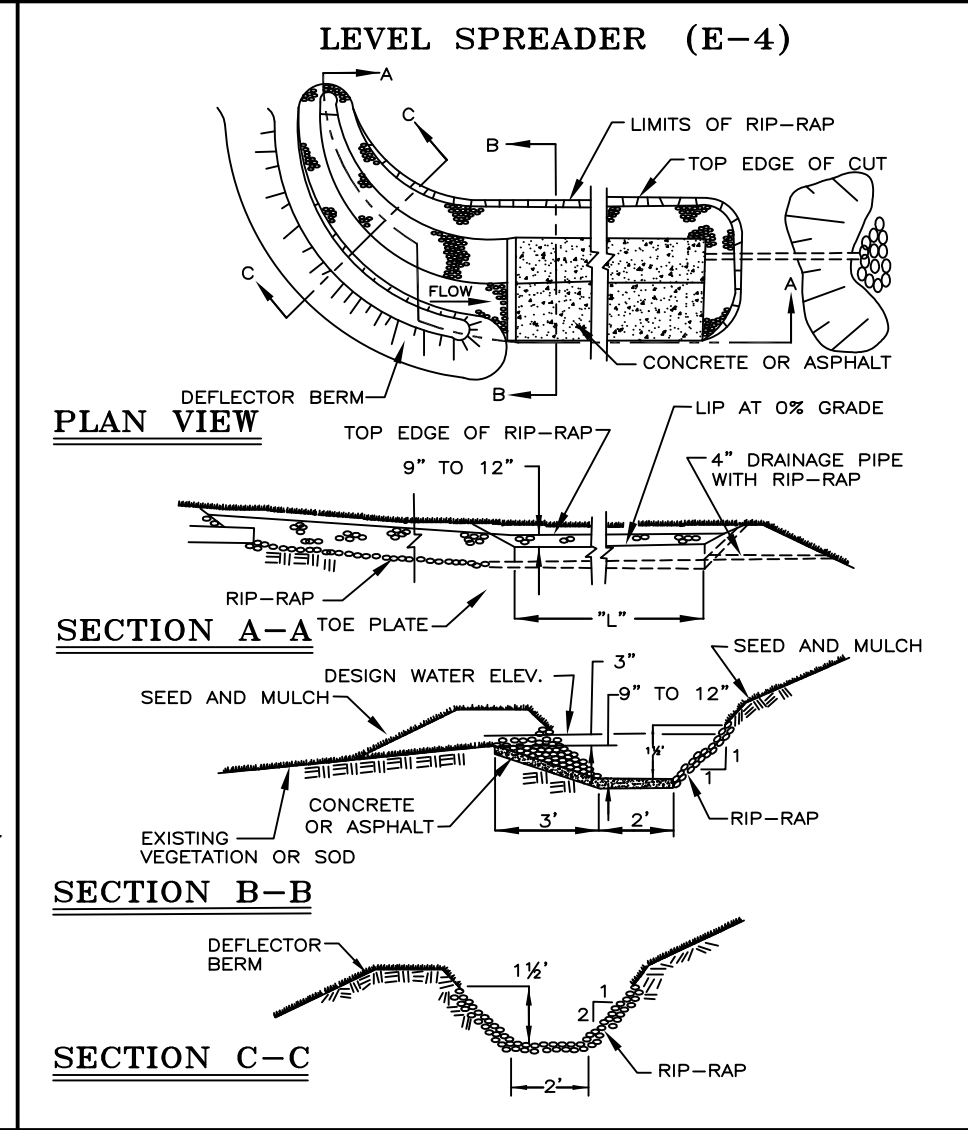
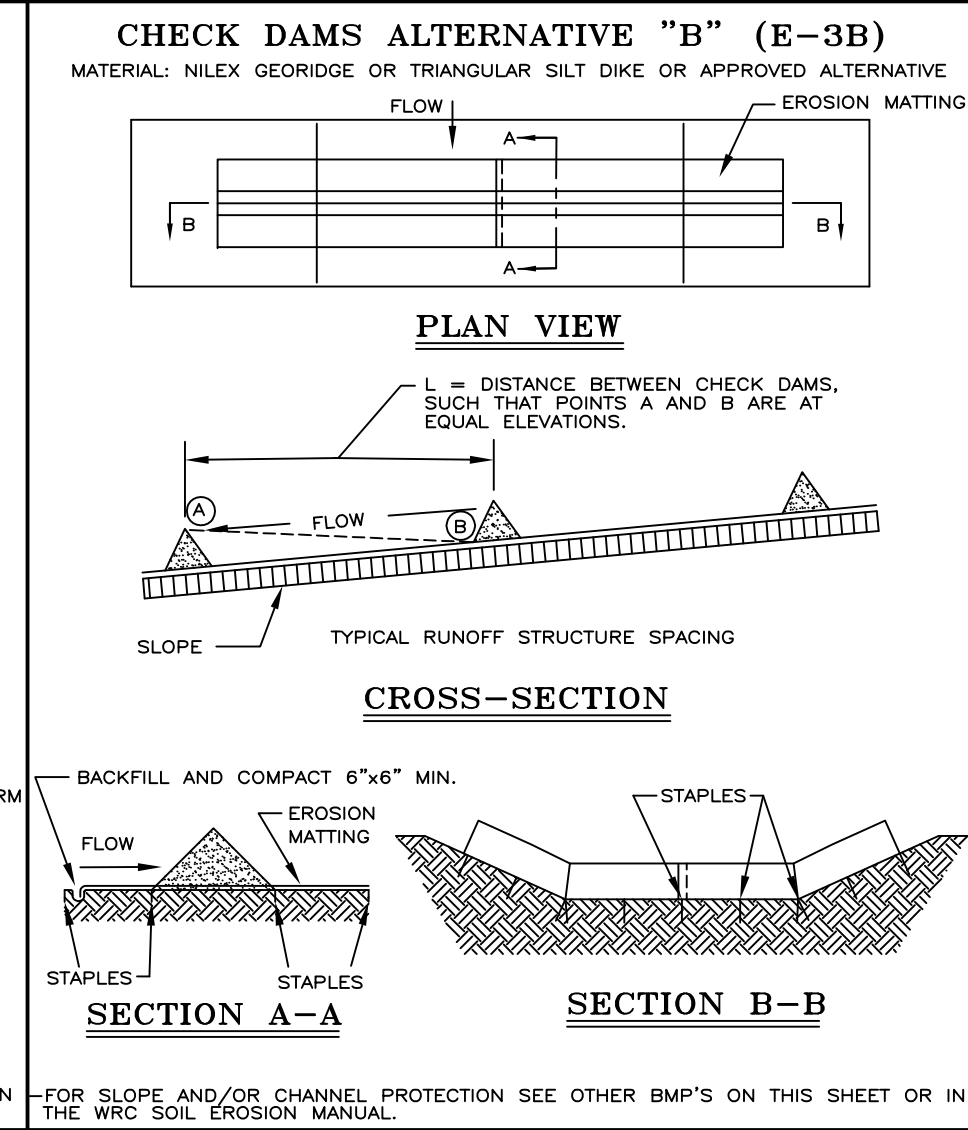
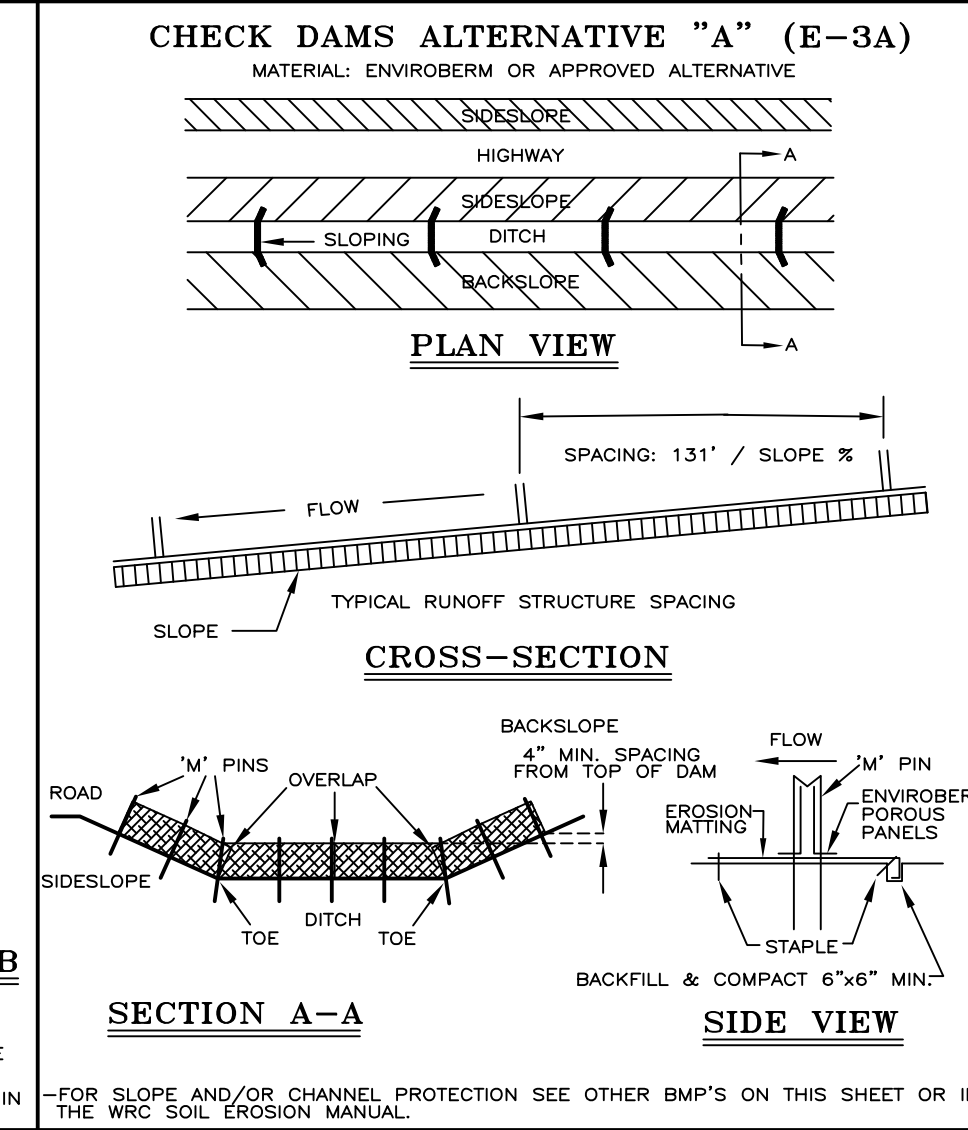
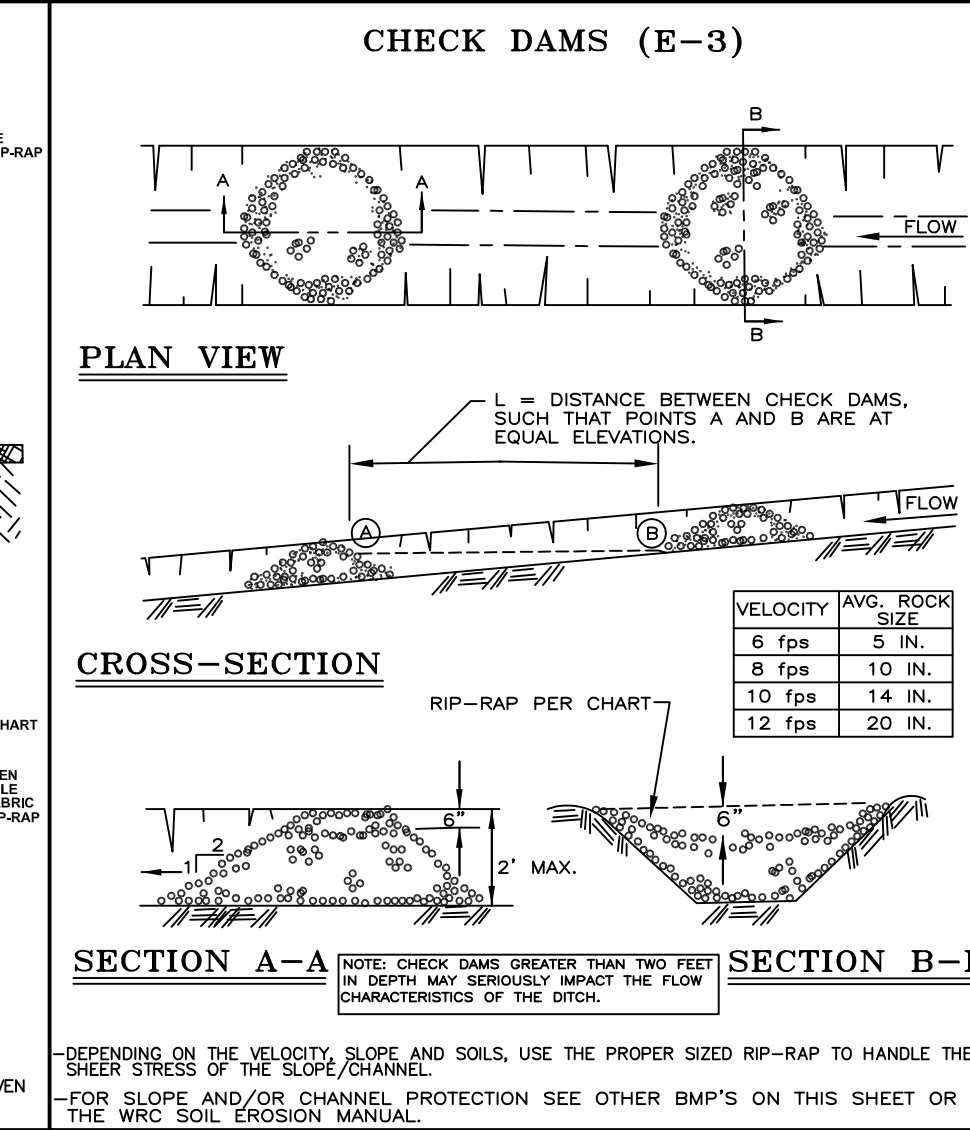
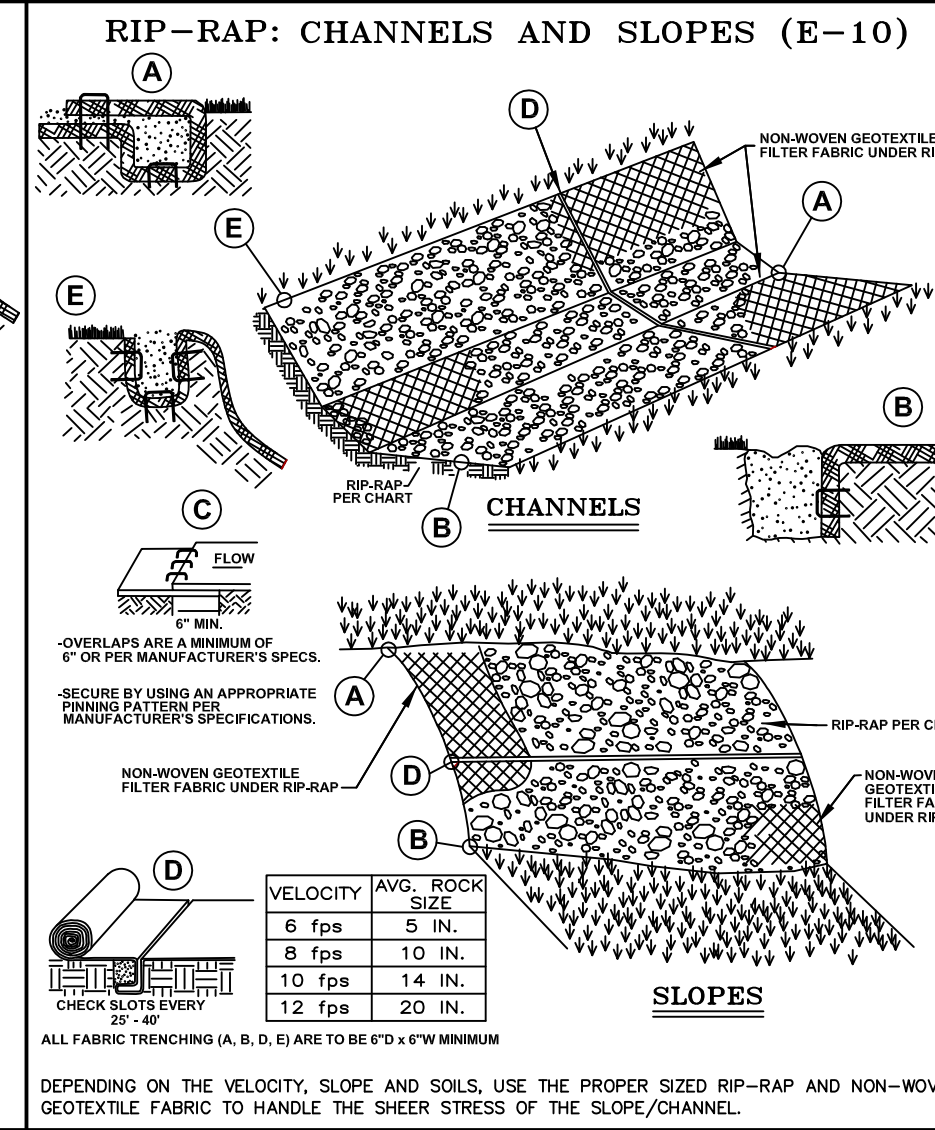
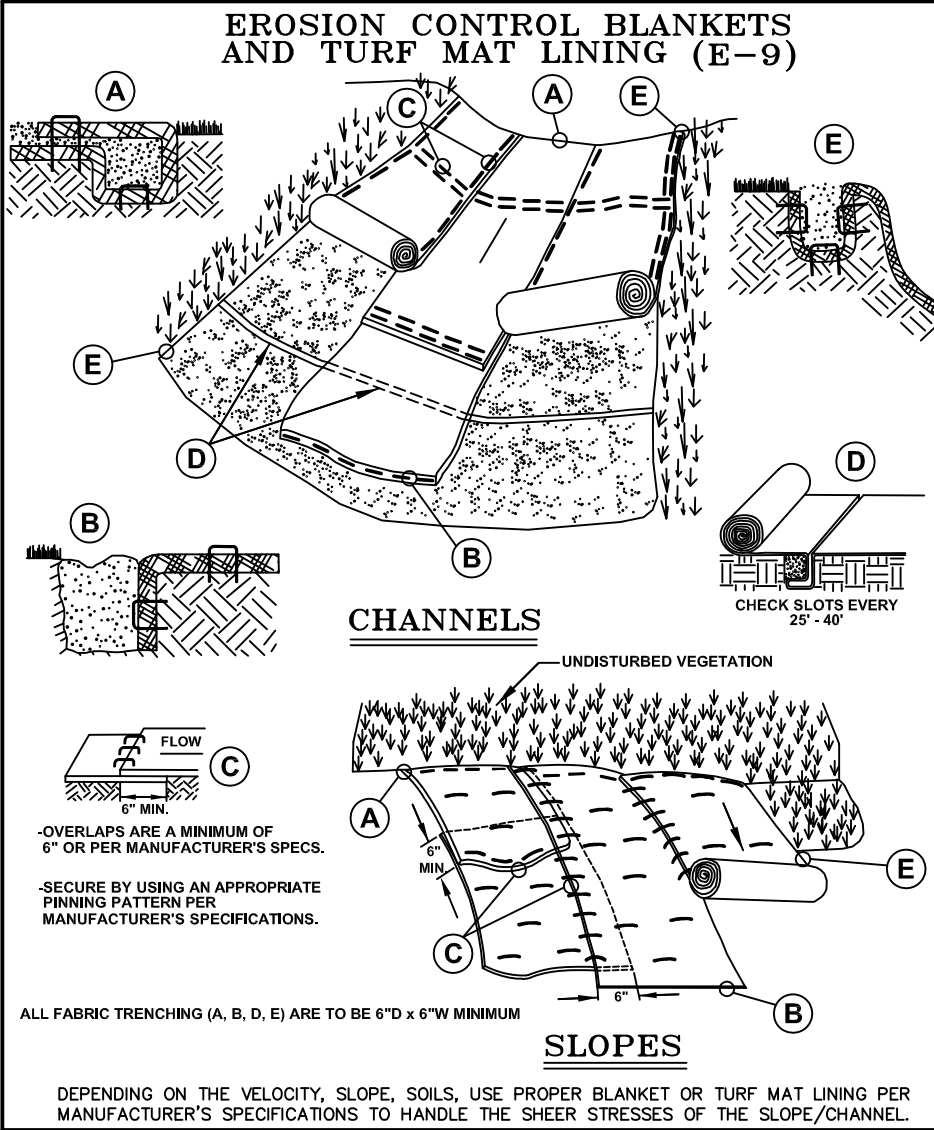
REVISIONS	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE
		FIRST ISSUE	08/16/95		REVISE	10-03-02		REVISE	06-01-07
		ADD SO-1	06-17-96		REVISE	12-17-03		UPDATED TITLE BLOCK	04/30/13
		NEW BAR GRATE	11-03-97		SEC REFERENCE	05-17-05			

Johnson & Anderson
 4694 Elizabeth Lake Road Waterford, Michigan 48328 tel (248) 681-7800 fax (248) 681-2660
 1060 W. Norton Avenue, Suite 7 Muskegon, Michigan 49441 tel (231) 780-3100 fax (231) 780-3115
 3910 Lapeer Road Port Huron, Michigan 48060 tel (810) 987-7820 fax (810) 987-7895

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

STORM SEWER STANDARD DETAILS

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



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 BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REV.	DATE	DESCRIPTION
1	01/01/01	ISSUED FOR PERMIT
2	01/01/01	PROPOSED DETAIL REVISIONS
3	01/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES
4	01/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES
5	01/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES

ORIG. DATE: 01/01/01

SCALE: _____

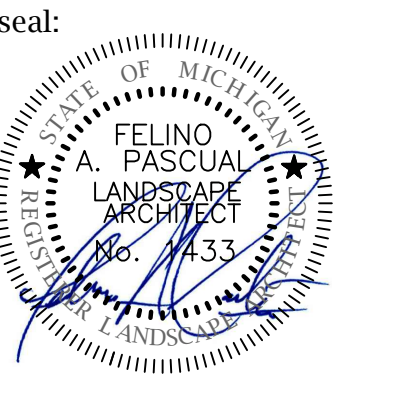
DESIGNED BY: WRC

DRAWN BY: Mapping

WRC WATER RESOURCES COMMISSIONER

ONE PUBLIC WORKS DRIVE, BLDG 905 WEST WATERFORD, MICHIGAN 48320-1907

SHEET NO.: 1 of 1



client:
JMF WHITE LAKE, LLC.
 1700 W. BIG BEAVER ROAD SUITE 120
 TROY, MI 48084

project:
LAKE POINTE

project location:
 White Lake Twp., Michigan

Union Lake Road

sheet title:
OVERALL LANDSCAPE PLAN VIEW

job no./issue/revision date:

LS19.124.11 TWP.	11-12-2019
LS19.124.12 TWP.	12-27-2019
LS20.089.10 TWP.	10-14-2020
LS21.009.01 SPA	1-18-2021
LS21.009.01 SPA	2-02-2021
LS21.009.03 SPA	3-22-2021

drawn by:
JP, DK

checked by:
FP
 date:
1-4-2021

notice:
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 Do Not scale drawings. Use figured dimensions only.



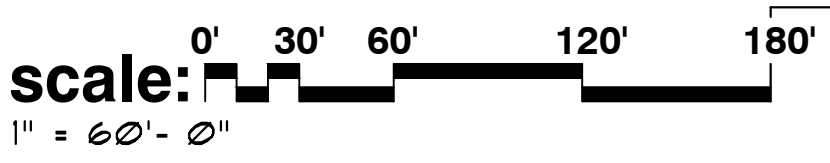
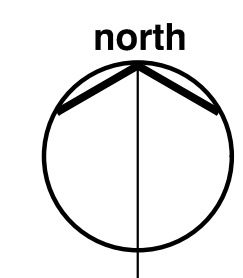
The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction.

project no.:
LS21.009.01

sheet no.:
LS-1 of 7

overall view landscape plan for:
Lake Pointe
 a multi-family residential community
 White Lake Township, Michigan

note:
 conceptual landscape plan for graphic presentation purposes only and in no way a construction document or approved for record.



general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON-SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY WHITE LAKE TOWNSHIP AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARD BARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE FEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - SHADE TREES _____ 5 FT.
 - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
 - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
- LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 12" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE TWP. OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

sheet index

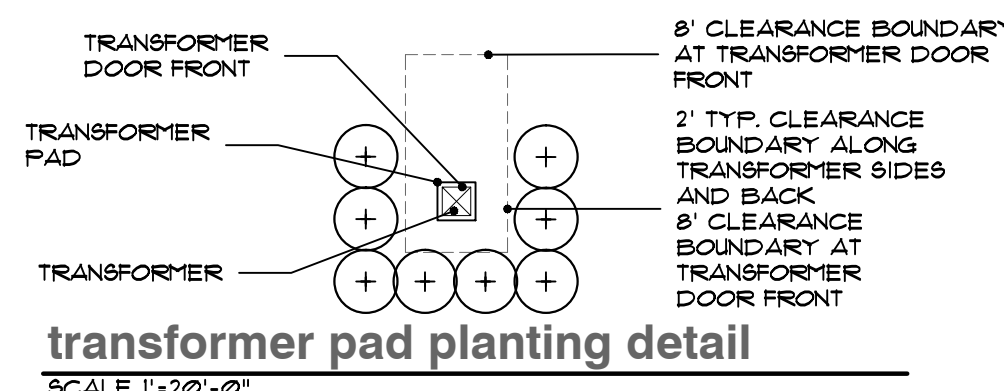
- LS-1 OVERALL LANDSCAPE PLAN VIEW
- LS-2 GENERAL PLANTING DETAIL
- LS-3 PLANT MATERIAL LIST & PLANTING DETAILS
- LS-4 BUILDING FOUNDATION, CLUBHOUSE & ENTRY PLANTING DETAILS
- LS-5 SITE AMENITY, PERGOLA & ENTRY SIGN DETAILS
- LS-6 POOL DECK PLAN
- LS-7 POOL PERGOLA \ TRELLIS ELEVATIONS & DETAILS

residential landscape requirements:

greenbelt	REQUIRED	PROVIDED
TOTAL LN.FT. OF GREENBELT FRONTAGE	825±	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LN.FT. (825' LN.FT. / 30 LN.FT. = 27.5 TREES)	28	28
EIGHT (8) SHRUB PER 30 LN.FT. (825' LN.FT. / 30 LN.FT. = 27.5 x 8 = 220 SHRUBS)	190	255 (A)
interior landscape		
TOTAL ACRES OF SITE	19.32 AC±	
ACRES OF 60' R.O.M. AREA	5.6 AC±	
ACRES OF INTERNAL ROAD AREA	1.31 AC±	
TOTAL ACRES OF SITE NET AREA	11.45 AC± (498,762 SQ.FT.)	
TOTAL SQ.FT. OF INTERIOR LANDSCAPING AREA (15% OF 11.45 AC± (498,762 SQ.FT.) = 74,814.3±)	74,814.3 SQ.FT.	
ONE (1) DECIDUOUS, ORNAMENTAL OR EVERGREEN TREE PER 300 SQ.FT. (74,814.3 SQ.FT. / 300 SQ.FT. = 249.4 TREES)	250	265 (B)
FIVE (5) SHRUB PER 300 SQ.FT. (74,814.3 SQ.FT. / 300 SQ.FT. = 249.4 x 5 = 1,247 SHRUBS)	1247	478 (C)
residential buffer		
TOTAL LN.FT. OF EAST PROPERTY LINE	475±	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 15 LN.FT. (475 LN.FT. / 15 LN.FT. = 31.7 TREES)	92	92
FOUR (4) SHRUB PER 15 LN.FT. (475 LN.FT. / 15 LN.FT. = 31.7 x 4 = 126.7 SHRUBS)	127	167 (B)

note:
 'A' - 65 SUPPLEMENTAL SHRUB PLANTINGS TO BE CREDITED TOWARDS INTERIOR LANDSCAPE PLANTING REQUIREMENTS
 'B' - 40 SUPPLEMENTAL SHRUB PLANTINGS TO BE CREDITED TOWARDS INTERIOR LANDSCAPE PLANTING REQUIREMENTS
 'C' - SUPPLEMENTAL PERENNIAL PLANTINGS TO BE CREDITED TOWARDS INTERIOR SHRUB LANDSCAPE PLANTING REQUIREMENTS
 620- PERENNIALS AND GRASSES
 2500- GROUND COVERS





Landscape maintenance notes:

LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

Planting landscape notes:

GENERAL NOTES:

- PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE WHITE LAKE TOWNSHIP, AND CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
- PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS. REPLACE FALLING MATERIAL WITHIN 1 YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
- PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE NORTHERN NURSERY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
- MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE W/3" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
- CALL MISS DIG AT 1-800-482-7171 PRIOR TO ANY CONSTRUCTION.

DECIDUOUS 4 EVERGREEN TREE:

- TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.
- REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER SEASON.

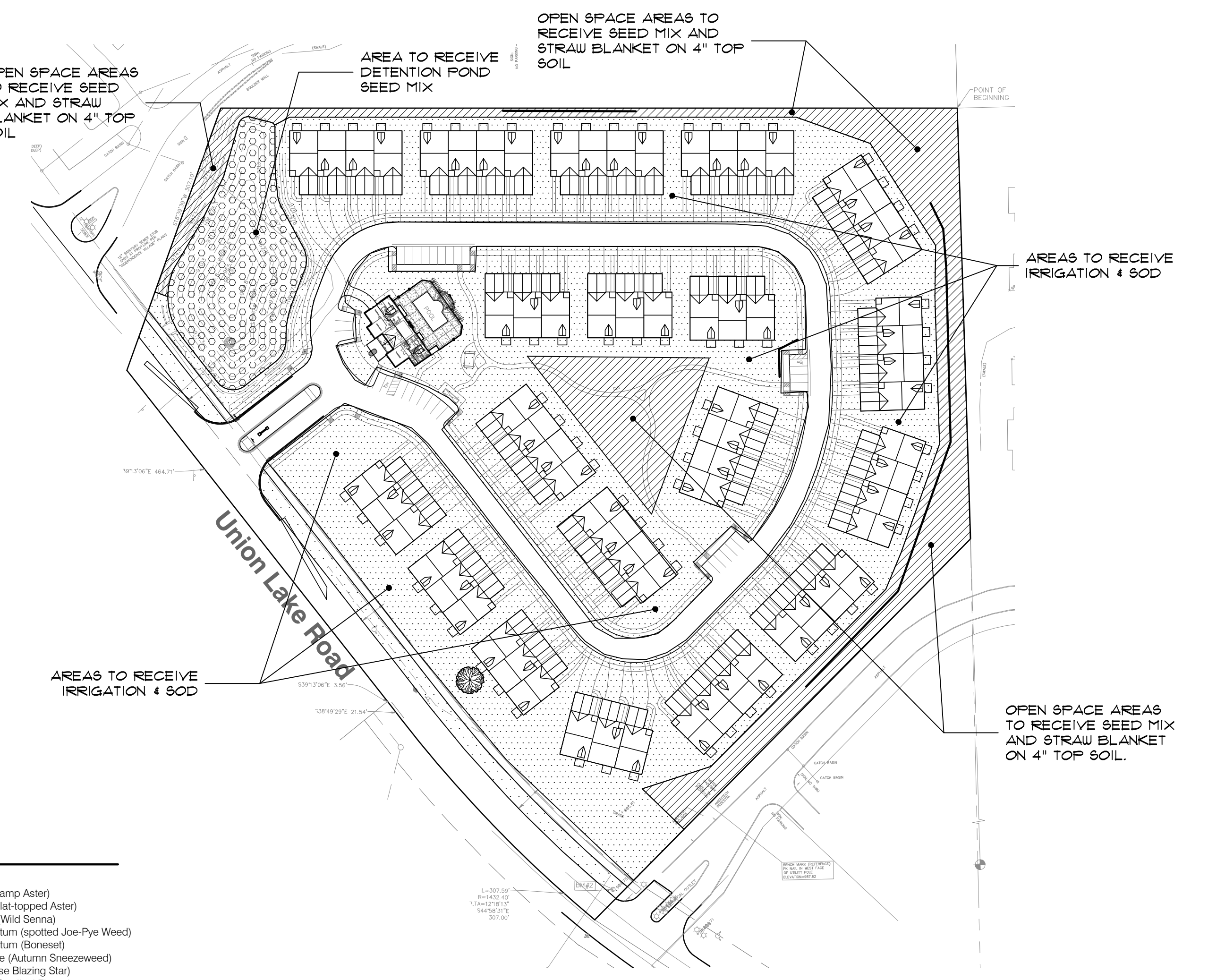
SHRUB:

- SHRUB SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.

LAWN:

- SOD LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A SOD NURSERY ON LOAM SOIL, SOD TO BE INSTALLED ON MINIMUM 2" TOPSOIL.
- SEEDDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:
 5% PERENNIAL RYE GRASS
 10% RED FESCUE
 25% CHEWING FESCUE
 60% KENTUCKY BLUE GRASS

SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1% SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDDED LAWN AREA



plant material list

key	quant. LS-2	botanical name	common name	size	comments
LARGE AND SMALL DECIDUOUS TREES					
GT	5	GLEDTISIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	2 1/2" BB	
TC	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2" BB	
LB	6	LIQUIDAMBAR STRACIFLUA	AMERICAN SWEETGUM	2 1/2" BB	
ZS	12	ZELKOVA SERRATE 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2 1/2" BB	
AR	11	ACER R. FRANKSRED'	RED SUNSET RED MAPLE	2 1/2" BB	
CO	4	CELTIS OCCIDENTALIS	HACKBERRY	2 1/2" BB	
LT	10	LIRIODENDRON TULIPIFERA	TULIPTREE	2 1/2" BB	
QB	5	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	2 1/2" BB	
AF	35	ACER X FREEMANI 'JEFFERD'	AUTUMN BLAZE RED MAPLE	2 1/2" BB	
APC	3	ACER P. 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	2 1/2" BB	
AS	2	ACER SACCHARUM	SUGAR MAPLE	2 1/2" BB	
OY	9	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2 1/2" BB	
CJ	1	CERCIDIPHYLLUM JAPONICUM	KATSURATREE	2 1/2" BB	
CB	4	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	2 1/2" BB	
CC	1	CERCIS CANADENSIS	EASTERN REDBUD (MULTI-STEM)	8' BB	(MULTI-STEM)
AC	6	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	8' BB	(MULTI-STEM)
CK	5	CORNUS KOUSA	KOUSA DOGWOOD	2" BB	
CP	1	CRATAEGUS PHAENOPYRUM	WASHINGTON HAUHORN	2" BB	
MS	6	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" BB	
MF	1	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB	
MJ	1	MAGNOLIA LILIFLORA 'JANE'	JANE MAGNOLIA	8' BB	(MULTI-STEM)
MR	4	STRINGIA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" BB	
AP	2	ACER P. 'BLOODGOOD'	BLOODGOOD LACE LEAF JAPANESE MAPLE	11' CONT. T. HIGH	
LARGE AND SMALL EVERGREENS					
AU	16	ABIES CONCOLOR	CONCOLOR WHITE FIR	8' BB	
AUL	36	ABIES CONCOLOR	CONCOLOR WHITE FIR	10' BB O	
PA	22	PICEA ABIES	NORWAY SPRUCE	8' BB	
PAL	13	PICEA ABIES	NORWAY SPRUCE	10' BB O	
PS	12	FINUS STROBUS	EASTERN WHITE PINE	8' BB	
PSL	1	FINUS STROBUS	EASTERN WHITE PINE	10' BB O	
PD	33	PICEA GLAUCA 'DENSATA'	BLACK HILL SPRUCE	8' BB	
PDL	19	PICEA GLAUCA 'DENSATA'	BLACK HILL SPRUCE	10' BB O	
SHRUBS					
EA	26	EUONYMUS ALATUS COMPACTA	DWARF WINGED BURNING BUSH	3" BB	60" SPACING O.C.
FI	50	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	3" BB	60" SPACING O.C.
CS	28	CORNUS STOLONIFERA	REDTWIG DOGWOOD	3" BB	60" SPACING O.C.
VTK	43	VIBURNUM X B. 'MOHAUK'	MOHAUK VIBURNUM	3" BB	60" SPACING O.C.
RAG	11	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15' CONT.	48" SPACING O.C.
EF	55	EUONYMUS FORTUNEI 'MOONSHADOW'	DWARF WINGED BURNING BUSH	15' CONT.	48" SPACING O.C.

detention basin seed mix:

Sedge Meadow Mix: (Edge Zone)
 A mix of sedges, grasses and wildflowers recommended for soils that are saturated during most of the growing season. Use just above the normal waterline in the capillary zone in our Lake Edge Enhancement System.

Sedge Meadow Mix oz/acre

1. Carex comosa (Bristly Sedge)	1. Aster puniceus (Swamp Aster)
1. Carex cristatella (Crested Sedge)	1. Aster umbellatus (Flat-topped Aster)
2. Carex frankii (Frank's Sedge)	3. Cassia hebecarpa (Wild Senna)
2. Carex hystericina (Porcupine Sedge)	2. Eupatorium perfoliatum (Boneseal)
4. Carex lurida (Lurid Sedge)	2. Helianthus autumnalis (Autumn Sneezeweed)
2. Carex stipata (Aix-Fruited Sedge)	2. Liatris spicata (Dense Blazing Star)
2. Carex tribuloides (Pointed Oval Sedge)	1. Lobelia cardinalis (Cardinal Flower)
64. Elymus virginicus (Virginia Wild Rye)	1. Lobelia siphilitica (Great Blue Lobelia)
6. Glycyrrhiza striata (Walters Grass)	2. Penstemon digitalis (Frogflowe Beardtongue)
8. Leersia oryzoides (Rice Cut Grass)	1. Pycnanthemum virginianum (Mountain Mint)
8. Panicum virgatum (Switchgrass)	3. Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
2. Scirpus atrovirens (Dark Green Bulrush)	4. Rudbeckia hirta (Black-Eyed Susan)
	3. Rudbeckia subtomentosa (Sweet Black-Eyed Susan)
	2. Siphium integrifolium (Rosinweed)
	2. Siphium perfoliatum (Cupplant)
	2. Siphium teretifolium (Pinnacle Dock)
	1. Solidago patula (Swamp Goldenrod)
	2. Solidago riddellii (Riddell's Goldenrod)
	2. Veronica hastata (Blue Vervain)
	2. Veronica fasciculata (Smooth Ironweed)
	1. Veronicastrum virginicum (Culvers Root)
	1. Zizia aurea (Golden Alexanders)

Forbs oz/acre

Alisma subcordatum (Water plantain)	48
Angelica atropurpurea (Angelica)	
Aster novae-angliae (New England Aster)	

Components per acre
 8 lbs. grasses and sedges, 3 lbs. forbs

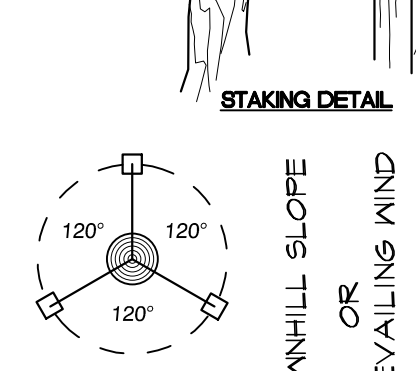
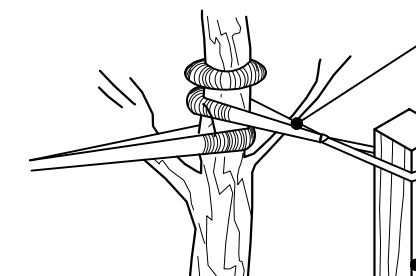
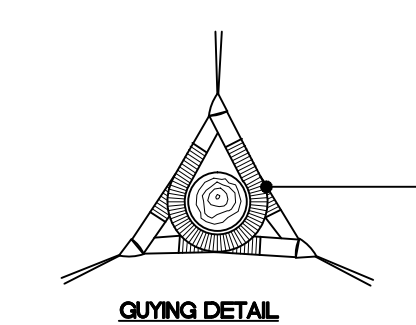
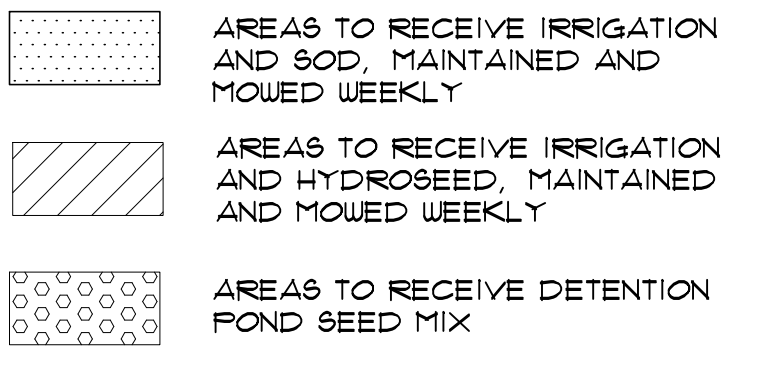
annual cover: (Edge, Upland & Dry Upland Zones)
 50% Temporary Grasses: will contain two of the following species.

Seed Data
 Annual Rye: Avena sativa
 Winter Wheat: Lolium multiflorum
 American Slough Grass: Trisetum aestivum
 Beckmannia syzigachne

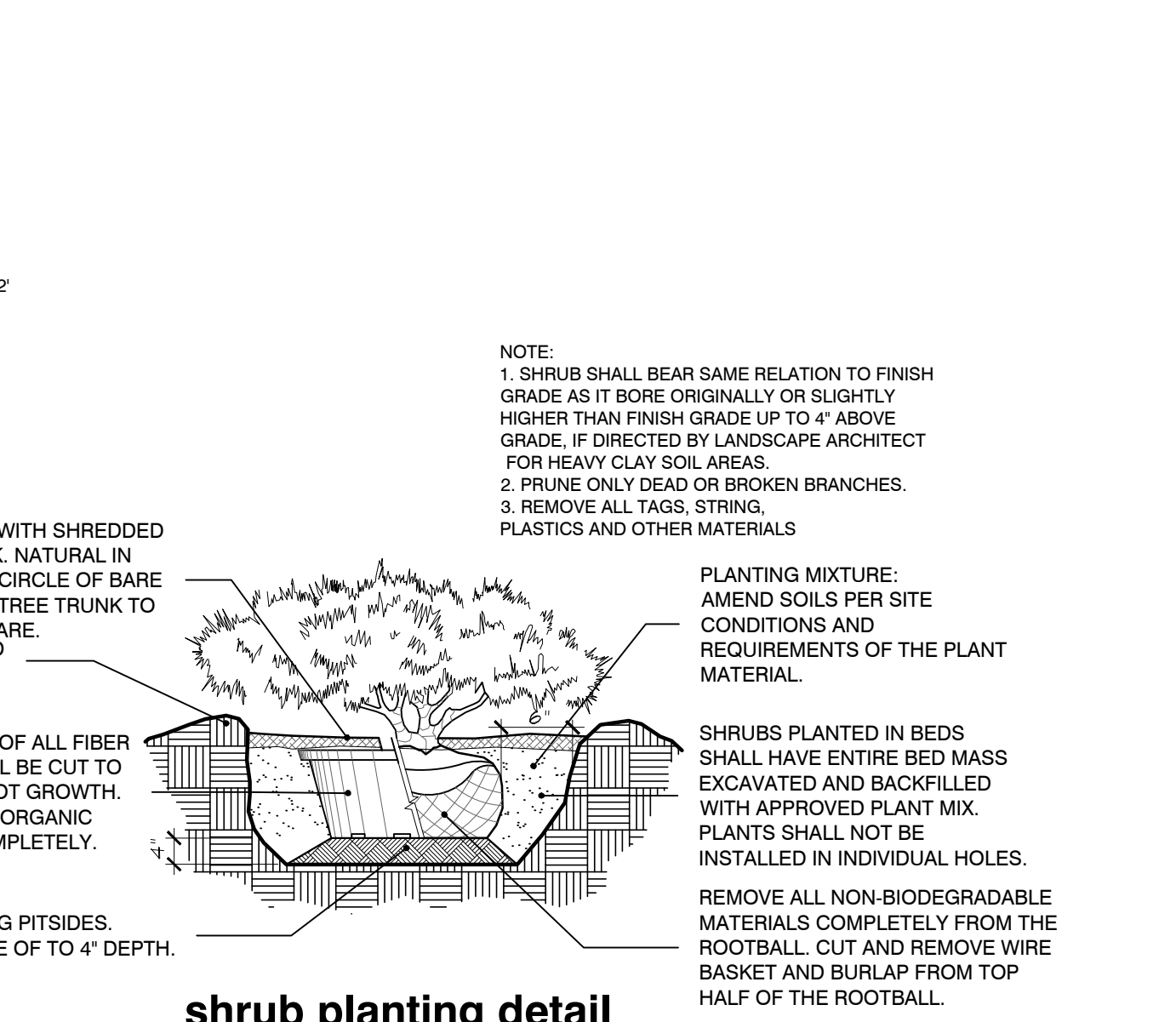
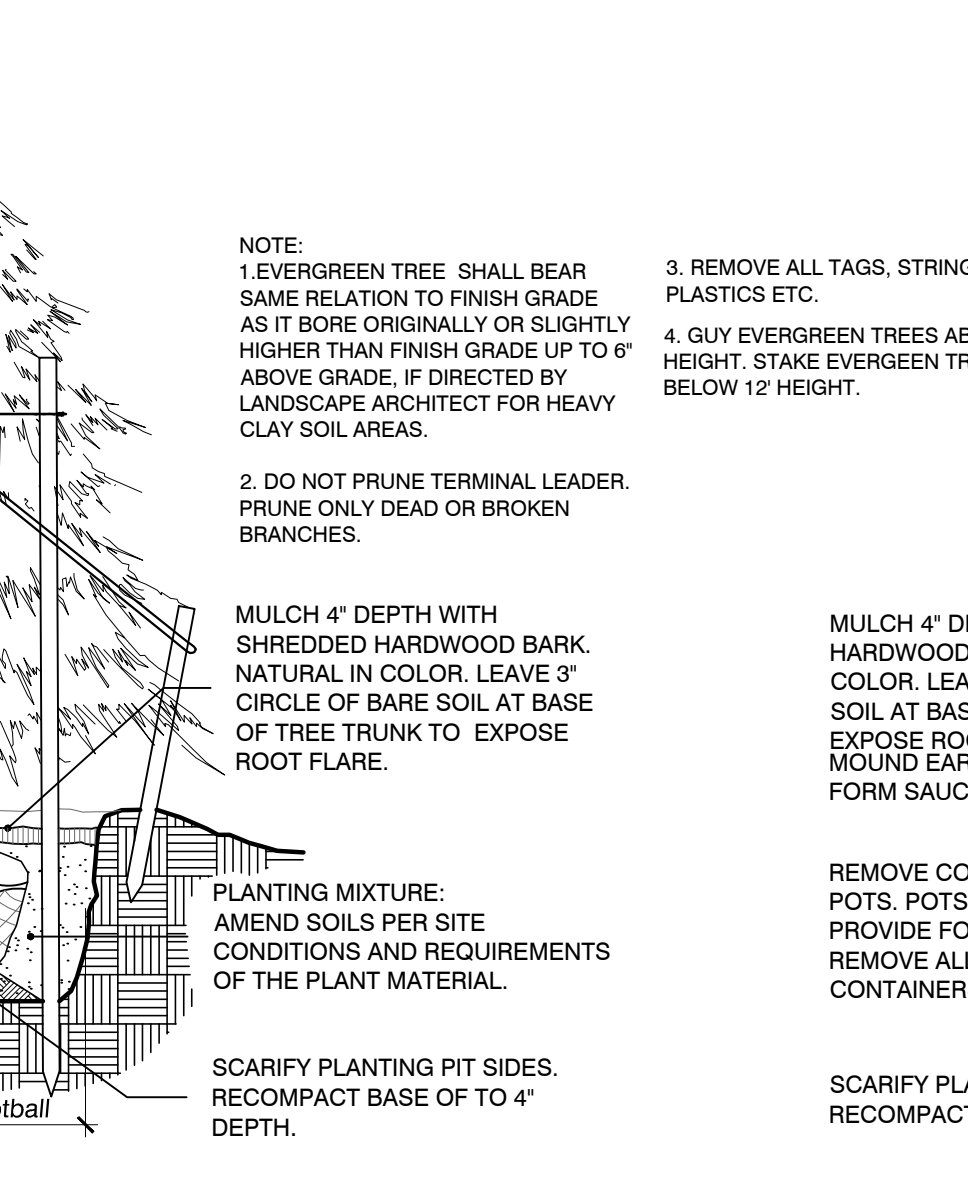
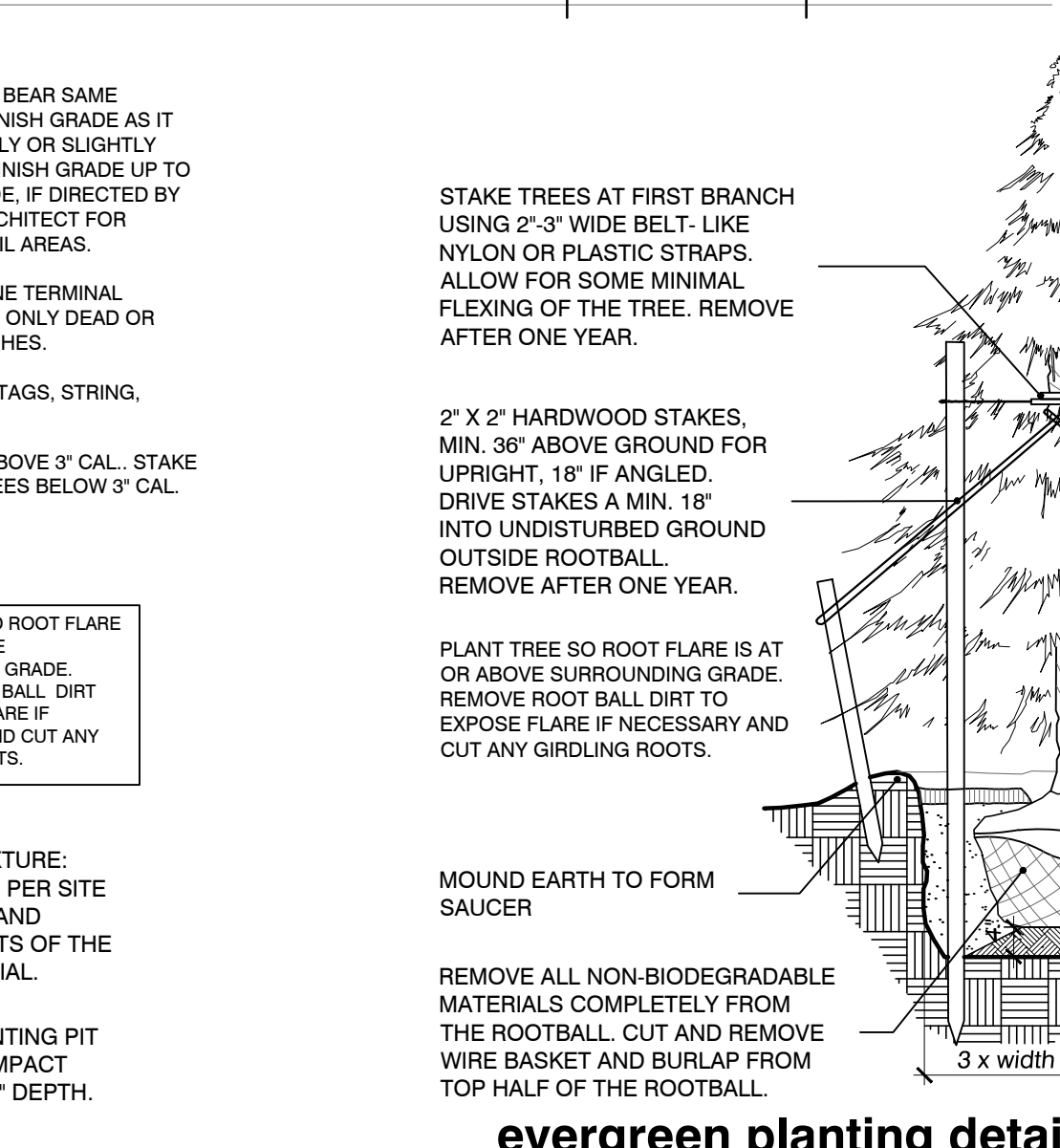
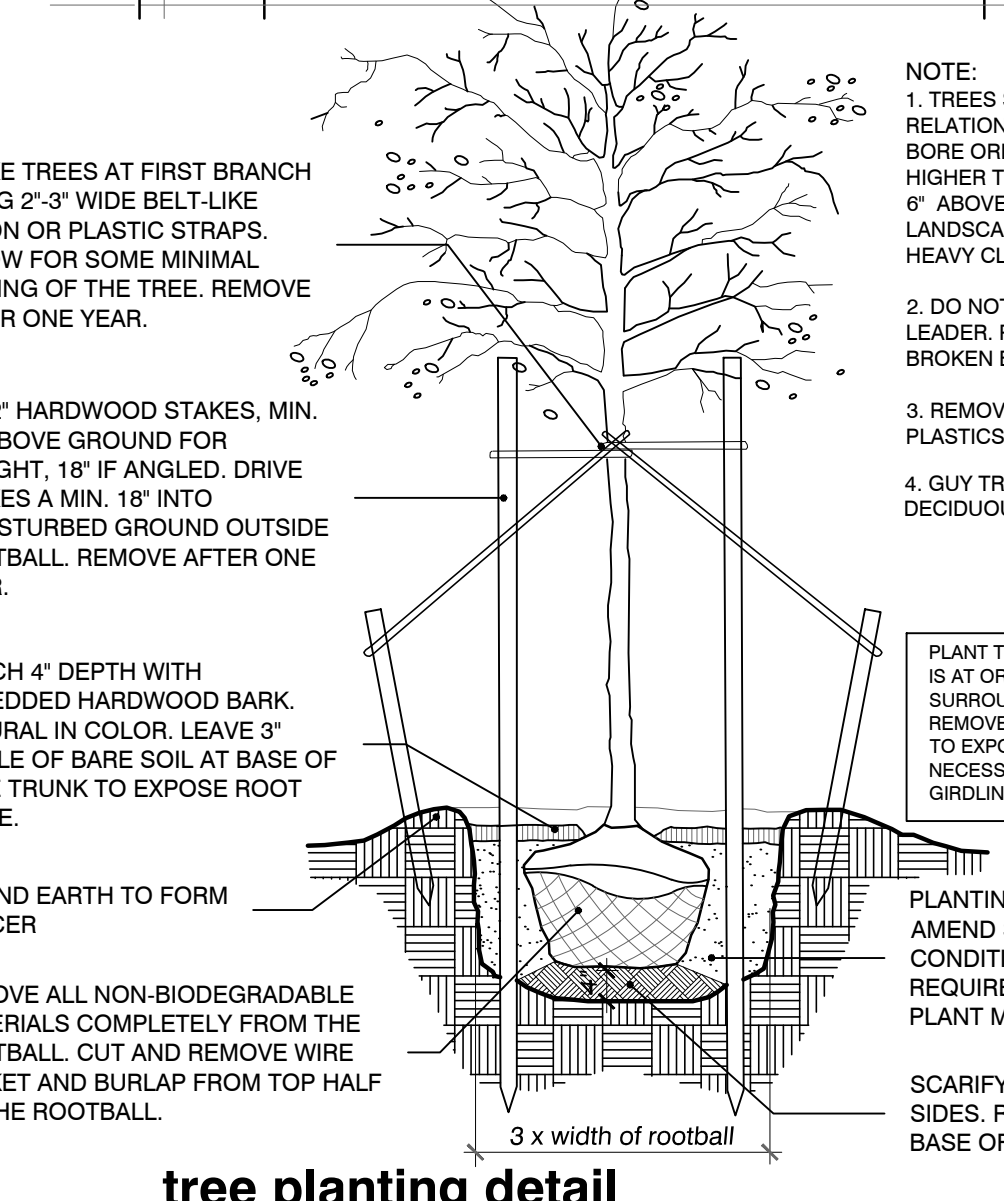
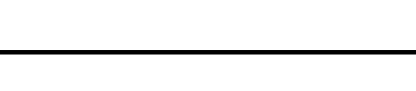
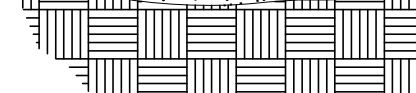
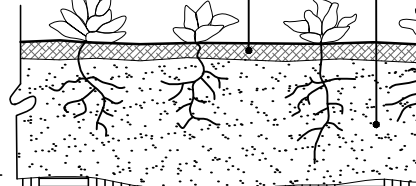
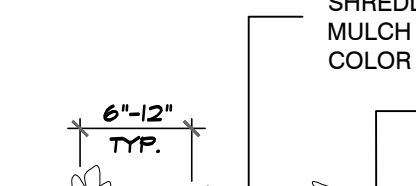
SOURCE:
 NATIVESCAPE LLC
 P.O. BOX 122
 MANCHESTER, MICHIGAN 48158
 ph. 517.456.1616
 www.nativescape.net

sod & seeding area reference location map
 SCALE: 1" = 100'-0"

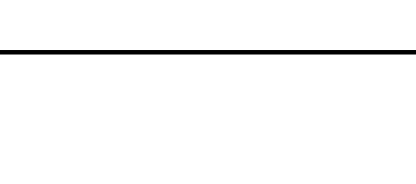
sod & seeding hatch pattern legend

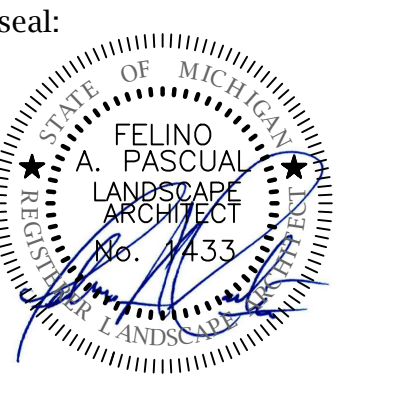


tree staking detail
 no scale



perennial planting detail
 no scale





client:
JMF WHITE LAKE, LLC.
 1700 W. BIG BEAVER ROAD SUITE 120
 TROY, MI 48084

project:
LAKE POINTE

project location:
 White Lake Twp., Michigan

Union Lake Road
 sheet title:
BLDG. FOUNDATION, CLUBHOUSE AND ENTRY PLANTINGS

job no./issue/revision date:
 LS19.124.11 TWP. 11-12-2019
 LS19.124.12 TWP. 12-27-2019
 LS20.089.10 TWP. 10-14-2020
 LS21.009.01 SPA 1-18-2021
 LS21.009.01 SPA 2-02-2021
 LS21.009.03 SPA 3-22-2021

drawn by:
JP, DK
 checked by:
FP
 date:
1-4-2021

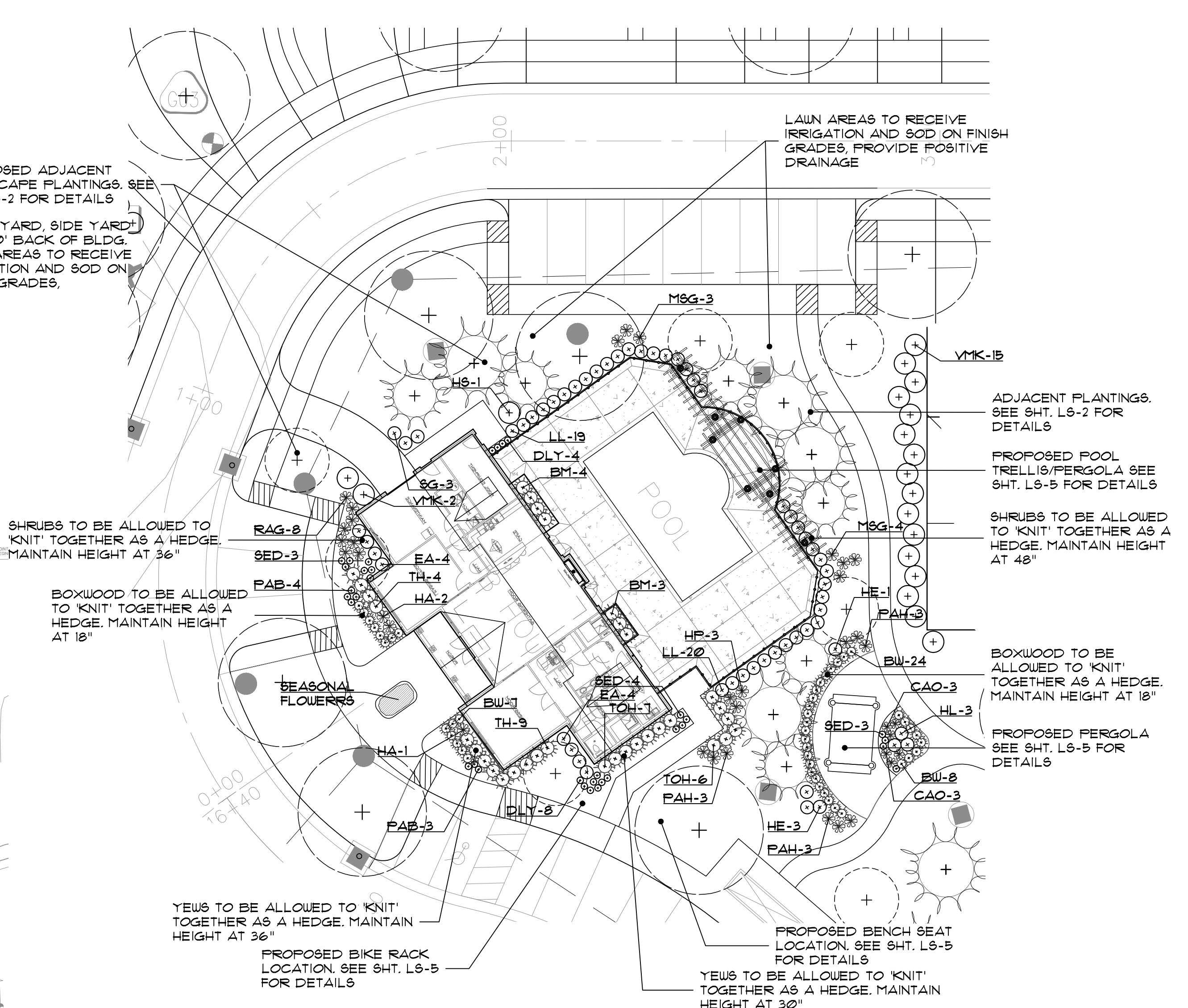
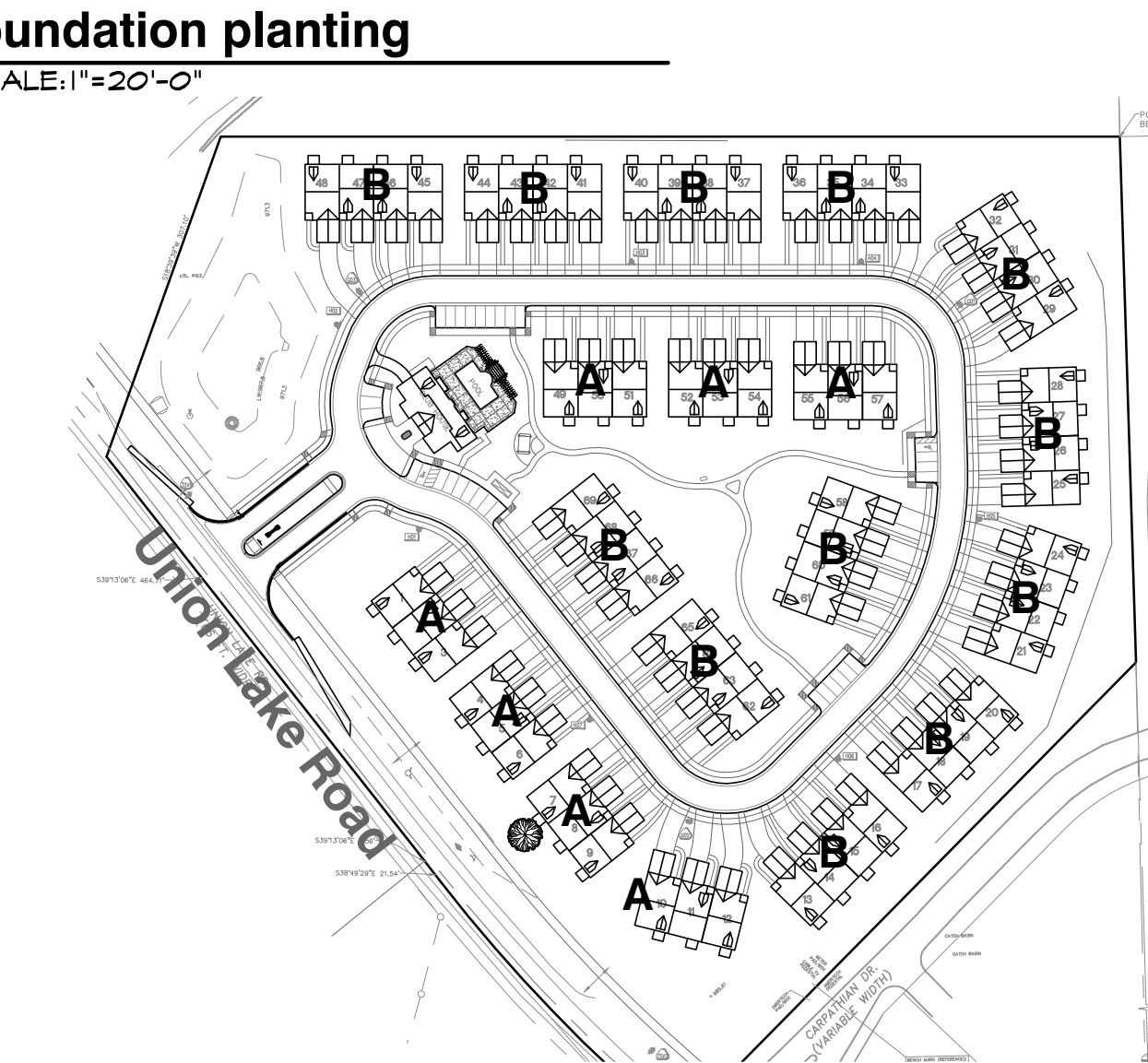
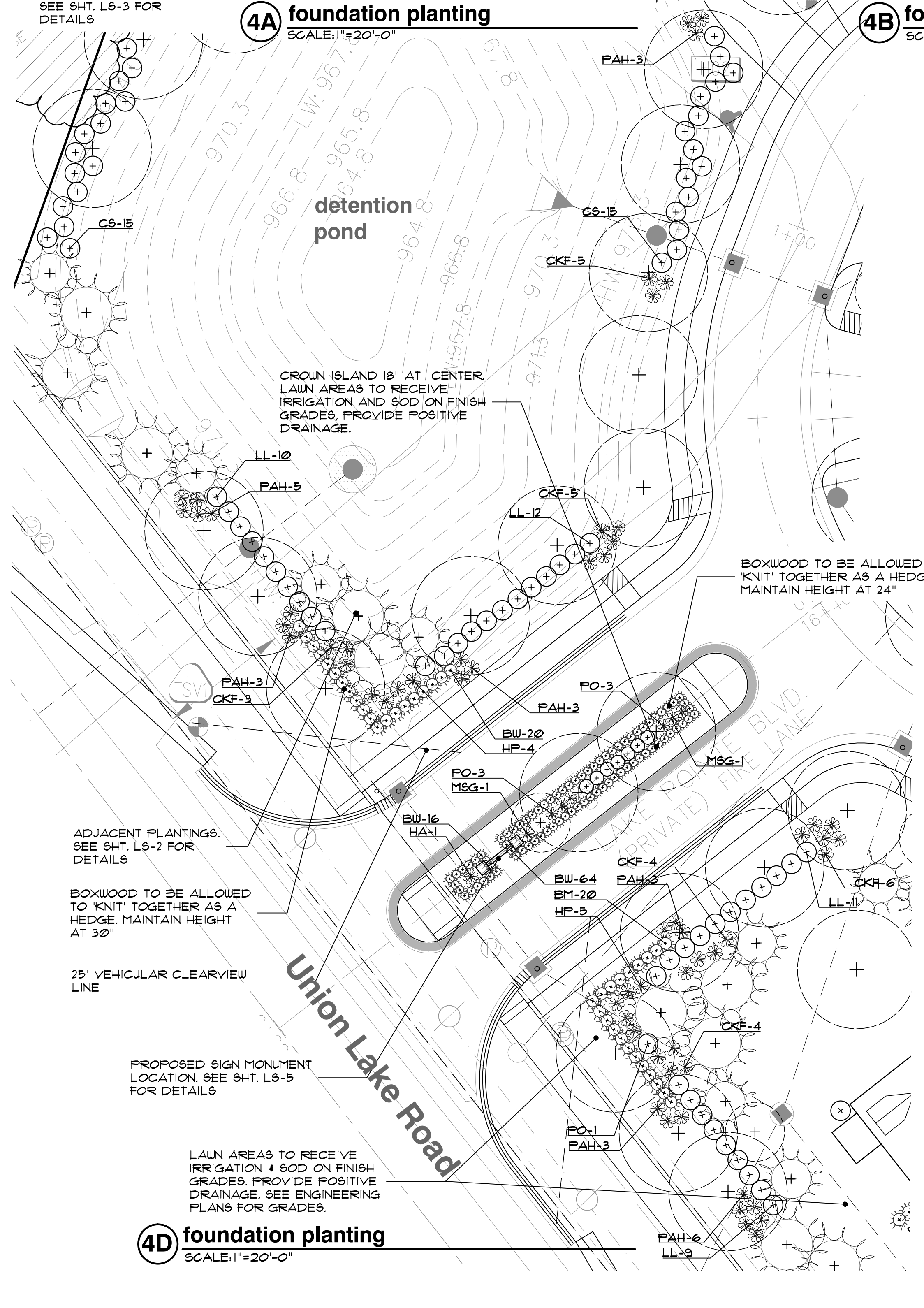
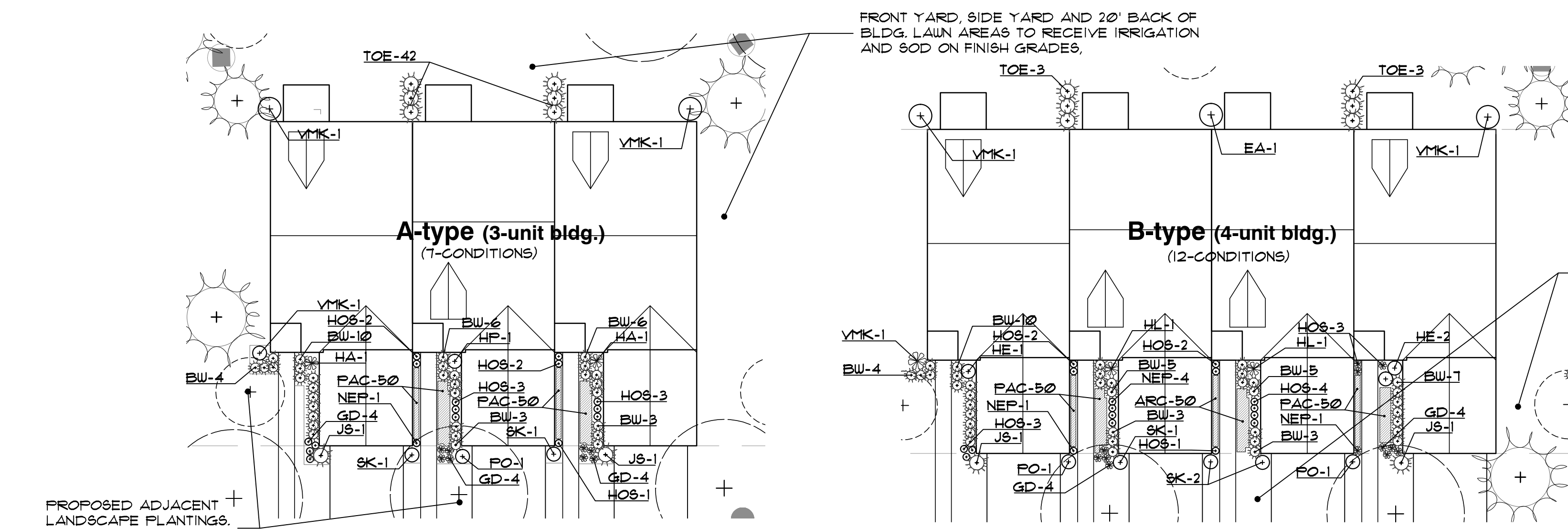
notice:
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 Do Not scale drawings. Use figured dimensions only.



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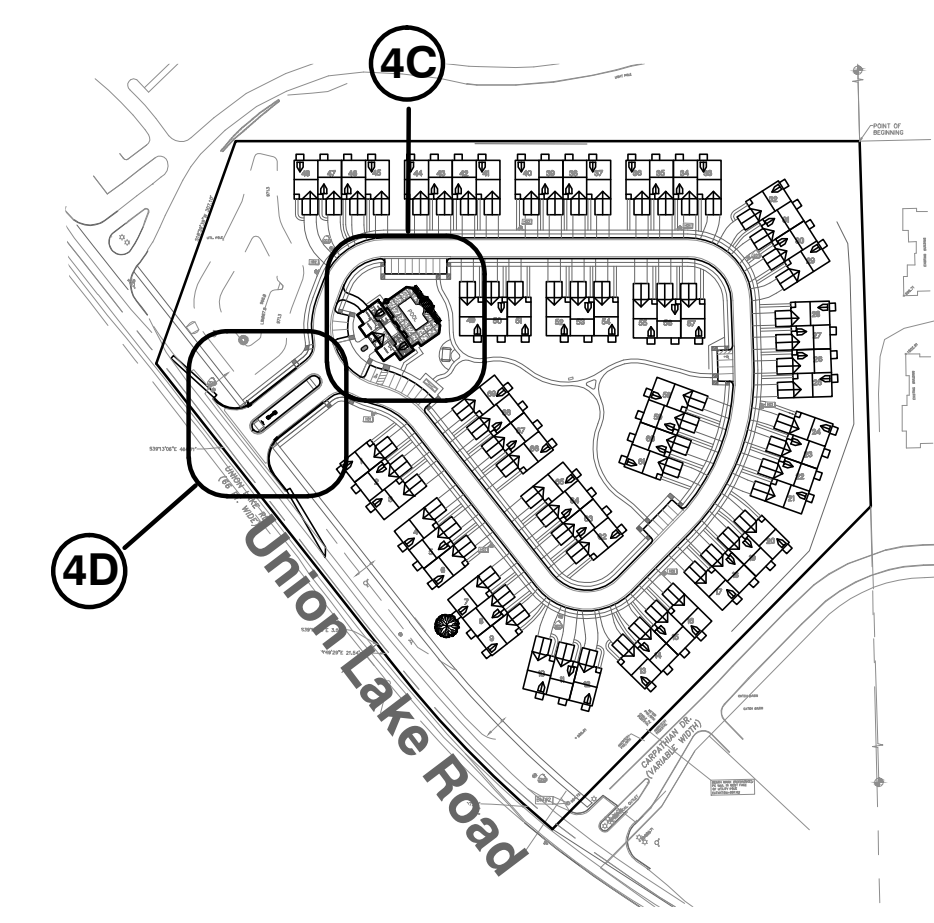
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LS21.009.01

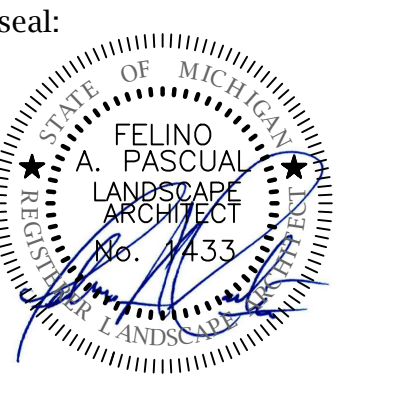
sheet no:
LS-4 of 7



plant material list

key	quant. 4A	quant. 4B	quant. 4C	quant. 4D	botanical name	common name	size	comments
SHRUBS								
SK	14	36	-	-	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3' BB	
HP	1	-	3	9	HYDRANGEA ANNABELLE	ANNABELLE HYDRANGEA	9" CONT.	
HA	14	-	3	1	HYDRANGEA ANNABELLE	ANNABELLE HYDRANGEA	9" CONT.	
HL	-	24	3	-	HYDRANGEA 'LINDSEY ANN'	LA DREAMIN HYDRANGEA	9" CONT.	
HE	-	36	4	-	HYDRANGEA M. 'GLOWING EMBERS'	GLOWING EMBERS HYDRANGEA	9" CONT.	
FO	1	24	-	1	PHYSOCLARUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	9" CONT.	
SG	-	-	3	-	SPIRAEA X.B. 'BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	9" CONT.	
FI	-	-	-	-	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	3' BB	60" O.C. SPACING
VMK	21	36	11	-	VIBURNUM X.B. 'MOHAUK'	MOHAUK VIBURNUM	3' BB	
LL	-	-	39	42	LIGUSTRUM X. VICARYI	GOLDEN VICARY PRIVET	9" CONT.	60" O.C. SPACING
RA	-	-	-	-	RIBES ALPIMUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	9" CONT.	
EA	-	12	8	-	EUONYMUS ALATUS COMPACTA	DWARF WINGED BURNING BUSH	3' BB	60" O.C. SPACING
HS	-	-	1	-	HIBISCUS SYRIACUS 'BLUE BIRD ALTHEA'	BLUE BIRD ROSE OF SHARON	3' BB	
RAG	-	-	8	-	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	9" CONT.	
BW	224	144	39	100	BUXUS M. 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HIGH BB	24" O.C. SPACING
BM	-	-	1	20	BUXUS M. 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	30" HIGH BB	32" O.C. SPACING
TH	-	-	19	-	TAXUS 'HICKSII'	HICK YEW	36" BB	36" O.C. SPACING
TOE	42	12	-	-	THUJA OCCIDENTALIS 'SHARAD'	EMERALD GREEN ARBORVITAE	5' BB	36" O.C. SPACING
TOH	-	-	13	-	THUJA OCCIDENTALIS 'HELTZ'	HELTZ ARBORVITAE	9" CONT.	36" O.C. SPACING
CS	-	-	-	30	CORNUS STOLONIFERA	REDTUNG DOGWOOD	9" CONT.	60" O.C. SPACING
JS	14	24	-	-	JUNIPERUS SKYROCKET	SKYROCKET JUNIPER	5' BB	60" O.C. SPACING
PERENNIALS AND GRASSES								
NEP	1	12	-	-	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW NEPETA	9" CONT.	24" O.C. SPACING
GD	84	36	-	-	GERANIUM X. 'ROZANNE'	ROZANNE GERANIUM	32 / FLAT	12" O.C. SPACING
PAC	100	1200	-	-	PAC ASANDRA	ASANDRA	32 / FLAT	12" O.C. SPACING
DLY	-	-	12	-	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	9" CONT.	24" O.C. SPACING
SED	-	-	10	-	SEDUM X. 'NEON'	NEON SEDUM	9" CONT.	12" O.C. SPACING
HOS	11	180	-	-	HOSTA 'PATRIOT'	PATRIOT HOSTA	9" CONT.	24" O.C. SPACING
PAH	-	-	9	26	FENNICETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	9" CONT.	36" O.C. SPACING
CKF	-	-	-	25	CALAMAGROSTIS X.A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	9" CONT.	36" O.C. SPACING
ARC	-	600	-	-	AJUGA REPTAN 'CATLIN'S GAINT'	CATLINS GAINT AJUGA	32 / FLAT	12" O.C. SPACING
M8G	-	-	1	2	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	9" CONT.	
PAB	-	-	1	-	FENNICETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	9" CONT.	36" O.C. SPACING
CAO	-	-	6	-	CALAMAGROSTIS ARUNDINACEA 'OVERDAM'	OVERDAM REED GRASS	9" CONT.	36" O.C. SPACING





client:
JMF WHITE LAKE, LLC.
 1700 W. BIG BEAVER ROAD SUITE 120
 TROY, MI 48084

project:
LAKE POINTE

project location:
 White Lake Twp., Michigan

sheet title:
SITE AMENITY, PERGOLA AND ENTRY SIGN DETAILS

job no./issue/revision date:
 LS19.124.11 TWP. 11-12-2019
 LS19.124.12 TWP. 12-27-2019
 LS20.089.10 TWP. 10-14-2020
 LS21.009.01 SPA 1-18-2021
 LS21.009.01 SPA 2-02-2021
 LS21.009.03 SPA 3-22-2021

drawn by:
JP, DK
 checked by:
FP
 date:
1-4-2021

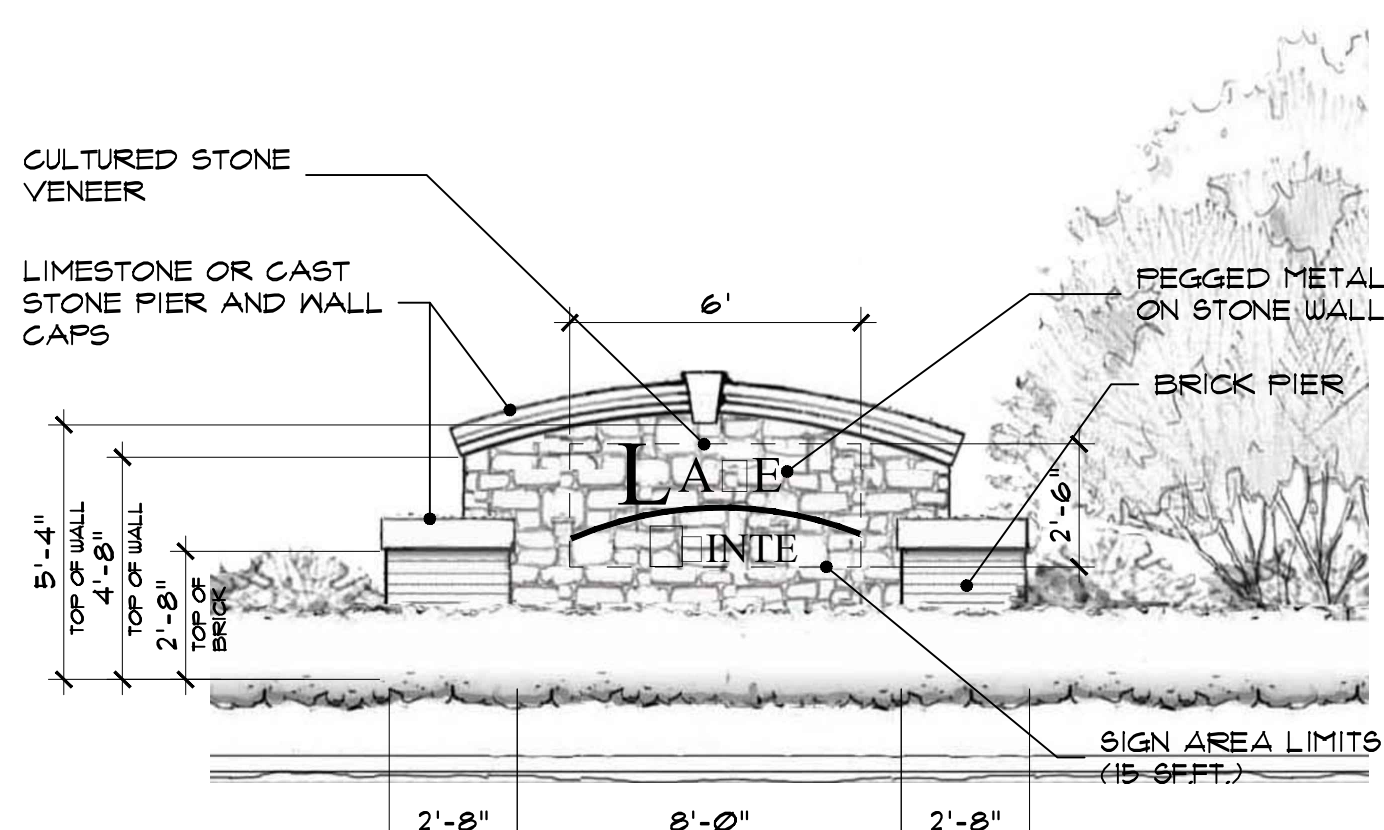
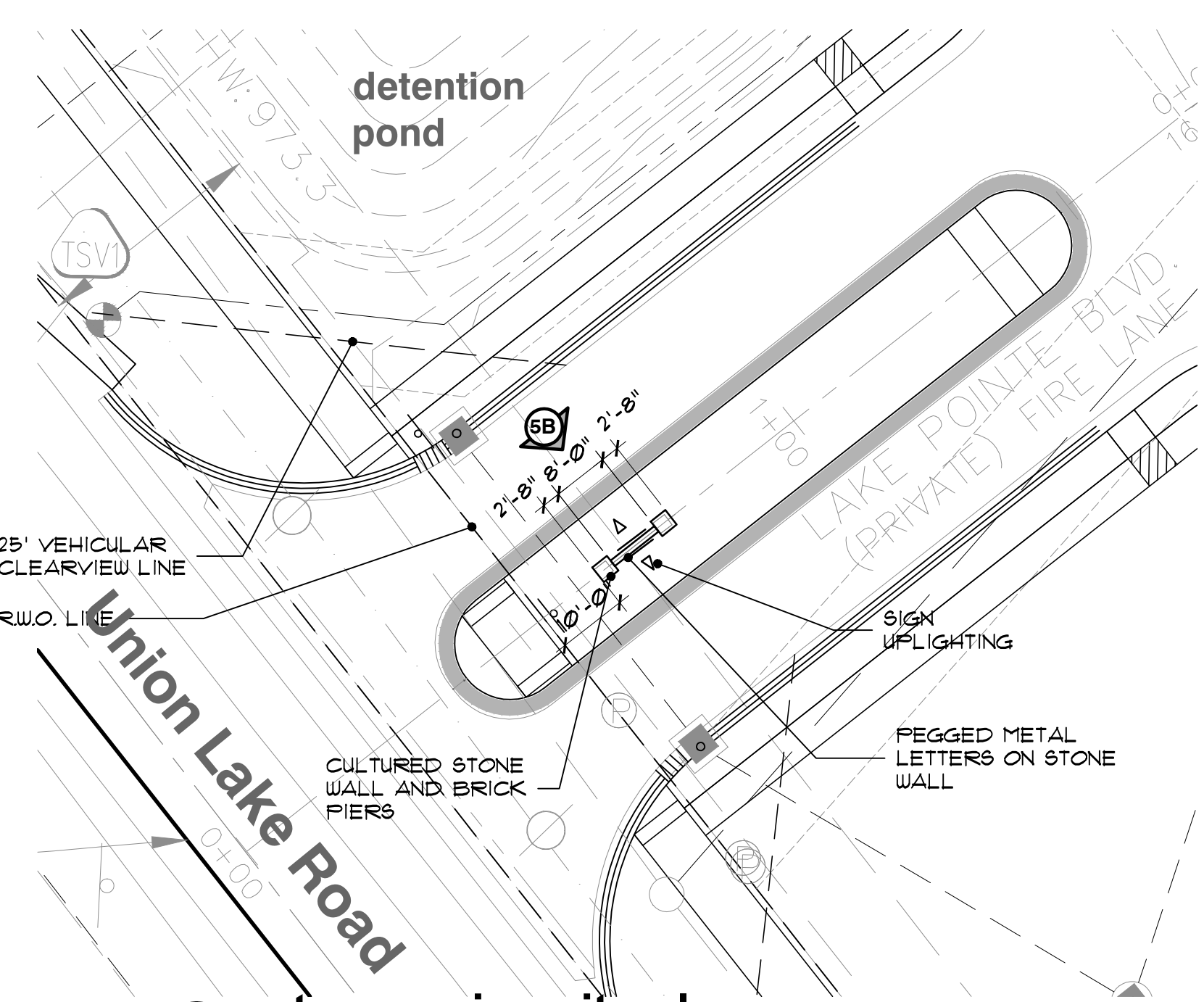
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project no:
LS21.009.01

sheet no:
LS-5 of 7

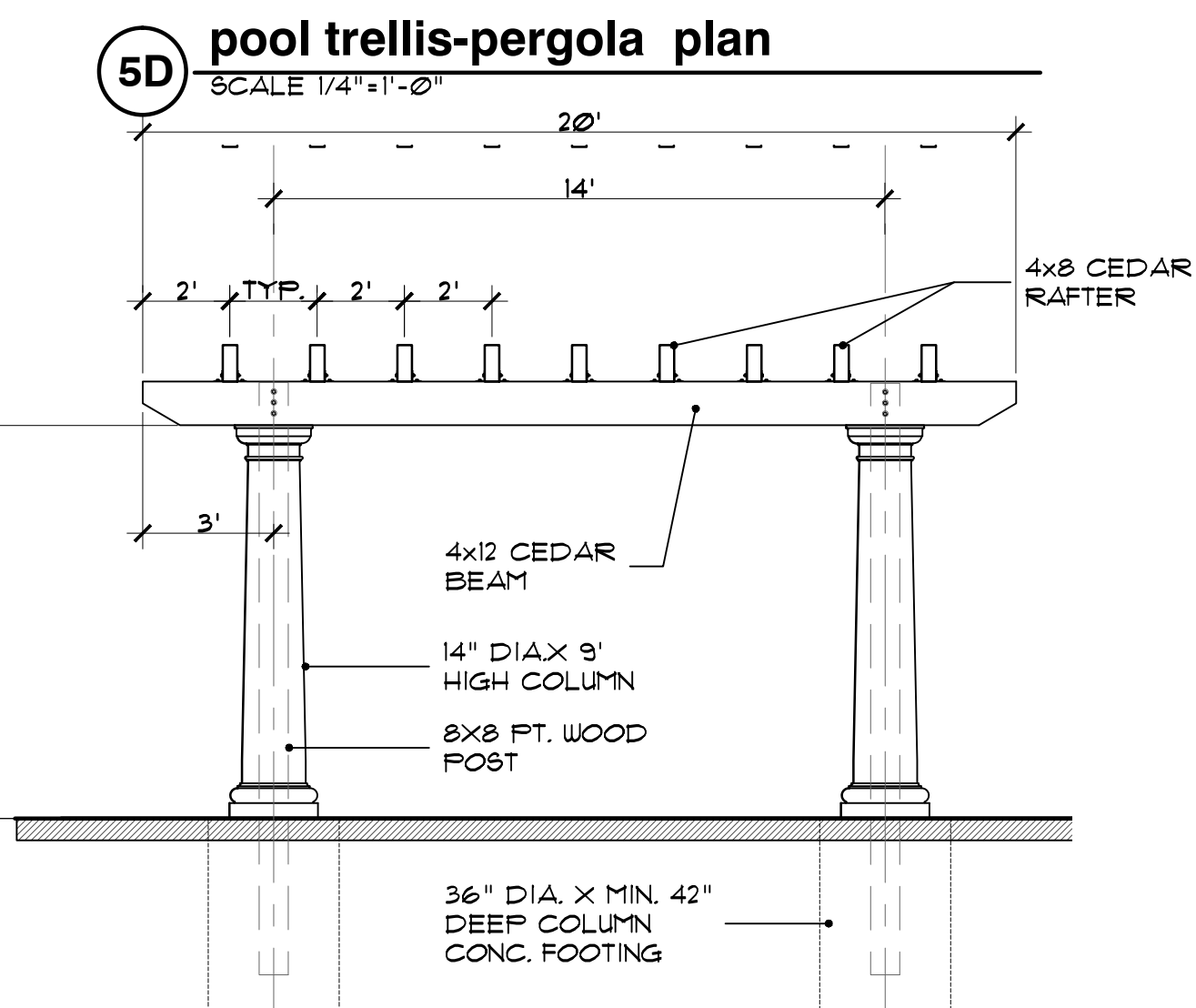
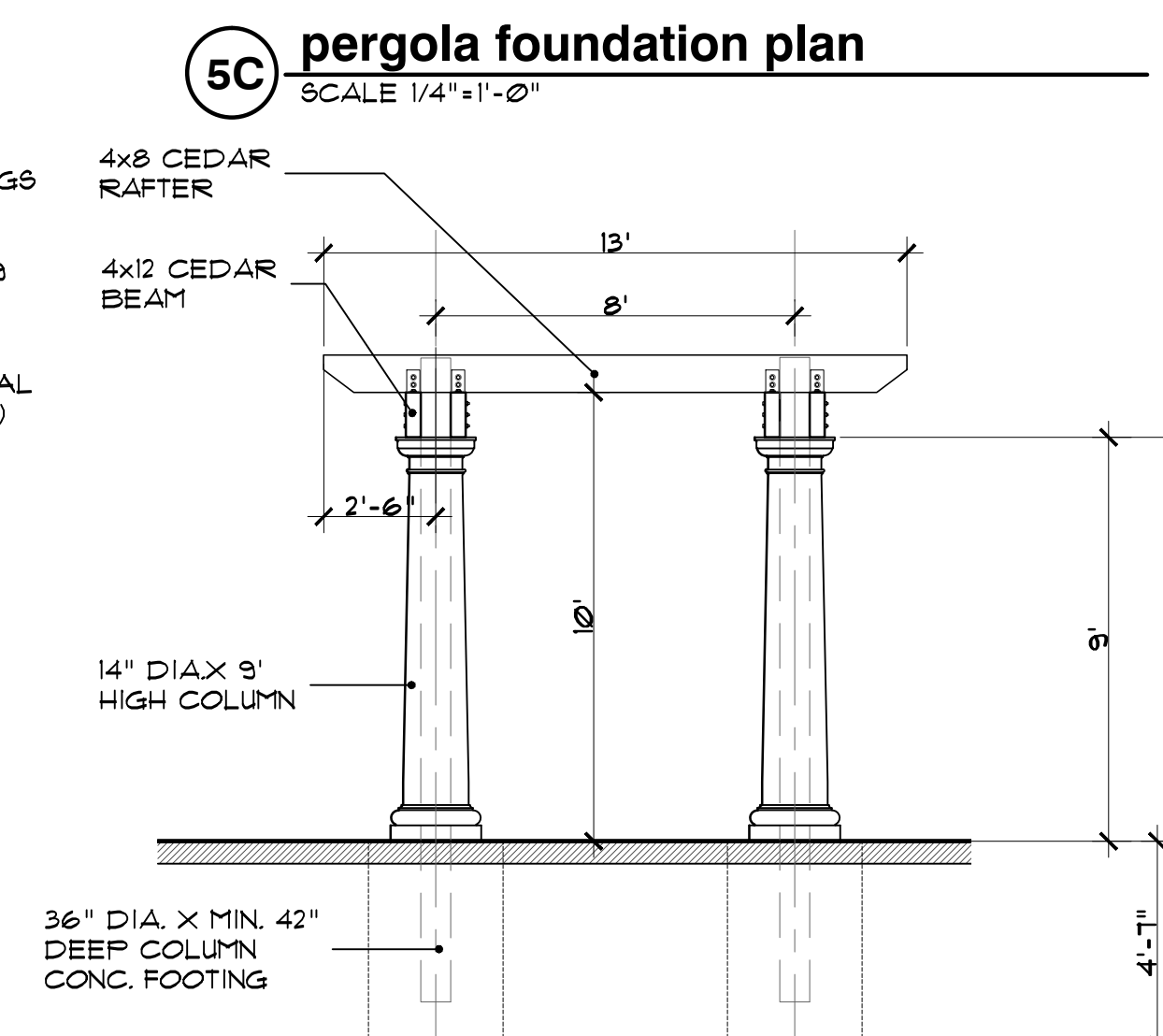
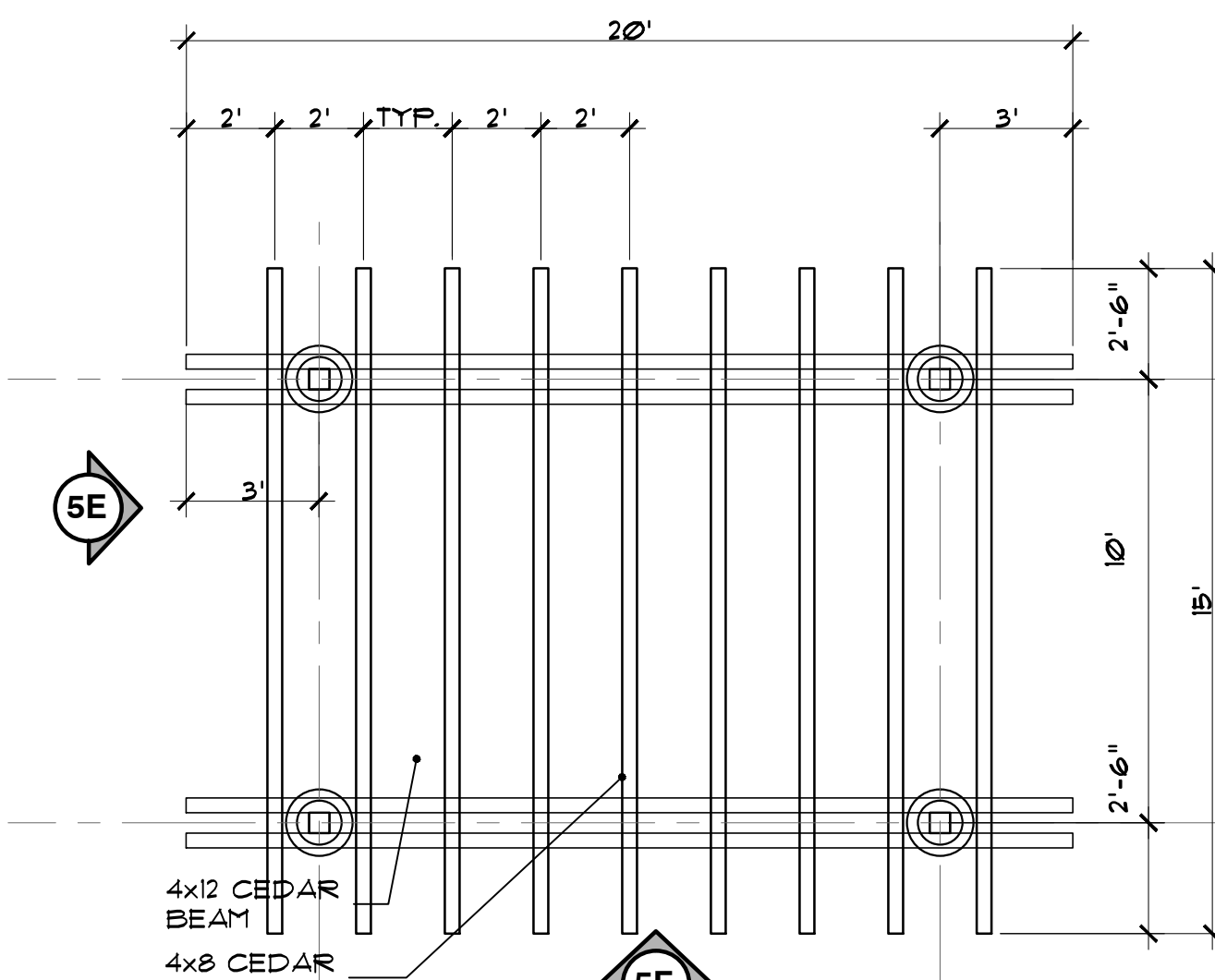
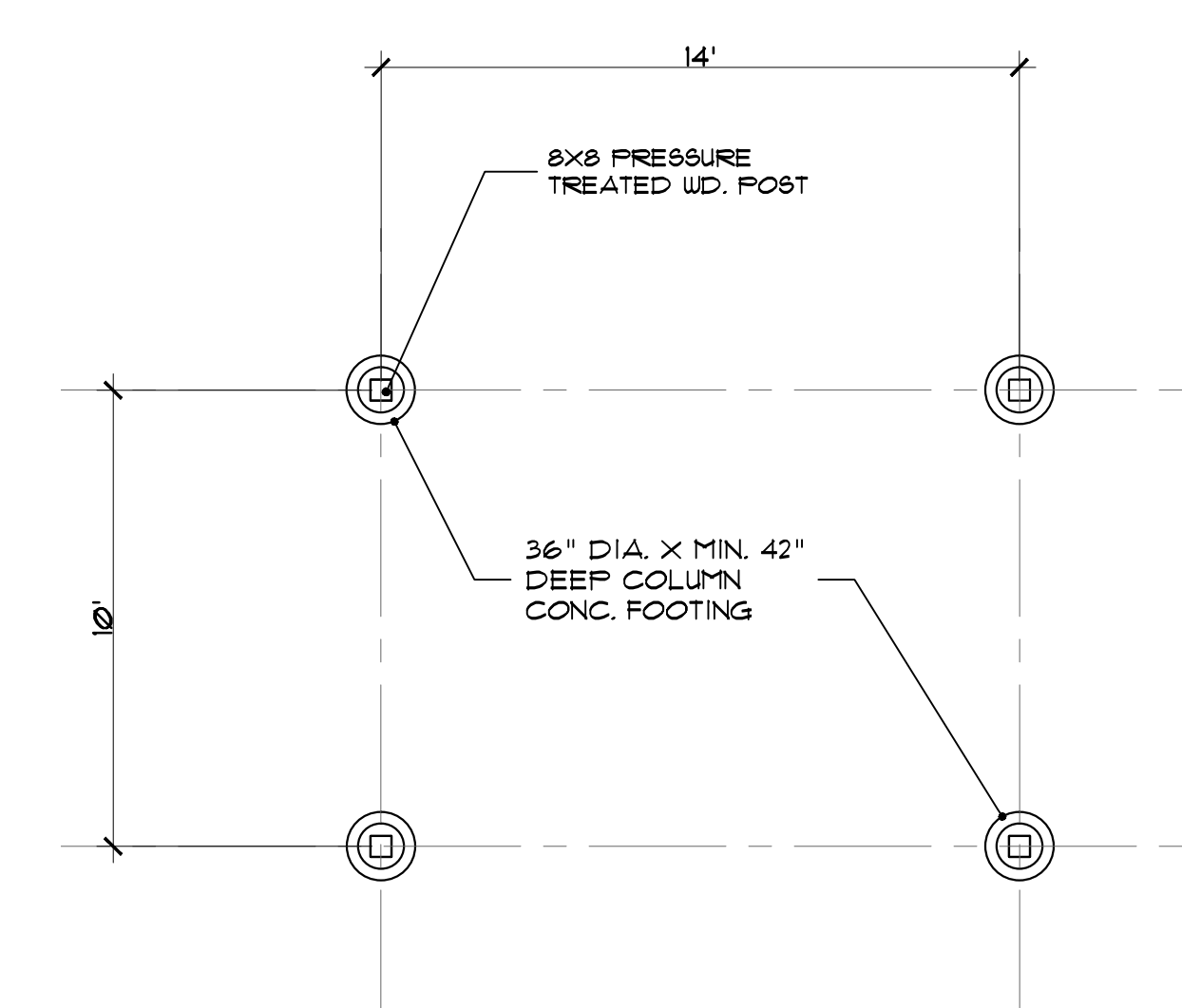


signage monument notes:

- LOCATE AND STAKE ALL EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. COORDINATE ANY ADJUSTMENTS WITH ARCHITECT.
- SIGN UP-LIGHTING SHALL BE CONTROLLED WITH A "PHOTO-EYE" SWITCH. ALL LIGHTING SHALL BE SHIELDED FROM PUBLIC ROW'S AND ADJACENT PROPERTIES.
- SEE LANDSCAPE PLAN FOR PROPOSED PLANTINGS ADJACENT TO PROPOSED ENTRY SIGN MONUMENTS, PIERS & FENCES.
- VERIFY SOIL BEARING CAPACITY PRIOR TO ENTRY SIGN MONUMENT & PIER CONSTRUCTION. IF SOIL BEARING CAPACITY FALLS BELOW STANDARD REQUIREMENTS, CONSULT STRUCTURAL ENGINEER FOR RECOMMENDATION OF FINAL ENTRY MONUMENT & PIER FOOTING DESIGN.
- ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO APPROVAL, AND PERMITS PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.

sign panel uplighting
 (2-CONDITIONS)

ACUITY BRANDS LIGHTINGS
 ONE LITHONIA WAY
 CONYERS, GA 30012
 PEACHTREE, GA 30269
 PH. 770-322-3000
 BRAND: HYDREL
 MODEL: 47505F or EQUAL
 (LED 3500K /100 watt)



5G decorative pole & light
 (1-CONDITION)



MANUFACTURED BY ANOVA, INC.
 211 NORTH LINDBERGH BLVD. SUITE 200
 ST. LOUIS, MISSOURI 63141-1804
 TOLL FREE NO. (800)231-1827
 WWW.ANOVA Furnishings.com

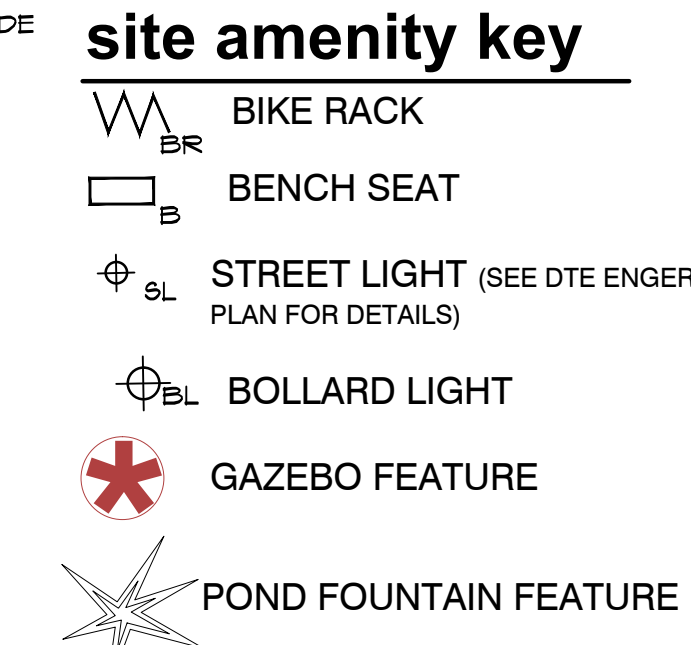
5H bench seat
 (1-CONDITION)



MODEL NO. LENC6
 DESCRIPTION: 6' WIDE CONTOUR BENCH
 FINISH: Black

5I bicycle rack
 (1-CONDITION)

BIKE RACK BY DUMOR INC.
 MODEL NO. 130-20 (8-2 SURFACE PLATE MOUNT) 2 3/8" O.D. BLACK POWDER-COATED LOOP OR EQUAL



site amenity reference location map
 SCALE 100' = 1'-0"

5J mailbox kiosk
 (1-LOCATIONS)



BY ZERO WASTE USA
 12316 WORLD TRADE DRIVE #102
 SAN DIEGO, CA 92128
 PH. 800-784-2568
 WWW.ZEROWASTEUSA.COM

5K pet waste station
 TOTAL OF 4-CONDITIONS

BY LITHONIA LIGHTS OR EQUAL MODEL. DSXB LED (D-SERIES LED BOLLARD 8"DIA X 42" HGT.) OR EQUAL

MODEL NO. JJB006-BLACK
 DESCRIPTION: ENTRY DOG WASTE STATION (73"H X 13"W)
 FINISH: BLACK

5L pergola feature
 (1-CONDITION)
 STICK BUILT OR KIT FORM TO BE BUILT BY MANUFACTURER STANDARDS



BY LITHONIA LIGHTS OR EQUAL MODEL. DSXB LED (D-SERIES LED BOLLARD 8"DIA X 42" HGT.) OR EQUAL

5N park bench seating
 (1-CONDITIONS)
 6' WIDE PARK BENCH SEAT BY DUMOR, INC. MODEL NO. 34-60D (8-1) SUPPORT: 8-1 EMBEDMENT FINISH: BLACK POWDER-COATED



5O meandering pedestrian walk
 5' WIDE MEANDERING WALK

lighting note:
 ALL FRONT PORCH LIGHTS AND COACH LIGHTS WILL UTILIZE 75 WATT BULBS.



client:
JMF WHITE LAKE, LLC.
 1700 W. BIG BEAVER
 ROAD SUITE 120
 TROY, MI 48084

project:
LAKE POINTE

project location:
 White Lake Twp.,
 Michigan

Union Lake Road
 sheet title:
POOL DECK PLAN

job no./issue/revision date:

LS19.124.11	TWP.	11-12-2019
LS19.124.12	TWP.	12-27-2019
LS20.089.10	TWP.	10-14-2020
LS21.009.01	SPA	1-18-2021
LS21.009.01	SPA	2-02-2021
LS21.009.03	SPA	3-22-2021

drawn by:
JP, DK
 checked by:
FP
 date:
1-4-2021

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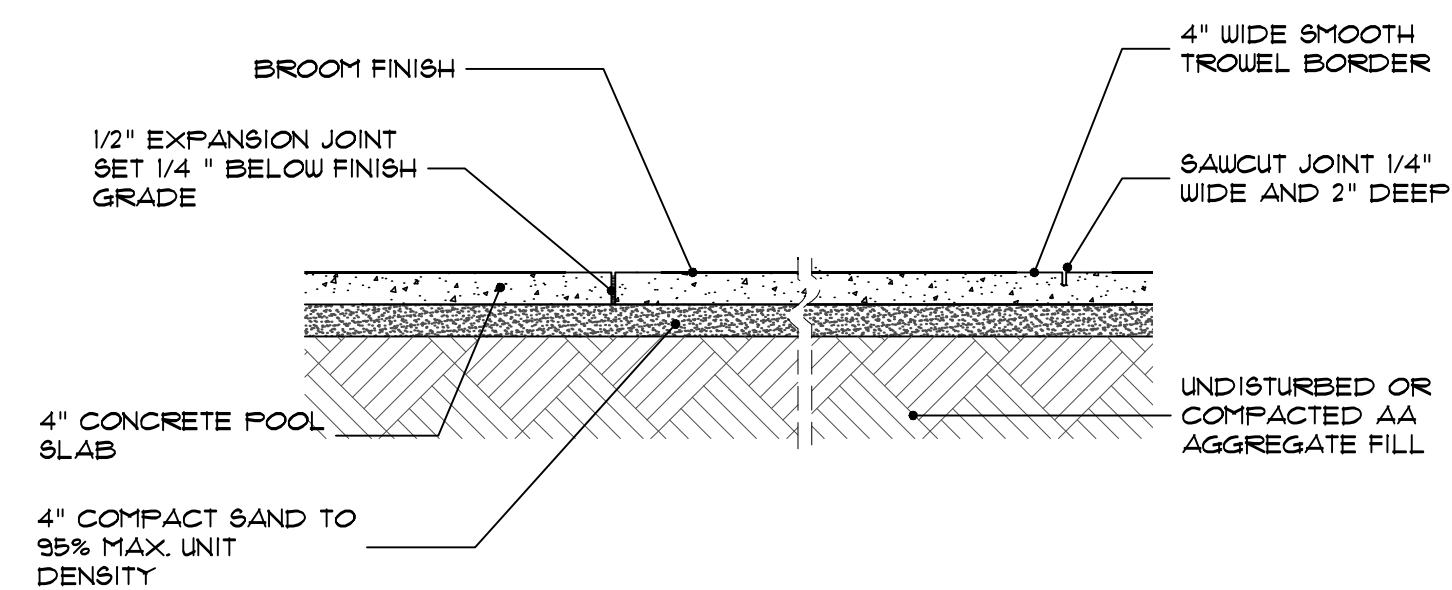
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project no:
LS21.009.01

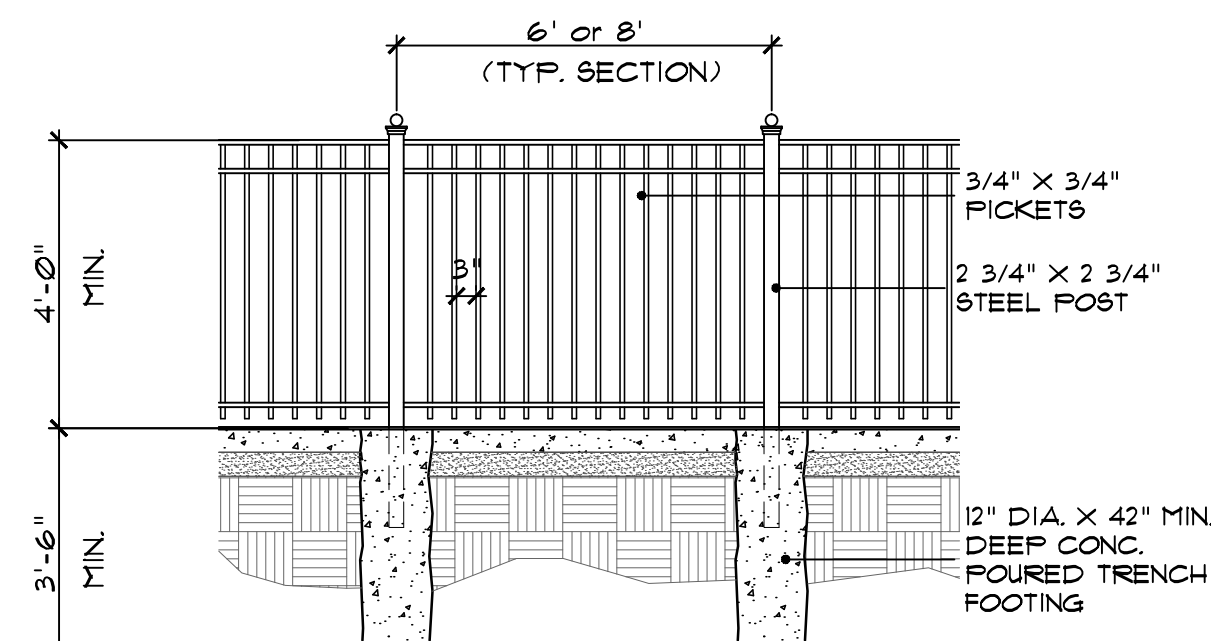
sheet no:
LS-6 of 7

swimming pool notes

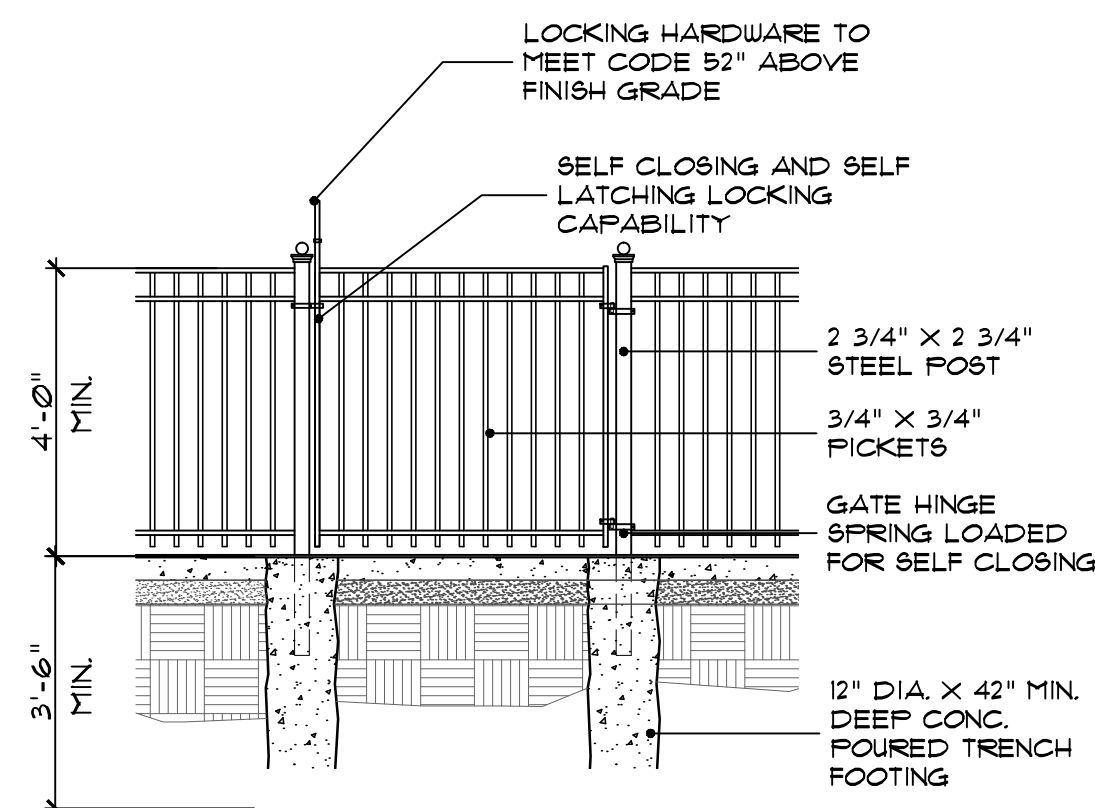
- THIS DRAWING ONLY PROVIDES THE LOCATION AND SHAPE OF THE PROPOSED SWIMMING POOL, DECK, AND / OR SPA. ALL STRUCTURAL AND ELECTRICAL REQUIREMENTS, CONSTRUCTION DETAILS, MATERIAL DETAILS, FINAL POOL FENCE LOCATION, AND OTHER RELATED INFORMATION ARE THE RESPONSIBILITY OF THE DESIGN BUILD FIRM OR CONTRACTOR.
 - THE DESIGN BUILD FIRM / CONTRACTOR SHALL PREPARE DETAILED PLANS, DRAWINGS AND SPECIFICATIONS TO BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL. THE DESIGN BUILD FIRM / POOL CONTRACTOR SHALL BE RESPONSIBLE TO MAKE APPLICATION TO AND OBTAIN POOL CONSTRUCTION PERMITS AND APPROVALS FROM LOCAL GOVERNING MUNICIPALITIES AND THE STATE.
 - CONSTRUCTION SUPERVISION AND SITE SAFETY SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL MUNICIPAL AND STATE REQUIREMENTS AND REGULATIONS.
- THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES, SEE ABOVE.
- POOL DECK TO PITCH AWAY FROM POOL AND WALLS WITH NO PUDDLING TO OCCUR



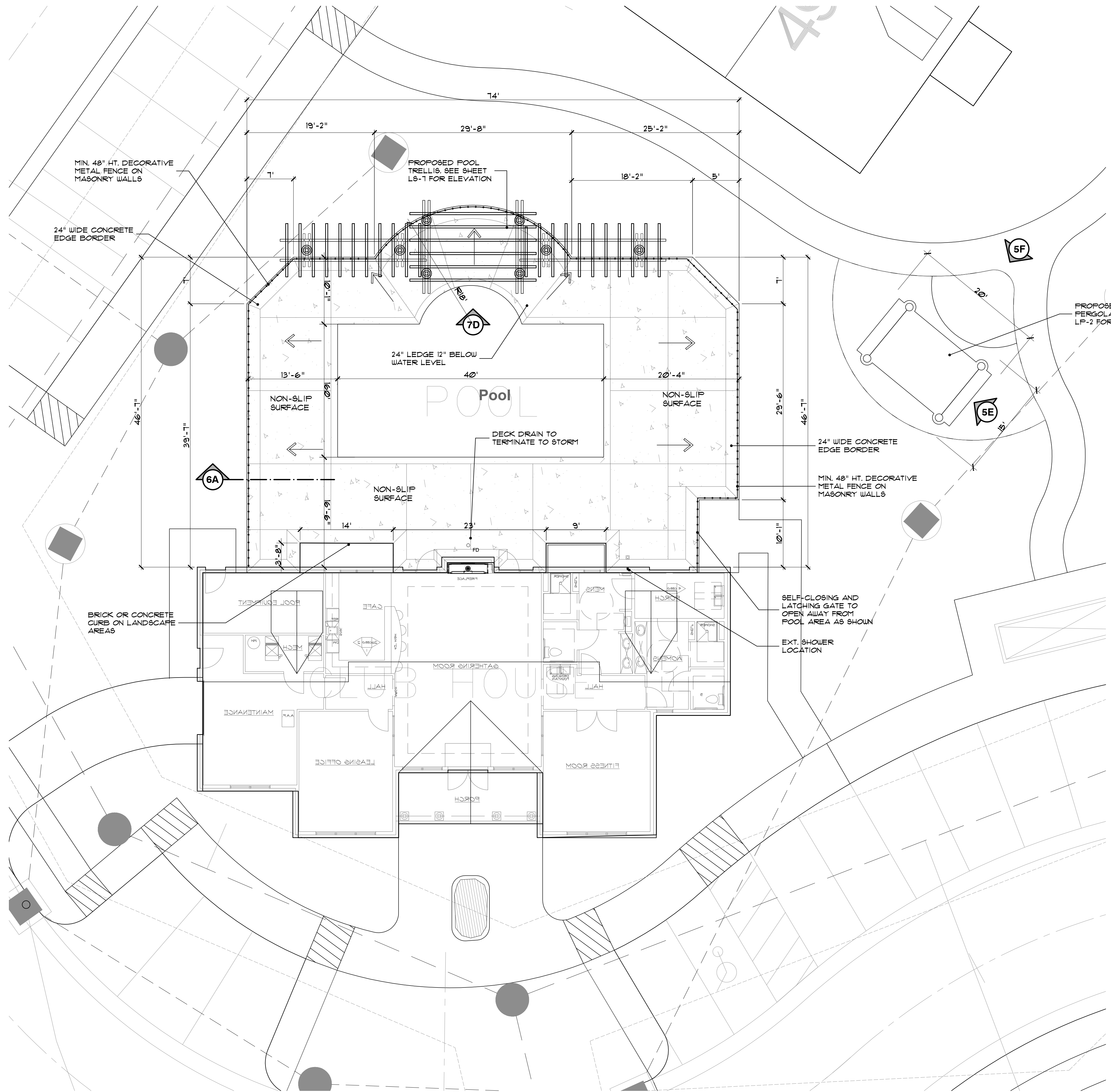
6A concrete pool deck
 SCALE: 1/2"=1'-0"



6B pool fence detail
 SCALE: 3/8"=1'-0"

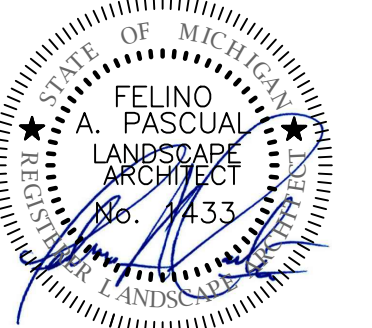


6C pool fence gate detail
 SCALE: 3/8"=1'-0"



6D pool deck plan
 SCALE: 1/8"=1'-0"

seal:



client:

JMF WHITE LAKE, LLC.
 1700 W. BIG BEAVER
 ROAD SUITE 120
 TROY, MI 48084

project:

LAKE POINTE

project location:

White Lake Twp. ,
 Michigan

Union Lake Road

sheet title:

**POOL PERGOLA
 \ TRELLIS ELEVATIONS
 & DETAILS**

job no./issue/revision date:

LS19.124.11 TWP.	11-12-2019
LS19.124.12 TWP.	12-27-2019
LS20.089.10 TWP.	10-14-2020
LS21.009.01 SPA	1-18-2021
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drawn by:
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1-4-2021

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project no.:

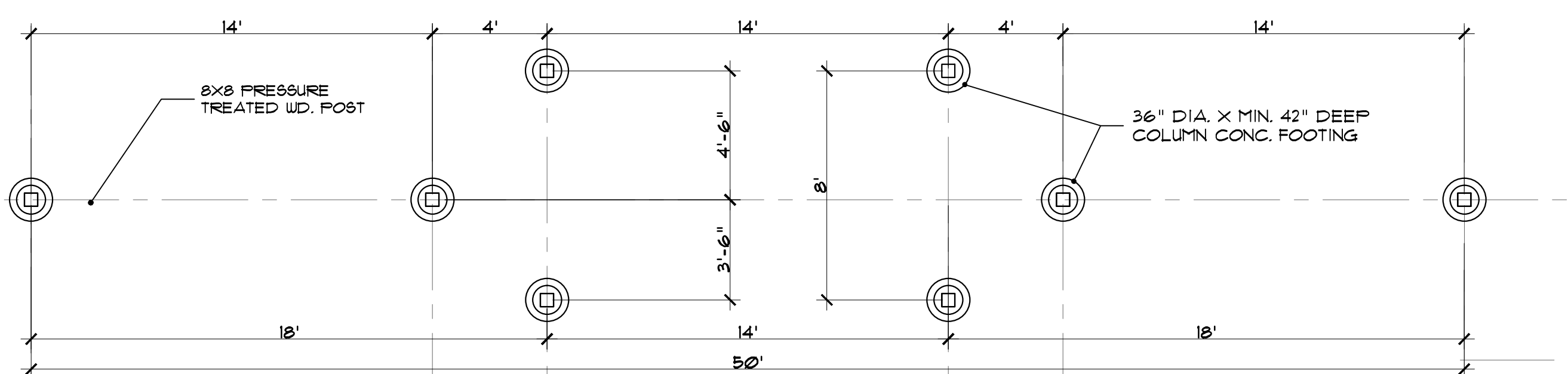
LS21.009.01

sheet no.:

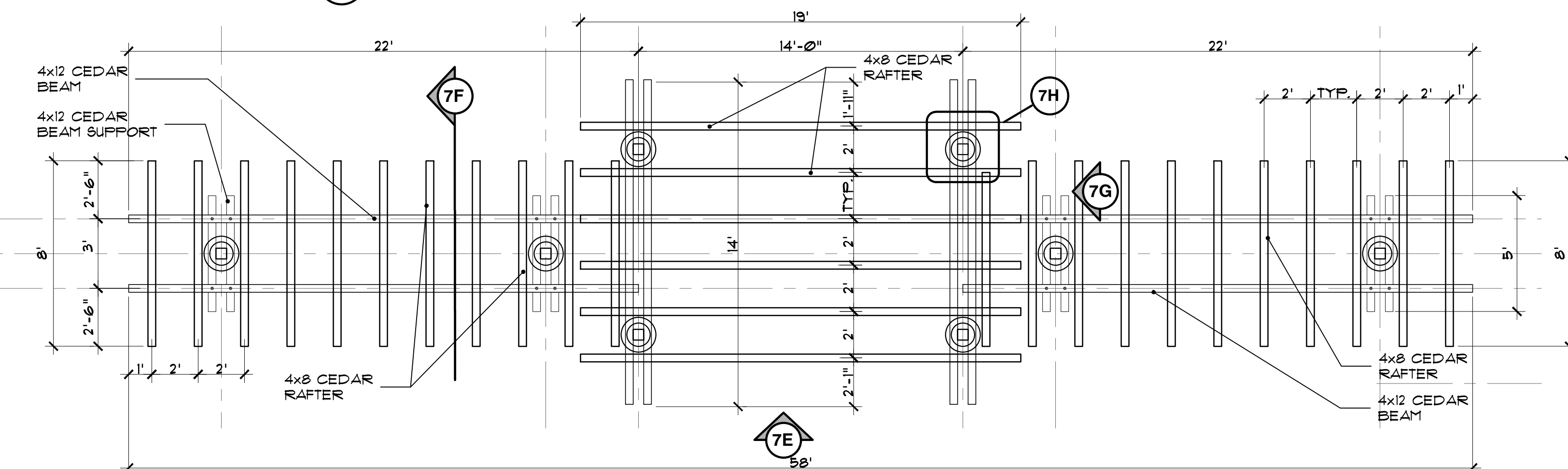
LS-7 of 7

general notes:

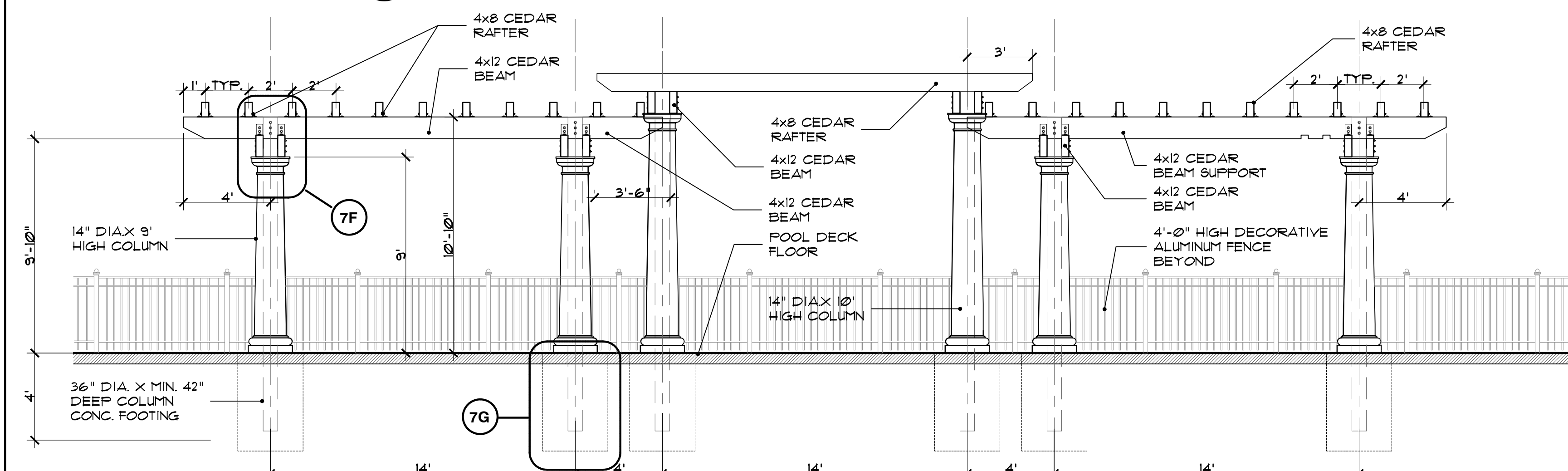
- ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO APPROVAL, AND PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION FROM ALL NECESSARY AGENCIES.
- CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANS AND RELATED WORK. CONTACT THE OWNER WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLANS AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING. CONTACT MISS DIG AT 811 OR 800-482-7171 BEFORE YOU DIG
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY
- VERIFY SOIL BEARING CAPACITY PRIOR TO ANY POST FOOTING CONSTRUCTION. IF SOIL BEARING CAPACITY FALLS BELOW STANDARD REQUIREMENTS, CONSULT STRUCTURAL ENGINEER FOR RECOMMENDATION OF FINAL POST FOOTING DESIGN.
- ALL EXPOSED SAW CUT AREAS OF CEDAR WOOD LUMBER TO BE SEALED WITH WOOD PRESERVATIVE AS REQUIRED INCLUDING TRIMMED ENDS PER DRAWINGS.
- ALL BRACKETS, FASTENERS, COMPOSITE SCREWS, NAILS, BOLTS, SHALL BE GALVANIZED OR ZINC COATED WITH ACQ AND CBA RATED FORMULATIONS.
- GRADES BY OTHERS. FINAL GRADES TO PROVIDE POSITIVE DRAINAGE
- CONSTRUCTION SUPERVISION AND SITE SAFETY SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL MUNICIPAL AND STATE REQUIREMENTS AND REGULATIONS.
- FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL WITH AN ASSUMED SAFE BEARING CAPACITY OF 2000 P.S.I. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE STRUCTURAL ENGINEER. VERIFY FOUNDATION SOIL BEARING PRESSURE IN FIELD BY SOILS ENGINEER.
- PROVIDE NECESSARY SHEETING SHORING BRACING, ETC. AS REQUIRED DURING EXCAVATIONS TO PROTECT SIDES OF EXCAVATIONS.
- MINIMUM CONCRETE STRENGTH TO BE 3000 P.S.I. @ 28 DAYS. U.O.N. ± SLABS SHALL BE 3500 P.S.I. MIN. U.O.N. ± EXPOSED CONCRETE SHALL BE 4000 P.S.I. WITH 6% ± 1% ENTRAINED AIR U.O.N.
- ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST RECOMMENDATIONS OF A.C.I.
- PROVIDE MINIMUM 3" CONCRETE COVER FOR REINFORCEMENT BARS BELOW GRADE AND MINIMUM 2" CONCRETE COVER FOR REINFORCEMENT BARS ABOVE GRADE.



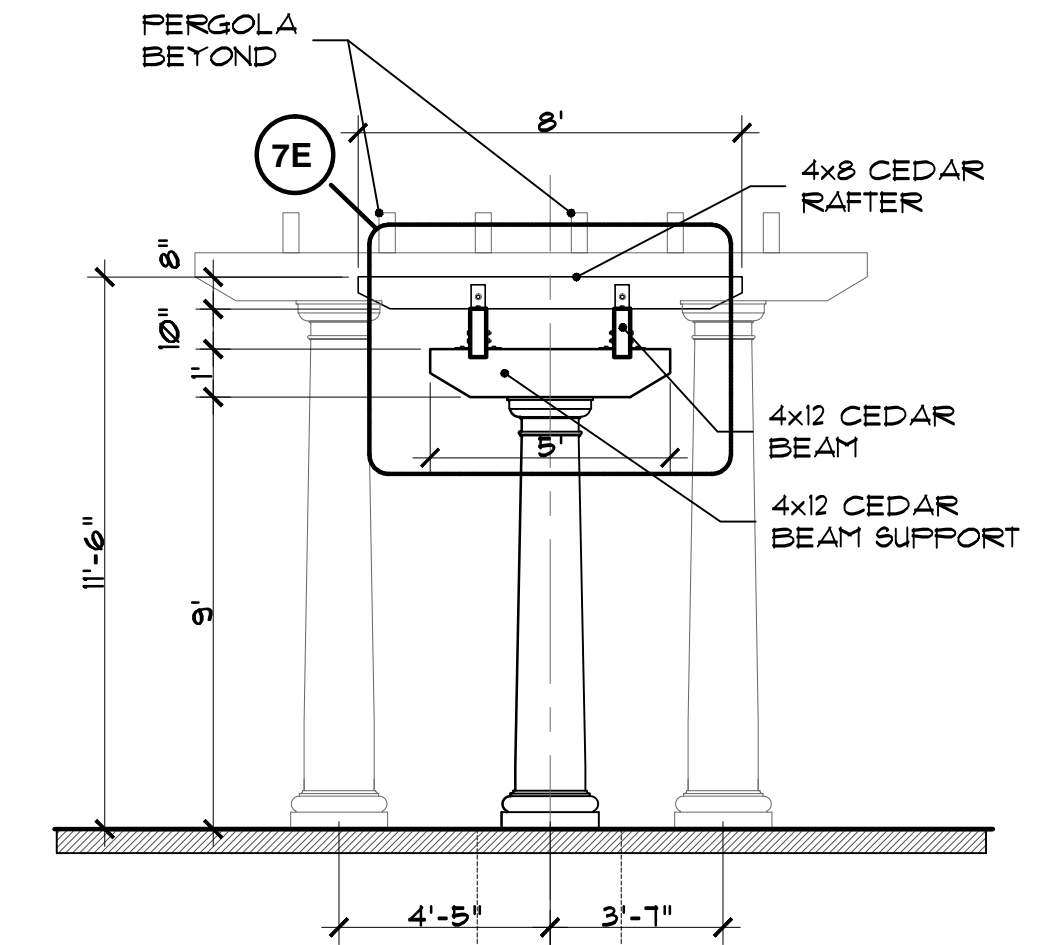
7A pool trellis-pergola foundation plan
 SCALE 1/4" = 1'-0"



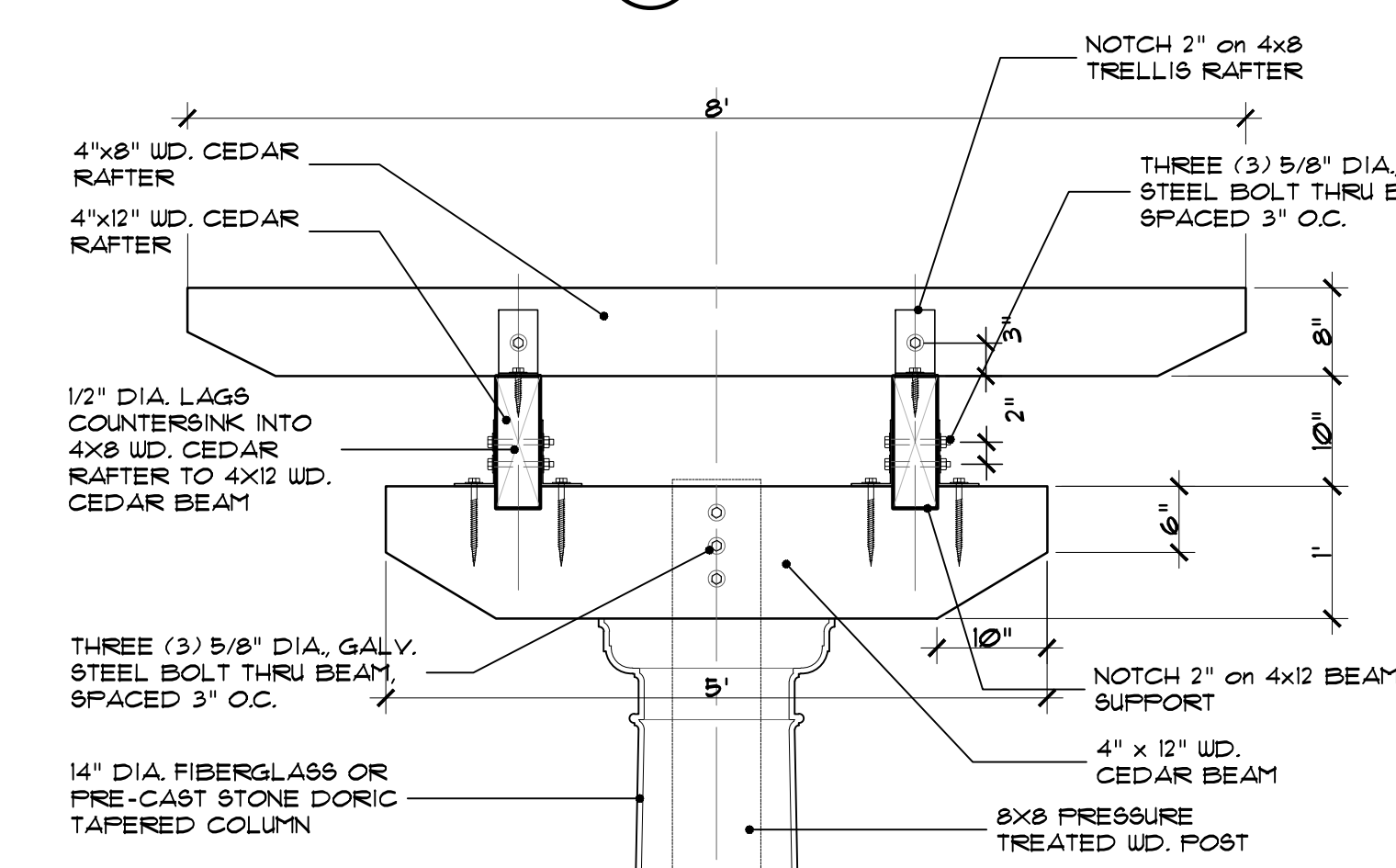
7B pool trellis-pergola plan
 SCALE 1/4" = 1'-0"



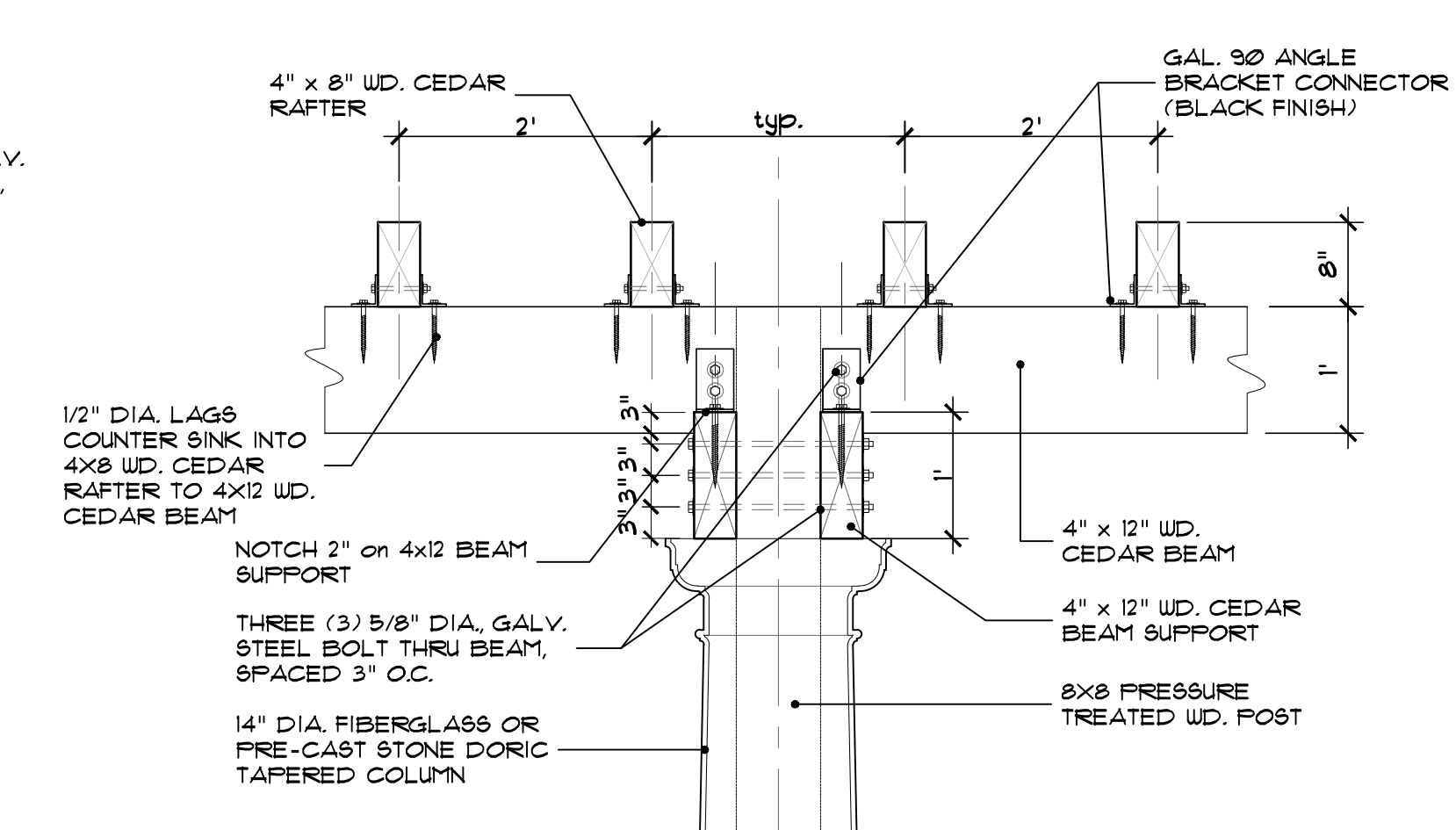
7C pool trellis-pergola elevation view
 SCALE 1/4" = 1'-0"



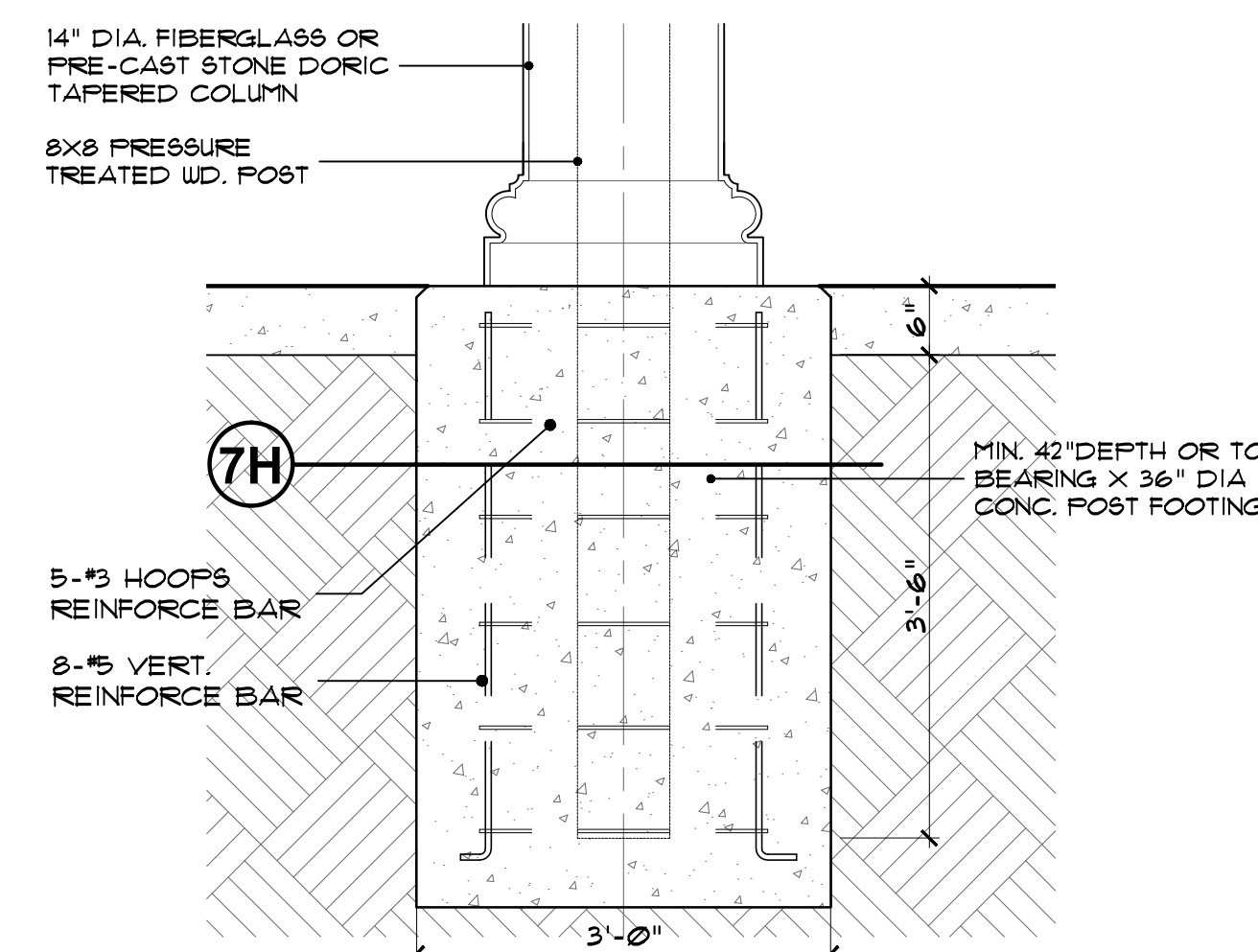
7D pool trellis-pergola elevation view
 SCALE 1/4" = 1'-0"



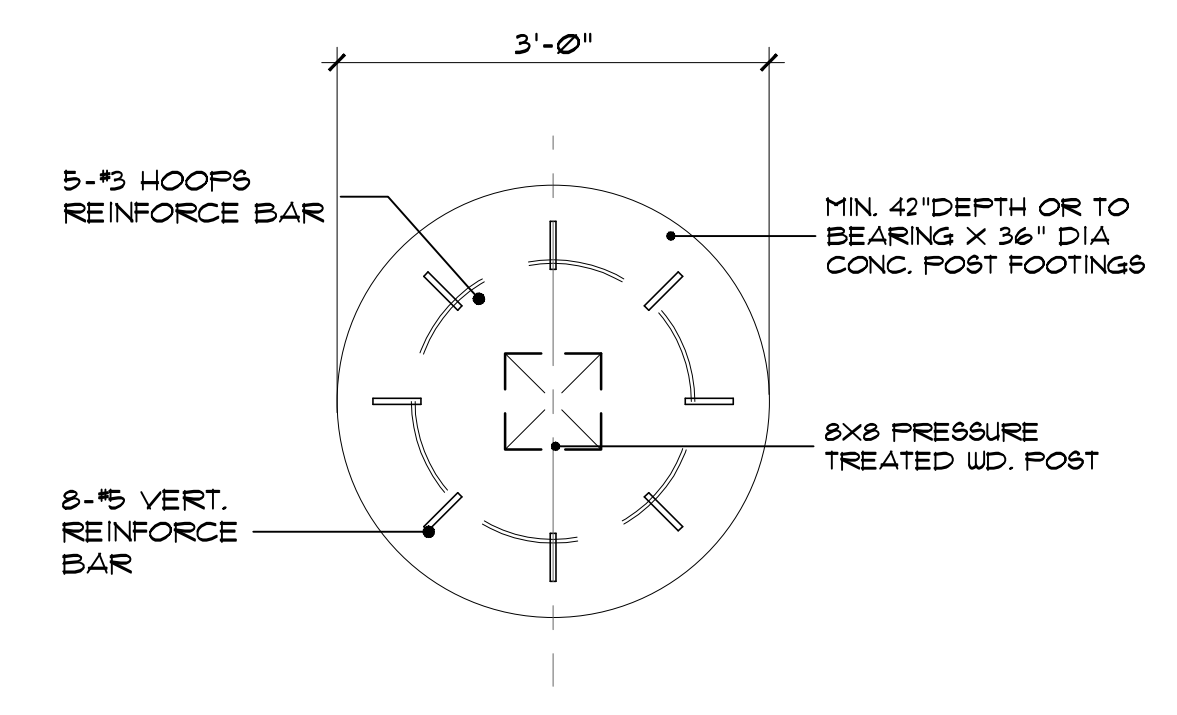
7E trellis connection detail
 SCALE: 3/4" = 1'-0"



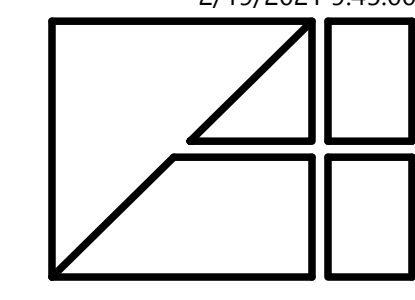
7F pergola connection detail
 SCALE: 3/4" = 1'-0"



7G pergola footing detail
 SCALE: 3/4" = 1'-0"



7H pergola footing detail
 SCALE: 3/4" = 1'-0"



Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248 • 334 • 5000

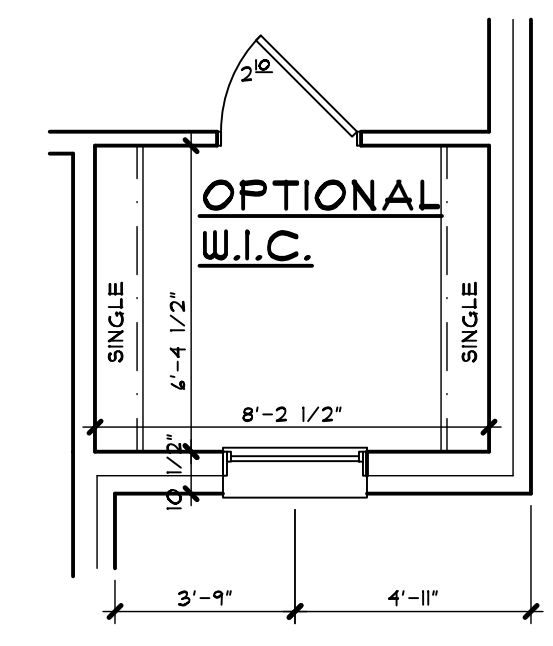
CLIENT/PROJECT
WEST VALLEY
MULTIFAMILY COMMUNITY
WHITE LAKE, MICHIGAN

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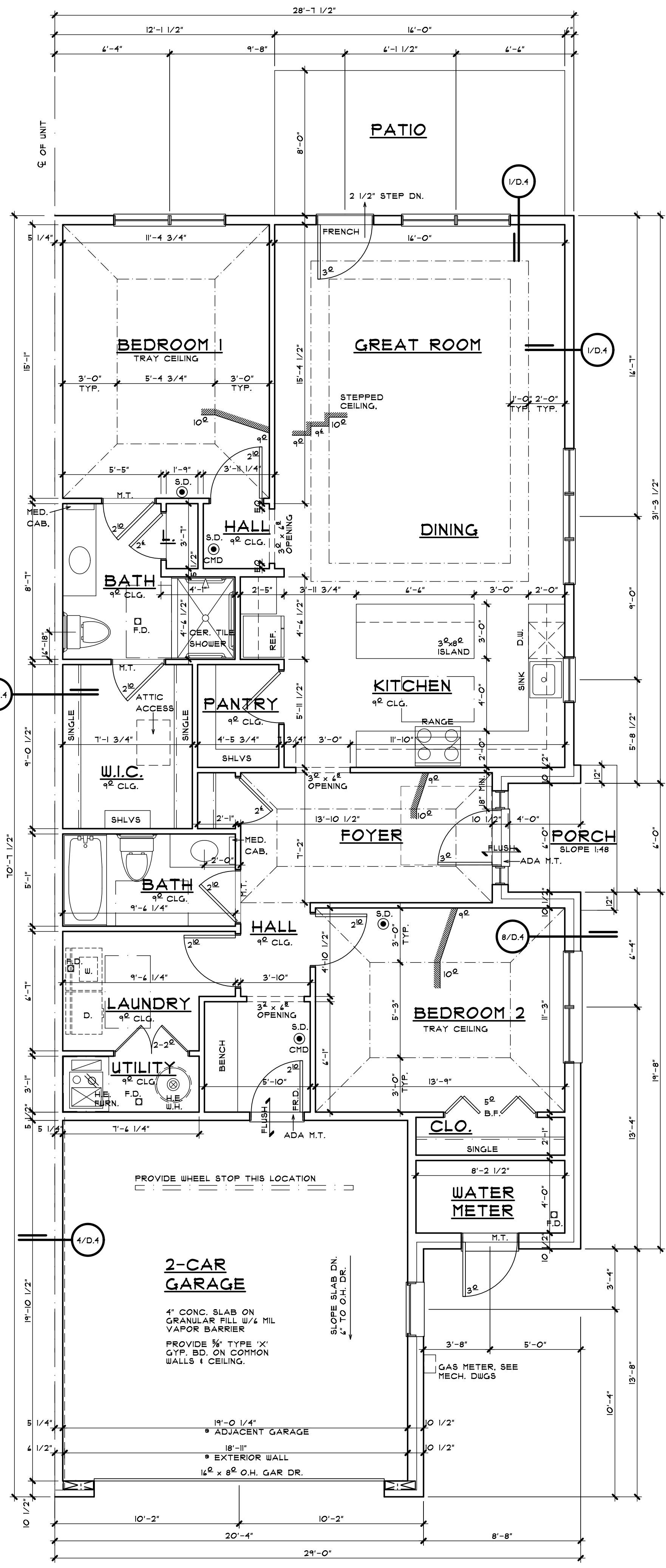
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PERMITS
CONSTRUCTION

REVISIONS
DRAWN BY
MS / DA
CAD FILENAME
UNITPLANS.DWG
CHECKED BY
JOB NUMBER
8140
DATE
SHEET NUMBER
A101

- NOTES**
- ALL EXTERIOR TRIM TO BE ALUMINUM WRAPPED OR VINYL. VERIFY EXACT LOCATIONS FOR EACH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION.
 - PROVIDE PEEP HOLES AND DEAD BOLTS AT ALL FRONT ENTRY DOORS. SEE BUILDER FOR SPECIFICATIONS.
 - ALL DRYWALL TO BE PREPARED & READY TO BE PAINTED INCLUDING THE GARAGE.
 - BRICK ROWLOCK SILLS MAY BE REPLACED WITH PRECAST STONE OR CONCRETE. VERIFY WITH BUILDER PRIOR TO CONSTRUCTION.
- NOTE:**
FUTURE GRAB BARS SHOWN AT WATER CLOSETS, TUBS & SHOWERS. PROVIDE BLOCKING ONLY AT TIME OF OCCUPANCY.
- NOTE:**
ALL GYP. BOARD INSTALLED IN ROUGH BY ROUGH CARPENTERS MUST BE MOLD/MOISTURE RESISTANT TYPE APPROVED FOR INSTALLATION DURING THE ROUGH FRAMING PROCESS.
- NOTE:**
ROUGH CARPENTER TO VERIFY ALL TUB AND SHOWER SIZES PRIOR TO ROUGH IN.
- NOTE:**
REFER TO STRUCTURAL DESIGN DRAWINGS FOR ALL STRUCTURAL INFORMATION.



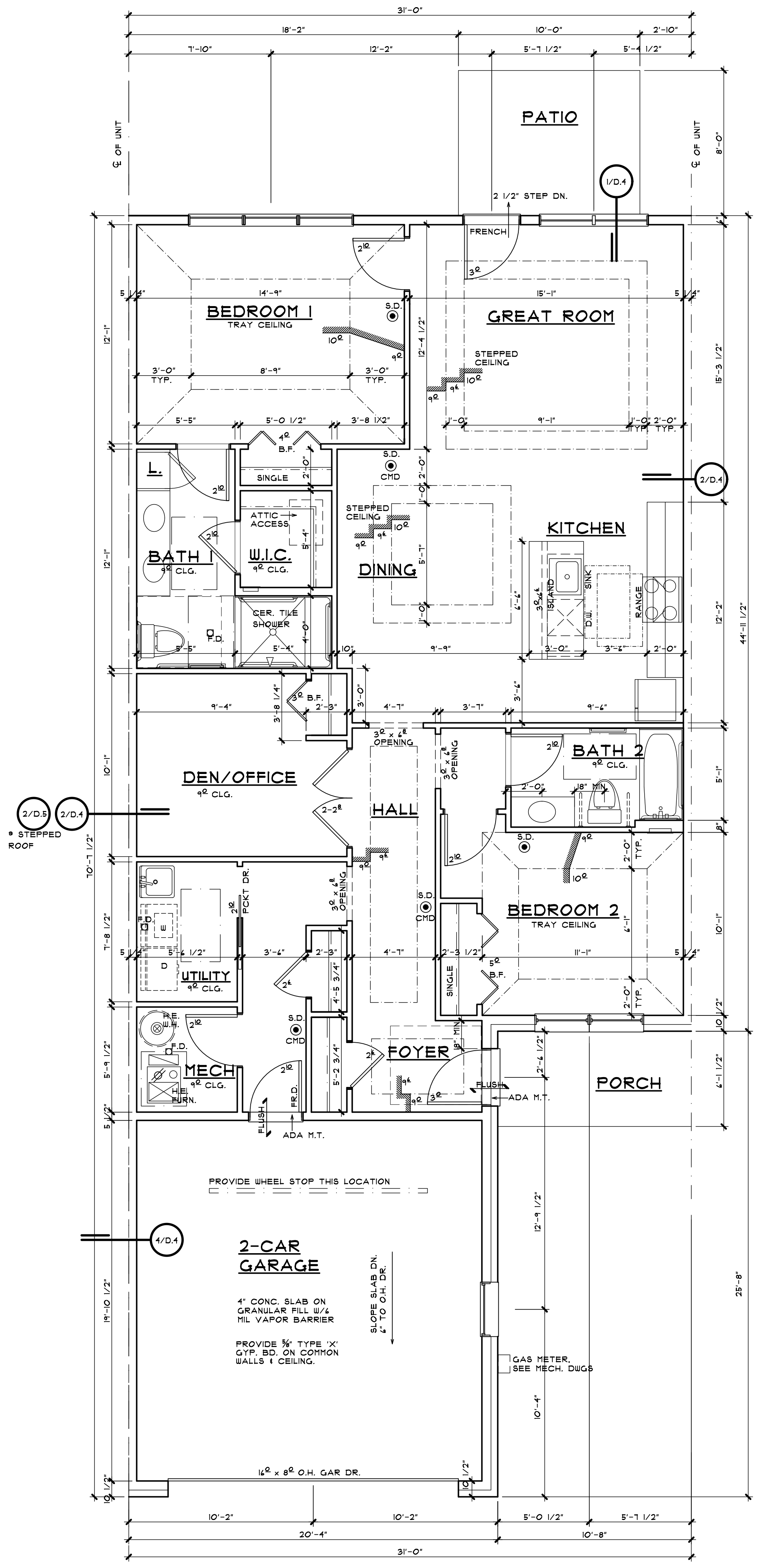
END UNIT GROSS SQUARE FOOTAGE	
1ST FLOOR (FIN.)	1,478 SQ FT
GARAGE	416 SQ FT



1 END UNIT FIRST FLOOR PLAN - TYPE 'B'
A101 SINGLE STORY DWELLING UNIT

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

INTERIOR UNIT GROSS SQUARE FOOTAGE	
1ST FLOOR (FIN.)	1,494 SQ FT
GARAGE	421 SQ FT



2 INTERIOR UNIT FIRST FLOOR PLAN - TYPE 'B'
A101 SINGLE STORY DWELLING UNIT

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

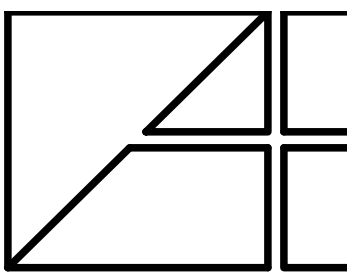
ALL INTERIOR PARTITION DIMENSIONS ARE 3/16" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

SEE SHEETS N-1 - N-4 FOR ADDITIONAL NOTES REGARDING DRAWINGS & CONSTRUCTION.

SEE SHEETS D-1-D-4 FOR ADDITIONAL DETAILS REGARDING DRAWINGS & CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.



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2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

SHEET TITLE
TYP. UNIT ELEVATIONS
(1/4" Scale)

CLIENT/PROJECT
WEST VALLEY
MULTIFAMILY COMMUNITY
WHITE LAKE, MICHIGAN

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PRELIMINARY
08-19-19

BIDS
00-00-00

PERMITS
00-00-00

CONSTRUCTION
00-00-00

REVISIONS

DRAWN BY
MS / DA

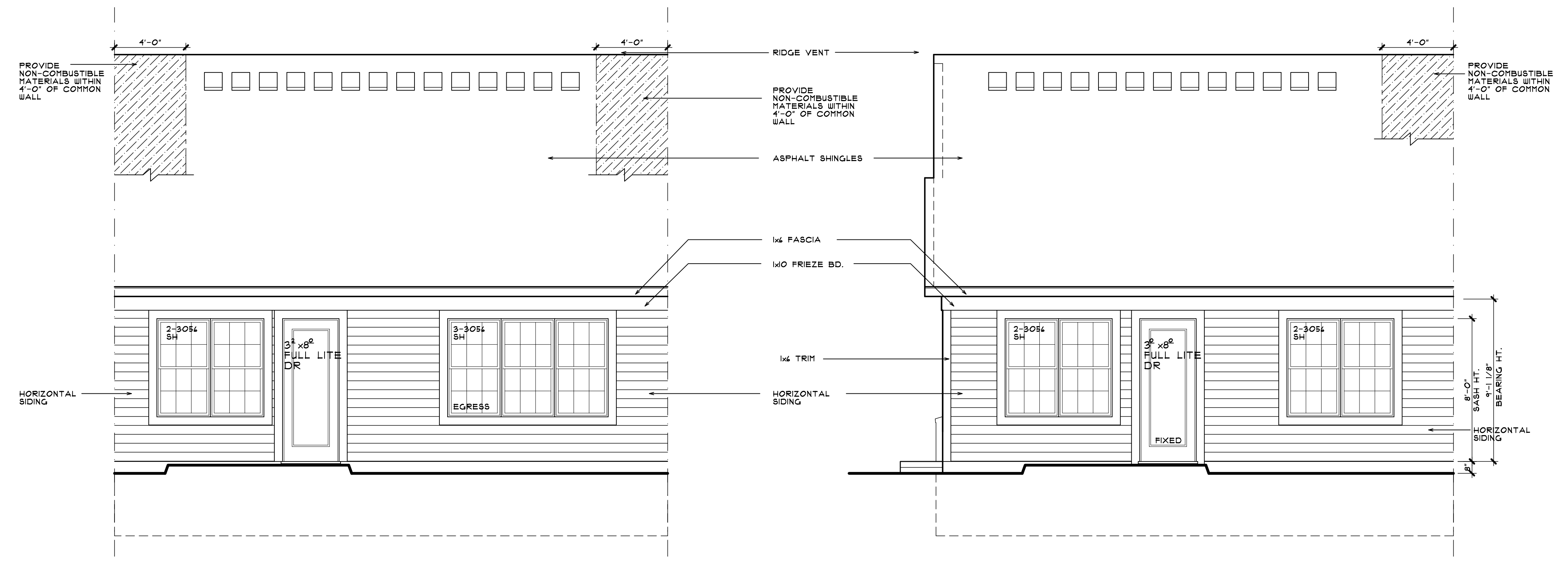
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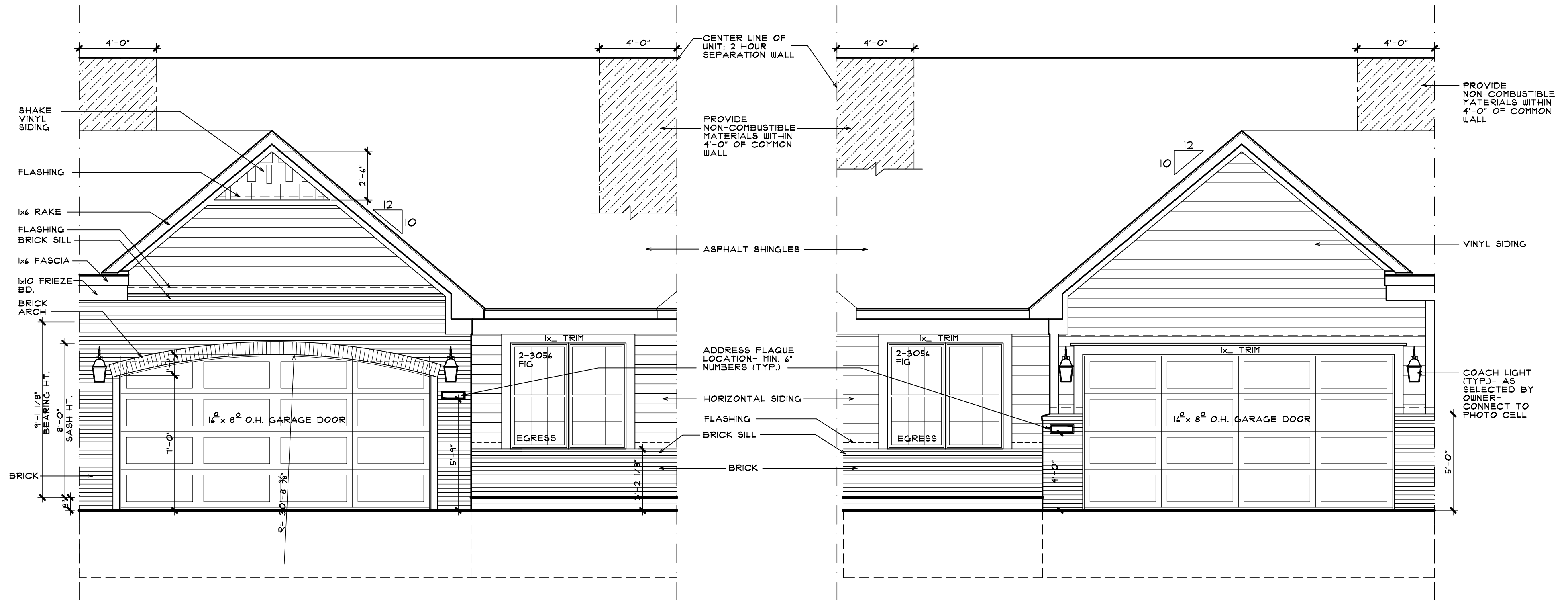
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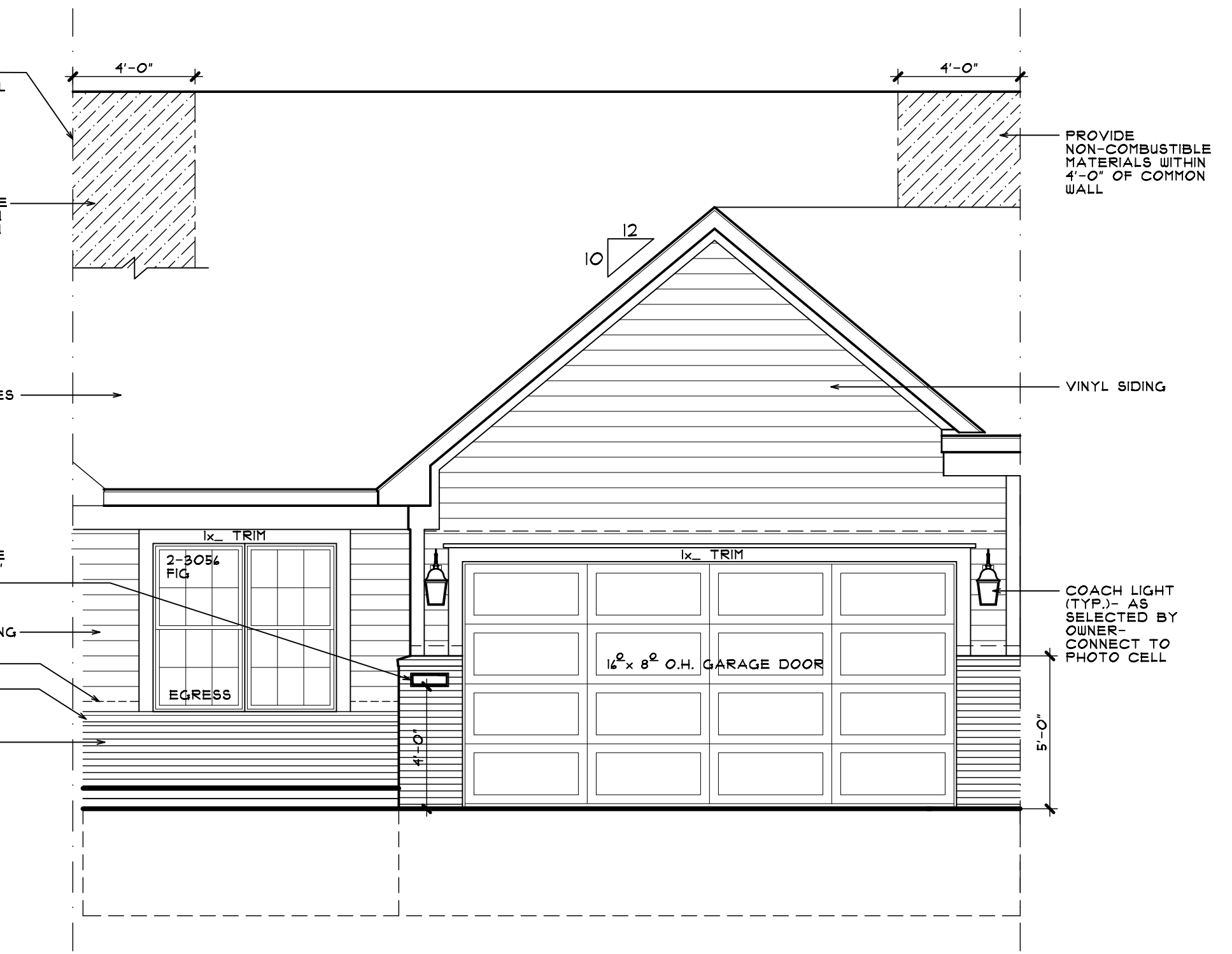


5 REAR ELEVATION - TYP. INTERIOR UNIT
A102 5 AND 6 UNIT SINGLE STORY SCALE: 1/4" = 1'-0"

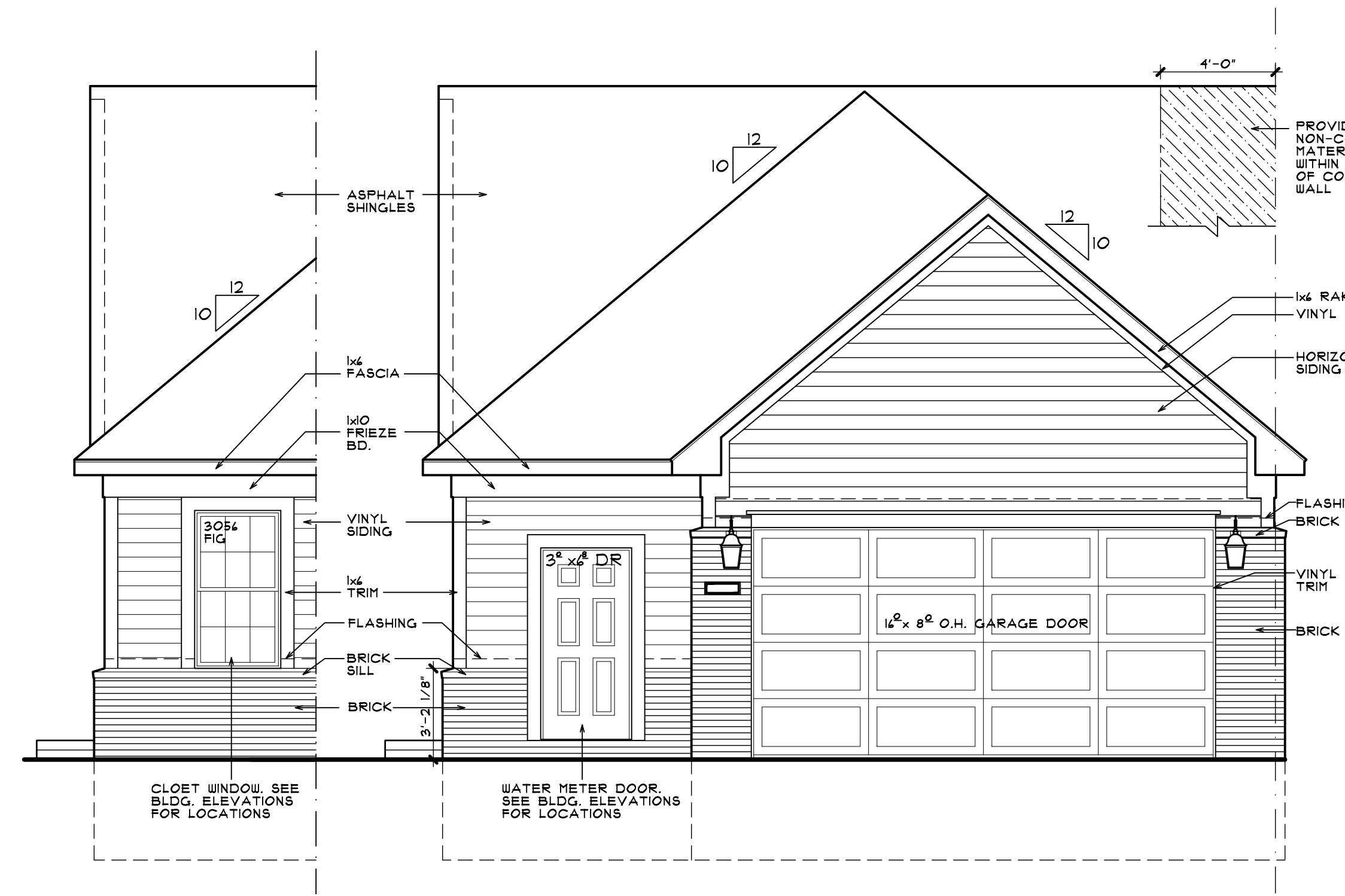
2 REAR ELEVATION - TYP. END UNIT
A102 5 AND 6 UNIT SINGLE STORY SCALE: 1/4" = 1'-0"



4 FRONT ELEVATION B - TYP. INTERIOR UNIT
A102 5 AND 6 UNIT SINGLE STORY SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION A - TYP. INTERIOR UNIT
A102 5 AND 6 UNIT SINGLE STORY SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - TYP. END UNIT
A102 5 AND 6 UNIT SINGLE STORY SCALE: 1/4" = 1'-0"

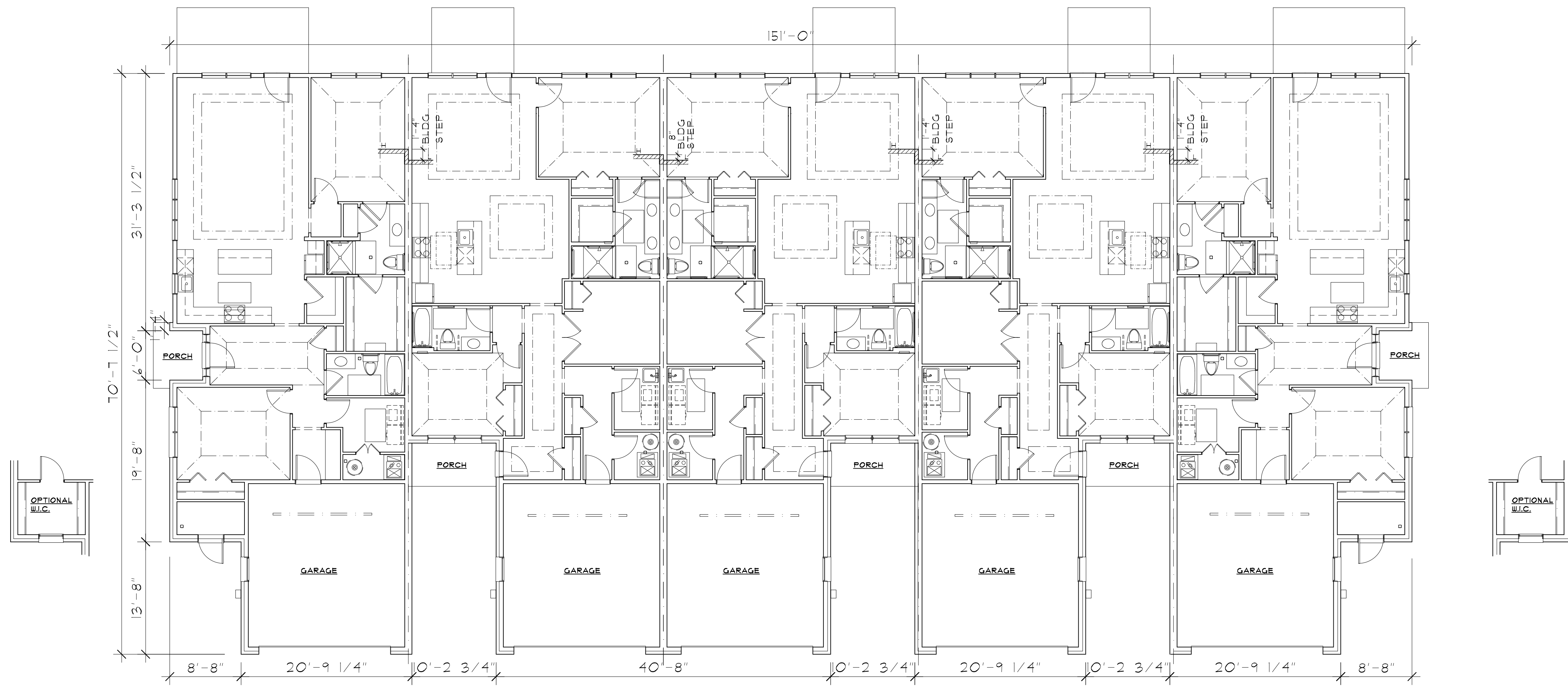
ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

SEE SHEETS N-1 - N-4 FOR ADDITIONAL DETAILS REGARDING DRAWINGS & CONSTRUCTION.

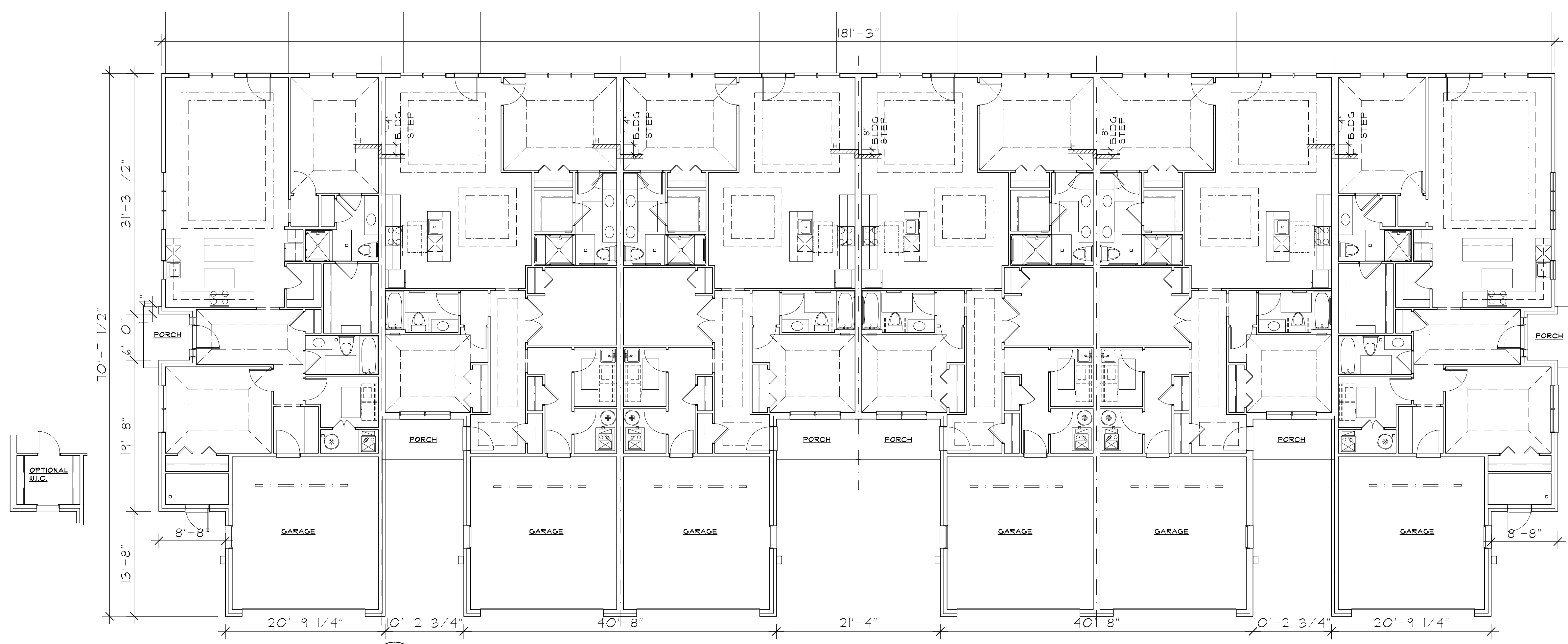
SEE SHEETS DJ-D-1 FOR ADDITIONAL NOTES REGARDING DRAWINGS & CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.



2 BUILDING C (UNITS 13-17) - FIRST FLOOR PLAN
 A200 SINGLE STORY DWELLING UNIT

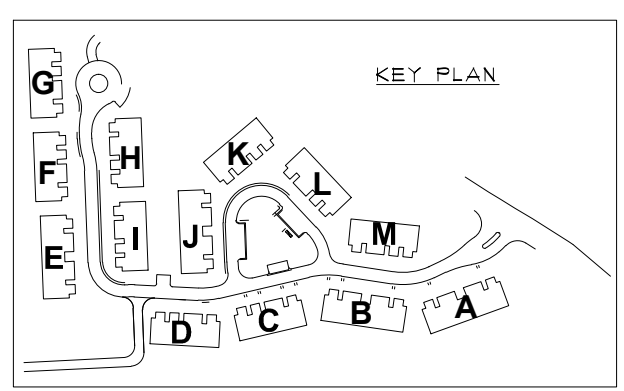
SCALE: 1/8" = 1'-0"



1 BUILDING A (UNITS 1-6) - FIRST FLOOR PLAN
 A200 SINGLE STORY DWELLING UNIT

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

NOTE:
 • REFER TO 1/4" SCALE UNIT PLANS FOR ALL NOTES, DIMENSIONS, DETAILS AND ALL ADDITIONAL INFORMATION NOT SHOWN.
 • SEE STRUCTURAL ENGINEERING PLANS (BY OTHERS) FOR ALL STRUCTURAL INFORMATION. ALL FOUNDATION INFORMATION REGARDING BEARING CAPACITY OF SOIL CAN VARY ON A BUILDING BY BUILDING BASIS.



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SHEET TITLE
BUILDING PLANS

CLIENT/PROJECT
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 MULTIFAMILY COMMUNITY
 WHITE LAKE, MICHIGAN**

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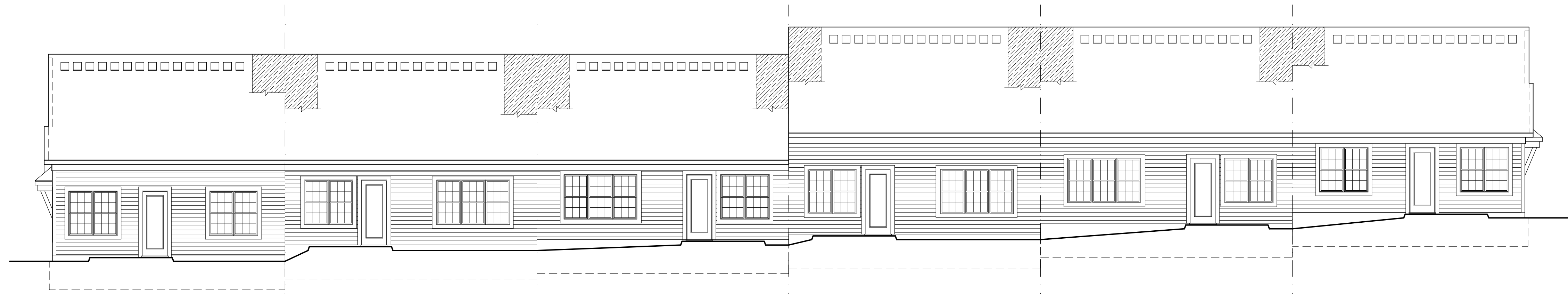
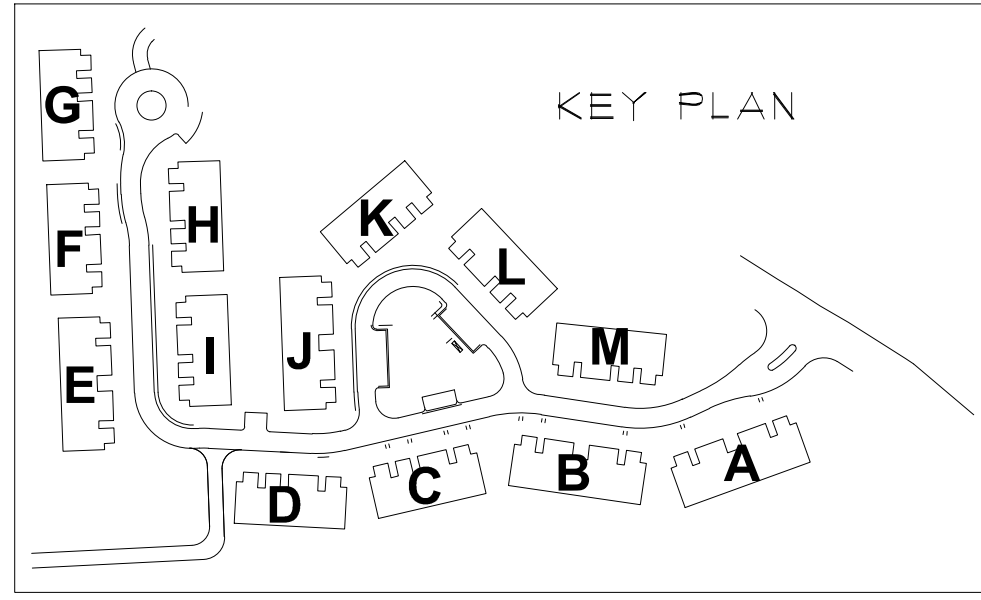
BIDS
 PERMITS
 CONSTRUCTION

REVISIONS

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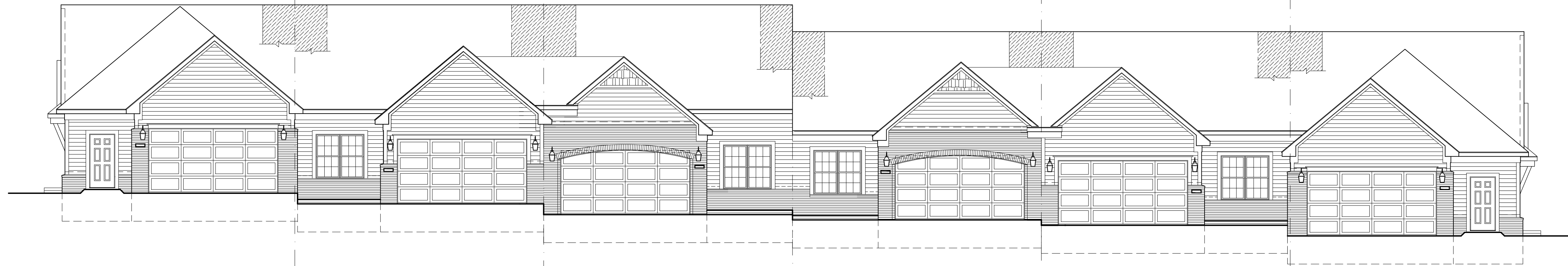
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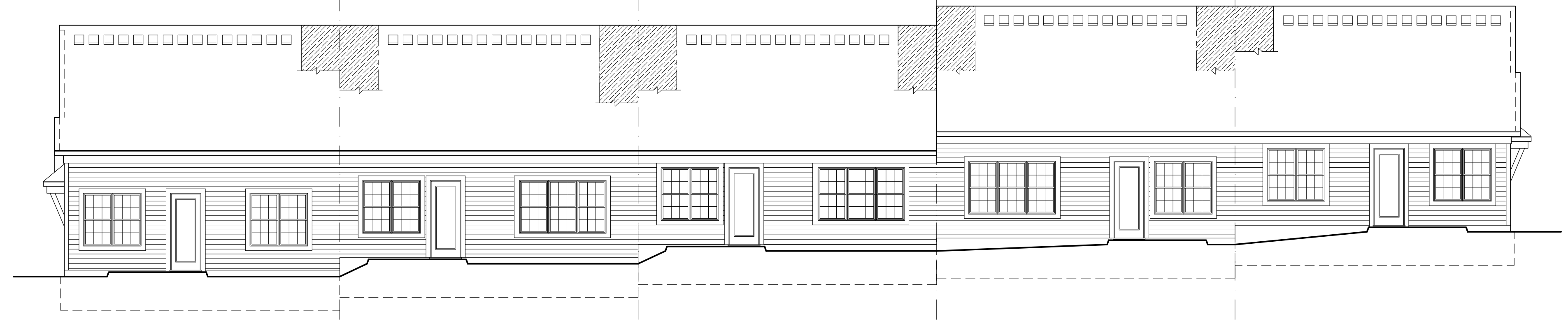
6 UNIT BUILDING - FRONT ELEVATION (BUILDING A, UNITS 1-6)
 □ UNIT SINGLE STOR □

SCALE: 1/8" □ 1'-0"



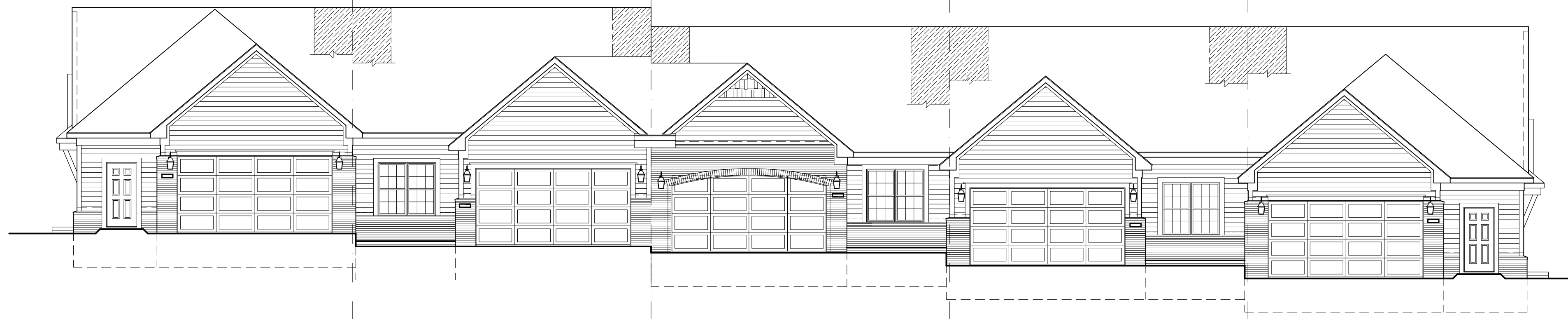
6 UNIT BUILDING - FRONT ELEVATION (BUILDING A, UNITS 1-6)
 □ UNIT SINGLE STOR □

SCALE: 1/8" □ 1'-0"



5 UNIT BUILDING - REAR ELEVATION (BUILDING C, UNITS 13-17)
 □ UNIT SINGLE STOR □

SCALE: 1/8" □ 1'-0"



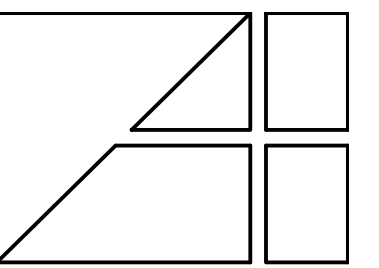
5 UNIT BUILDING - FRONT ELEVATION (BUILDING C, UNITS 13-17)
 □ UNIT SINGLE STOR □

SCALE: 1/8" □ 1'-0"



TYPICAL RIGHT SIDE ELEVATION
 LEFT SIDE - OPP. HAND

SCALE: 1/8" □ 1'-0"



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SHEET TITLE
 BUILDING ELEVATIONS

CUSTOMER PROJECT
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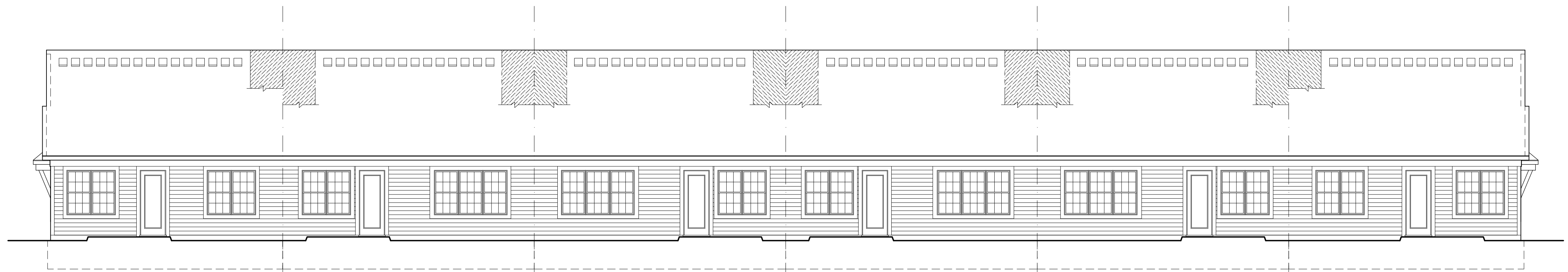
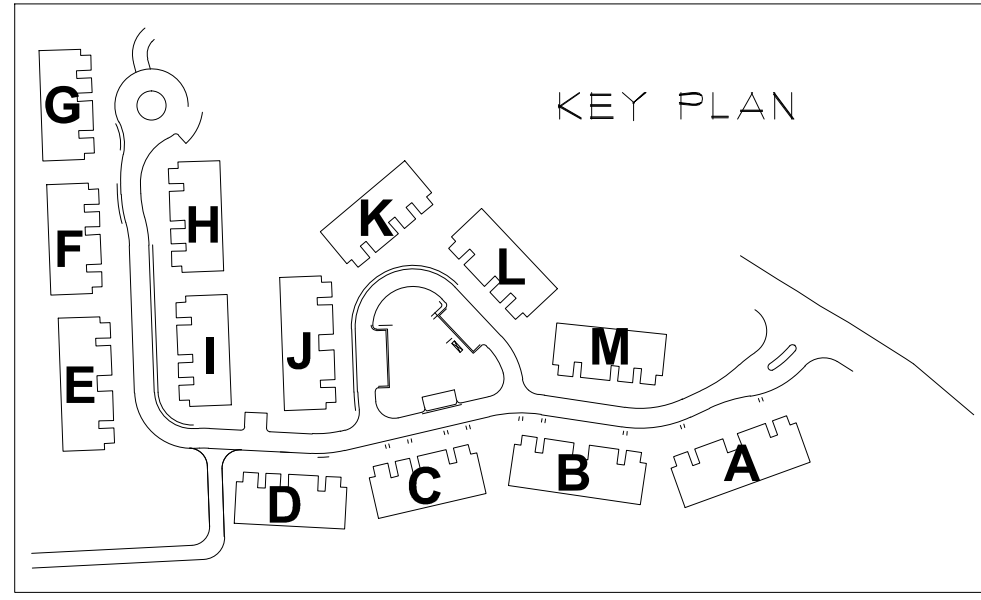
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JOB NUMBER
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DATE

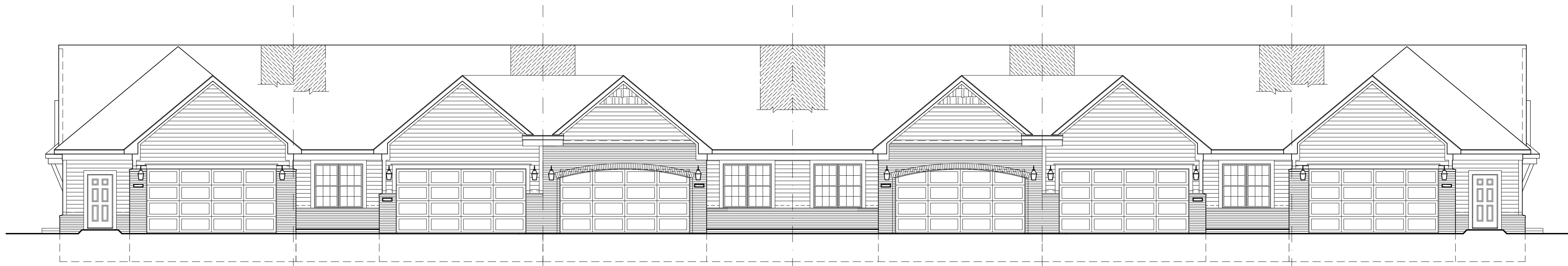
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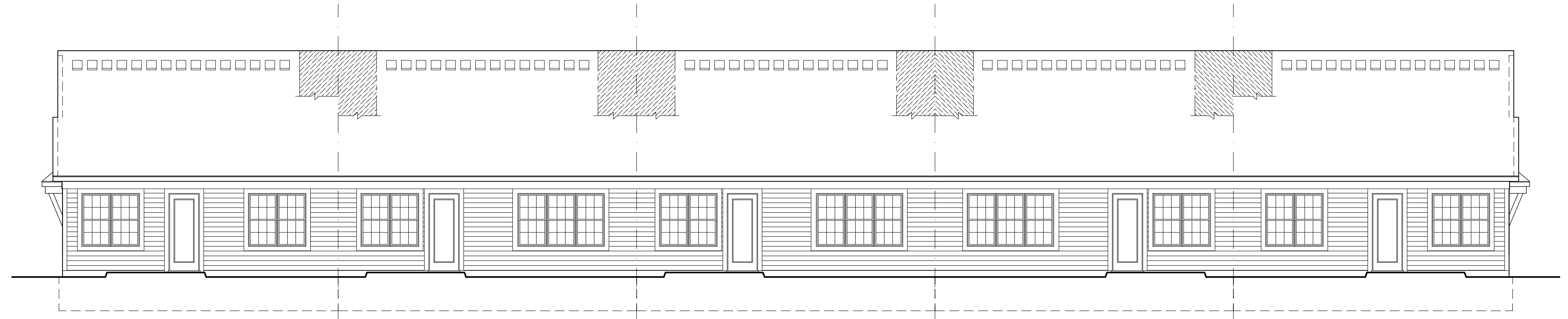
6 UNIT BUILDING - FRONT ELEVATION (BUILDING E, UNITS 23-28)
 UNIT SINGLE STOR

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



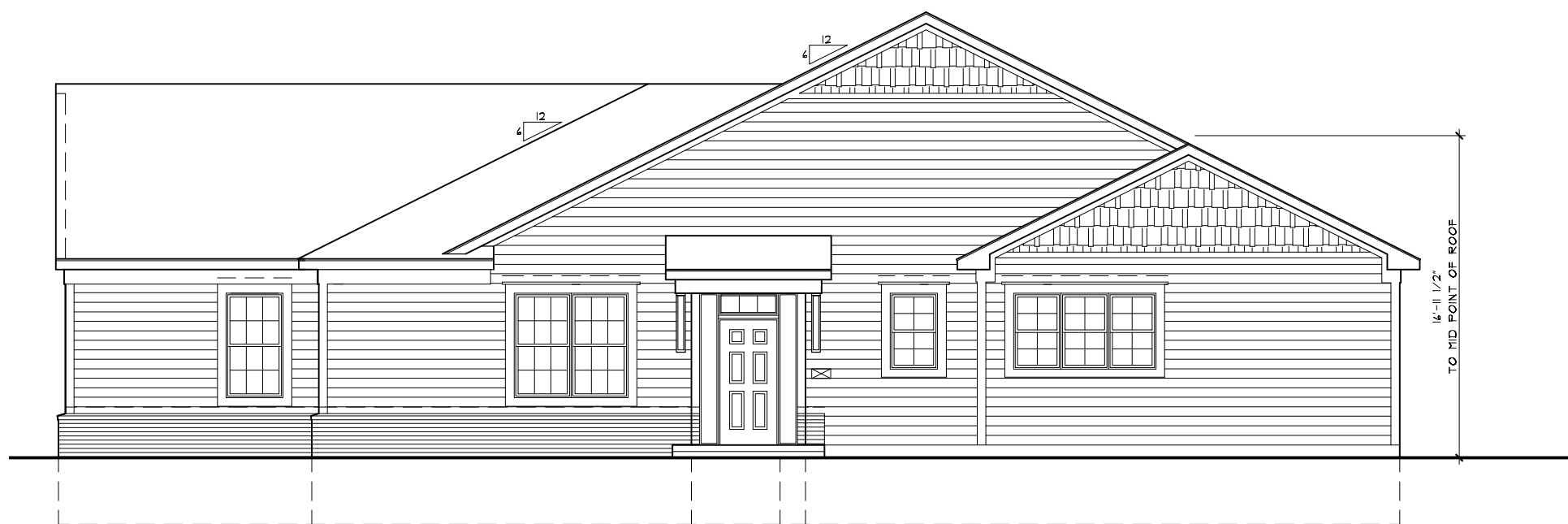
6 UNIT BUILDING - FRONT ELEVATION (BUILDING E, UNITS 23-28)
 UNIT SINGLE STOR

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



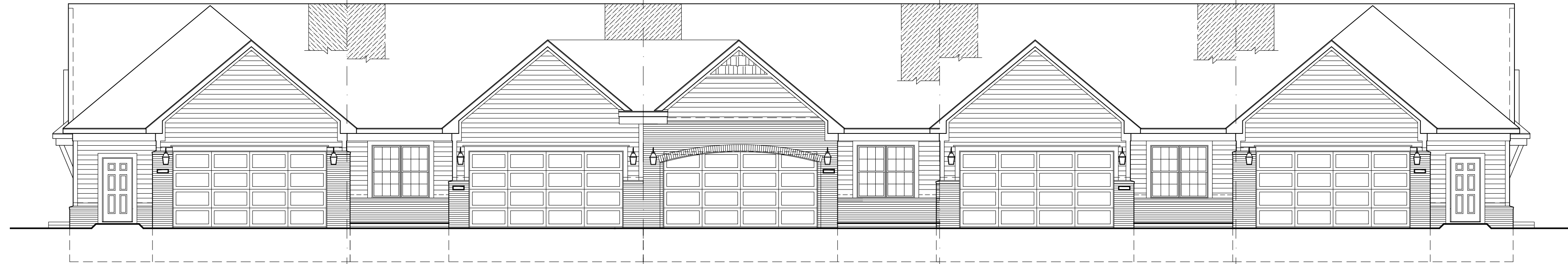
5 UNIT BUILDING - REAR ELEVATION (BUILDING C, UNITS 18-22)
 UNIT SINGLE STOR

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



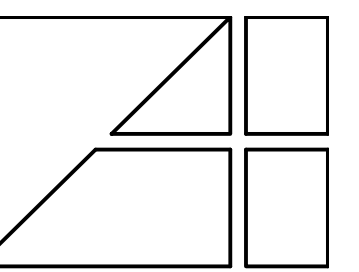
TYPICAL RIGHT SIDE ELEVATION
 LEFT SIDE - OPP. HAND

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



5 UNIT BUILDING - FRONT ELEVATION (BUILDING D, UNITS 18-22)
 UNIT SINGLE STOR

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



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BUILDING ELEVATIONS

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 DATE
 SHEET NUMBER
 A203

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2 COLOR SCHEMES

Scale: NONE

A

TRIM/COLUMN/BRACKET: BRICK/BRICK
 PAINTED DOORS: ENHANCED
 BRICK: GLEN GARY BRICK "ROSEWOOD"
 ASPHALT SHINGLES: CERTAINTED DIMENSIONAL SHINGLE IN "WEATHERED WOOD"
 SIDING: VERTICAL / HORIZONTAL / BRICK / BRICK SIDING
 ALTERNATE SIDING: "WINDSOR BRICK"
 PAINTED DOORS: ENHANCED
 BRICK: GLEN GARY BRICK "ROSEWOOD"
 ASPHALT SHINGLES: CERTAINTED DIMENSIONAL SHINGLE IN "WEATHERED WOOD"
 SIDING: VERTICAL / HORIZONTAL / BRICK / BRICK SIDING
 ALTERNATE SIDING: "WINDSOR BRICK"
 PAINTED DOORS: ENHANCED

B

TRIM/COLUMN/BRACKET: BRICK/BRICK
 PAINTED DOORS: ENHANCED
 BRICK: FORTERA BRICK "SARAT"
 ASPHALT SHINGLES: CERTAINTED DIMENSIONAL SHINGLE IN "WEATHERED WOOD"
 SIDING: VERTICAL / HORIZONTAL / BRICK / BRICK SIDING
 ALTERNATE SIDING: "WINDSOR BRICK"
 PAINTED DOORS: ENHANCED

C

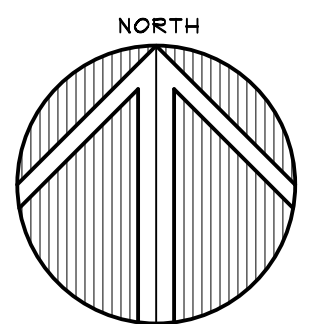
TRIM/COLUMN/BRACKET: BRICK/BRICK
 PAINTED DOORS: ENHANCED
 BRICK: GLEN GARY BRICK "WINDSOR"
 ASPHALT SHINGLES: CERTAINTED DIMENSIONAL SHINGLE IN "WEATHERED WOOD"
 SIDING: VERTICAL / HORIZONTAL / BRICK / BRICK SIDING
 ALTERNATE SIDING: "WINDSOR BRICK"
 PAINTED DOORS: ENHANCED

NOTE: ALL MATERIALS TO BE EQUAL OR SIMILAR



1 SITE PLAN
 NOTE: SITE PLAN SHOWN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL ADDITIONAL INFORMATION.

Scale: NONE



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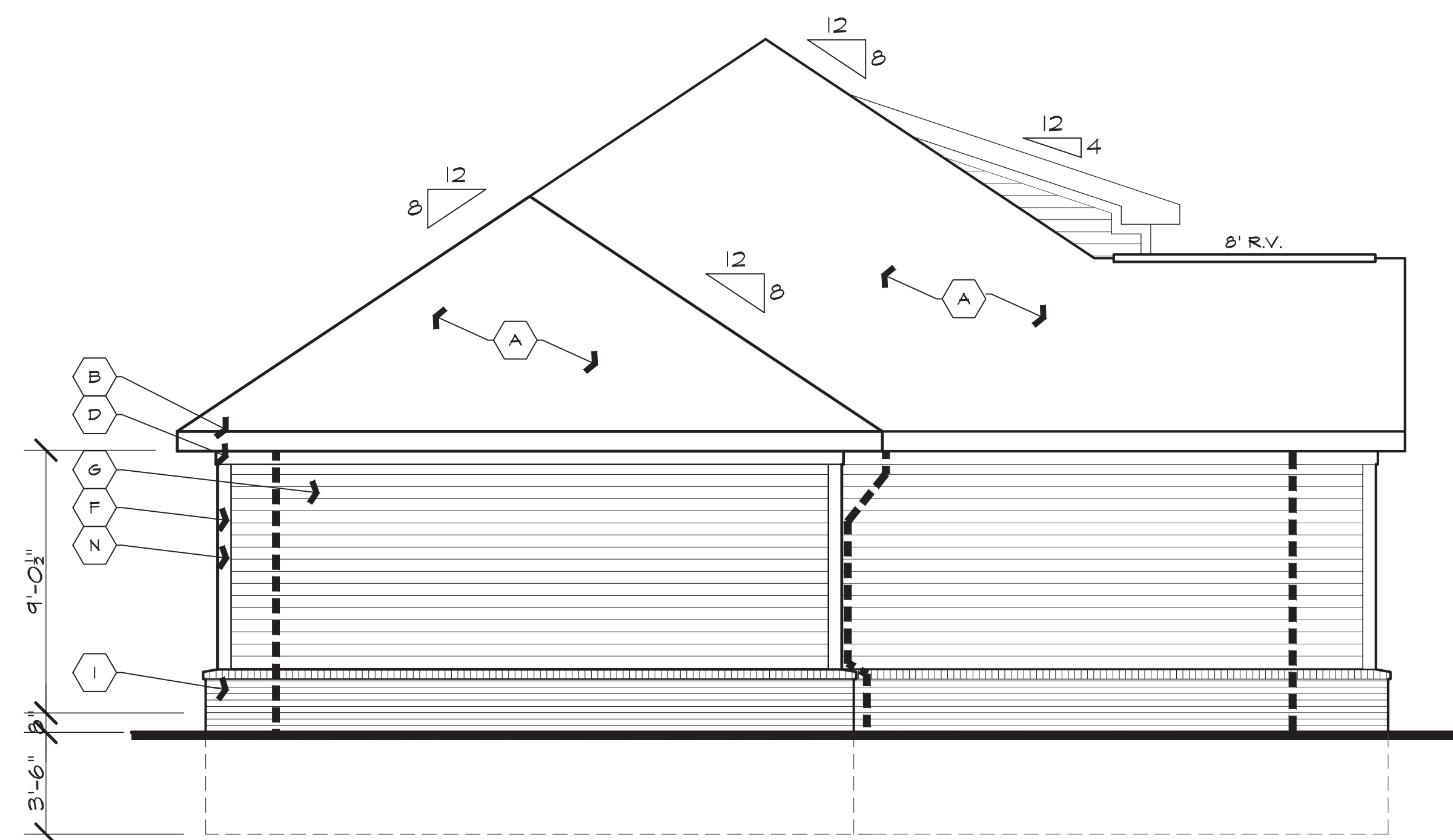
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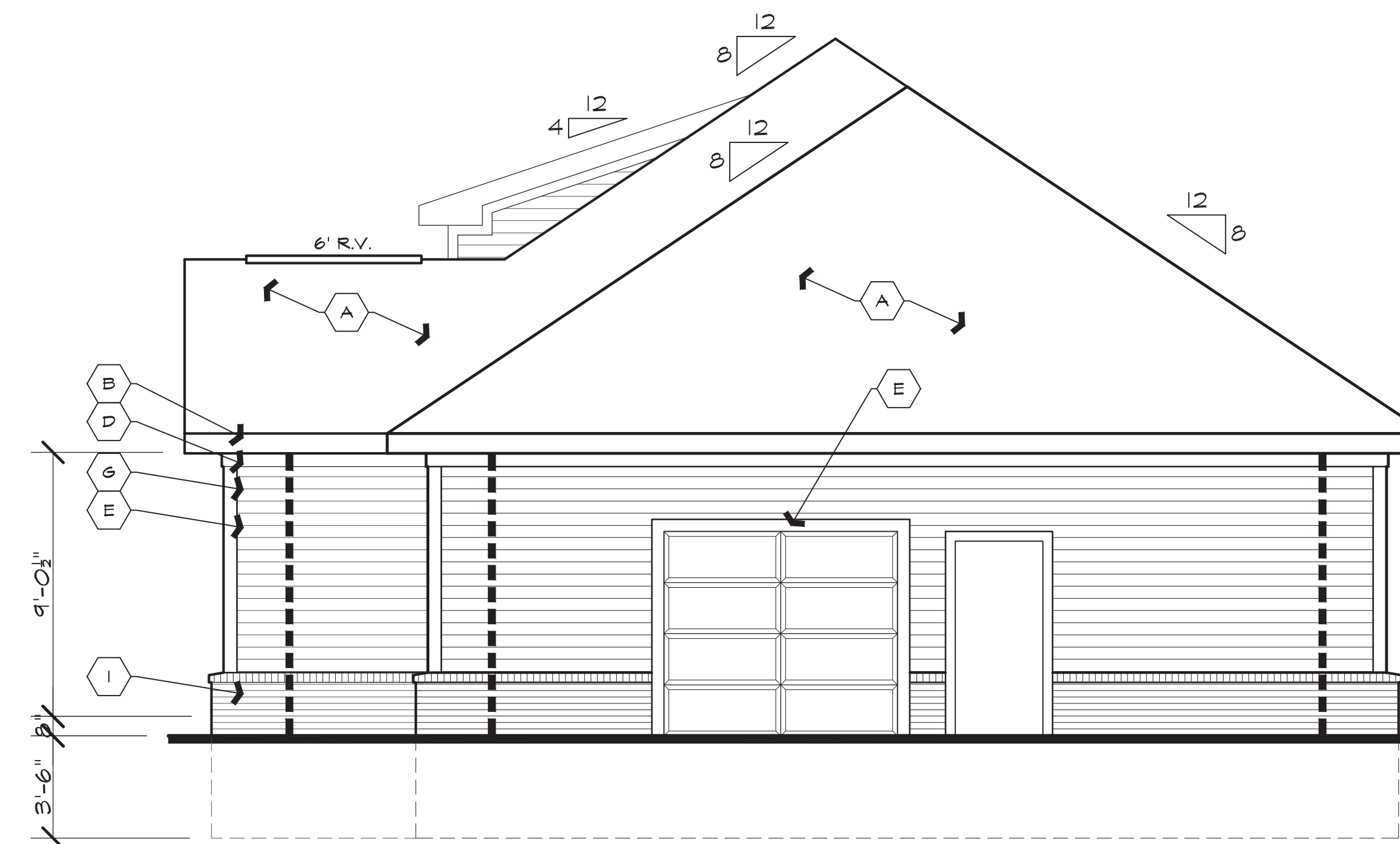
DATE

SHEET NUMBER
 5-1

SITE PLAN



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



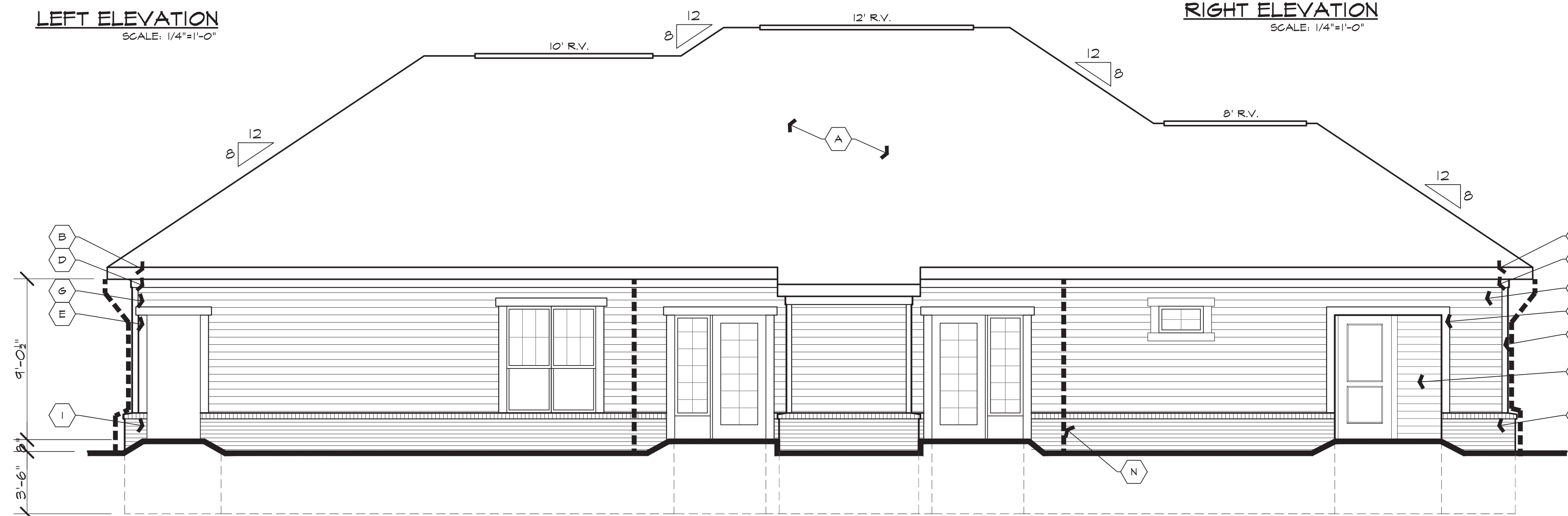
RIGHT ELEVATION
 SCALE: 1/4"=1'-0"

NOTE TO ALL CONTRACTORS :

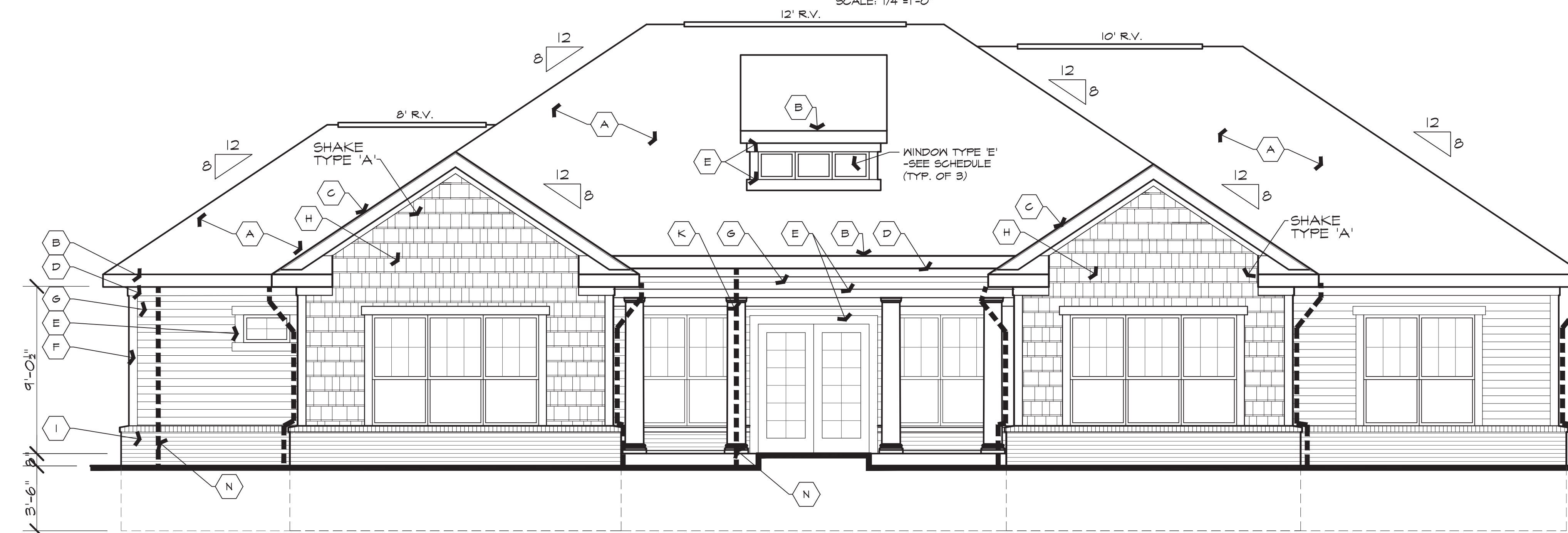
ALL CONTRACTORS SHALL VERIFY & COORDINATE ALL DIMENSIONS ON DRAWINGS, AS WELL AS REVIEW & COORDINATE PLANS W/ EXTERIOR BLDG. ELEVATIONS, SECTIONS, & DETAILS BEFORE COMMENCING WITH THE WORK. IF DIMENSIONAL ERRORS OR CONFLICTS OCCUR BETWEEN PLANS, BLDG. ELEVATIONS, SECTIONS & DETAILS IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTORS WHO FAIL TO VERIFY, REVIEW, & COORDINATE THE WORK, & CONTRACTORS WHO SCALE DRAWINGS TO DETERMINE PLACEMENT OF PART(S) OF THE WORK, SHALL TAKE FULL RESPONSIBILITY SHOULD THAT PORTION OF THE WORK BE IMPROPERLY LOCATED OR CONSTRUCTED.

MATERIAL LEGEND

- A ASPHALT SHINGLES
- B MET. DRIP EDGE & GUTTER ON 2x8 WD. TRIM FASCIA (ALUM. CLAD)
- C MET. DRIP EDGE ON 2x8 WD. TRIM RAKE BD. (ALUM. CLAD)
- D 1x4 WD. TRIM SUB-RAKE BD. (ALUM. CLAD)
- E 1x6 FRIEZE BD W/ ALUM WRAP
- F 1x6 VINYL TRIM
- G VINYL CORNER TRIM
- H HORIZ. VINYL SIDING
- I VINYL SHAKE SIDING
- J BRICK W/ BRICK SILL
- K 12" RD COLUMN
- L MTL FLASHING
- M ROOF JACK
- N DOWNSPOUT



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



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

Issued For:	
REVIEW	11.11.16
REVISED	7.10.17
REVISED PER COMMENTS	10.12.17
REVISED	12.4.17

Developer:
FAIRVIEW COMPANIES
 1700 W. Big Beaver, Suite 120
 Troy, Michigan 48084

Project:
ENCORE
 at DEERHILL

Independence Township, Michigan
 Sheet Title:

COMMUNITY BUILDING ELEVATIONS

Project Number: 16-122
 Drawn: RCC
 Checked: DT
 Date: 9.23.16
 Sheet Number:

CB4.0

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

CHARTER TOWNSHIP OF WHITE LAKE,
a Michigan Municipal Corporation,

Plaintiff,

-vs-

Case No.: 2021-185527-CZ
HON. JEFFERY S. MATIS

BRENDEL'S HOLDINGS, LLC, a Michigan Limited Liability Company, FORREST J. BRENDEL (aka Forest J. Brendel) and ANITA L. BRENDEL, husband and wife, BRENDEL'S SEPTIC TANK SERVICE, LLC, a Michigan Limited Liability Company, and BRENDEL'S SANITATION SOLUTIONS, INC., a Michigan Corporation,

Defendants.

ROSATI SCHULTZ JOPPICH & AMTSBUECHLER PC
Lisa J. Hamameh (P57936)
Attorney for Plaintiff
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
(248) 489-4100 / FAX: (248) 489-1726
lhamameh@rsjalaw.com

LAW OFFICES OF JEFFREY M. LEIB
Jeffrey M. Leib (P16528)
Attorney for Defendants, Brendel's Holdings, LLC, Forrest J. Brendel and Anita L. Brendel, Only

MADDIN, HAUSER, ROTH & HELLER, P.C
Michelle C. Harrell (P48768)
Michelle C. Ruggirello (P75202)
Attorneys for Brendel's Septic Tank Service, LLC, and Brendel's Sanitation Solutions, Inc.
28400 Northwestern Highway, 2nd Floor
Southfield MI 48034
mharrell@maddinhauser.com
mruggirello@maddinhauser.com

MICHAEL J. LEBOW NBTA PLC
Michael L. Lebow NBTA (P33734)
Attorney for Defendants, Brendel's Holdings, LLC, Forrest J. Brendel and Anita L. Brendel, Only
848 W. Long Lake Road, Suite 100
Bloomfield Hills, MI 48302
(248) 429-9053
mjl@michaeljlebow.com

CONSENT JUDGMENT

At a session of said Court held in the City of Pontiac,
County of Oakland, State of Michigan on _____

PRESENT: _____
THE HONORABLE JEFFERY S. MATIS

With this case having been filed by the Charter Township of White Lake (the "Township"), by its attorneys, ROSATI SCHULTZ JOPPICH & AMTSBUECHLER, against Defendants to obtain compliance with its Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as described in its Complaint, relating to the use and occupancy of real property within the Township of White Lake, County of Oakland, State of Michigan and commonly known as 9391 Highland Road (Parcel ID 12-23-202-001), zoned PB (Planned Business) and 9481 Highland Road (Parcel ID 12-23-129-008), zoned LB (Local Business), and more specifically described in attached **Exhibit A** (hereinafter collectively, the "Property."), which property is owned by Defendants Brendel Holdings, LLC, Forrest J. Brendel (aka Forest J. Brendel) and Anita L. Brendel, and occupied by Defendant Brendel's Septic Tank Service, LLC and Brendel's Sanitation Solutions, Inc.

Defendants having each responded to the Complaint asserting a number of defenses, the Township and Defendants now desire to resolve all issues, claims and defenses in the original Complaint between the Township and each Defendant as set forth in their respective pleadings, stipulate, agree and consent to the following terms of this Consent Judgment in order to bring the Property into compliance with the Township Zoning Ordinance and the Michigan Zoning Enabling Act, and with the Court being otherwise fully advised in the premises:

NOW, THEREFORE, THIS COURT ORDERS AS FOLLOWS:

1. The Property has been used by the previous occupant and is currently being used by the current occupant, for a commercial septic tank service, portable restroom storage and excavation business in violation of the Township Zoning Ordinance and the Zoning Enabling Act.
2. Defendants Brendel Septic Tank Service, LLC and Brendel's Sanitation Solutions, Inc., and their agents, employees, affiliates, successors, assigns, and members shall cease and desist using, or occupying the Property as a commercial septic tank service, portable restroom storage and excavation business and shall remove all of their machinery, equipment, supplies, materials and port-a-johns from the Property on or before _____, 2021 (the "Cessation Date").
3. Defendants Brendel Holdings, LLC, Forrest J. Brendel (aka Forest J. Brendel) and Anita L. Brendel shall cease and desist using, occupying or otherwise allowing the use or occupancy of the Property as a commercial septic tank service, portable restroom storage and excavation business and shall remove all of the remaining septic tanks, machinery, equipment, supplies, materials, port-a-johns, and underground storage tanks and any other spoils from the commercial septic tank service, portable restroom storage and excavation business from the Property not more than 30 days after the Cessation Date.
4. Defendants acknowledge and agree that as of the date of this Consent Judgment no part of the Property enjoys legal non-conforming use status and, therefore, any future use on the Property on or after the Cessation Date shall be as permitted by the current zoning designations and related district regulations for the Property.

5. In order to effectuate the terms of this Consent Judgment, but without affecting the remaining claims in this case, the Lease Agreement for the Property as between Brendel Holdings, LLC, as Landlord, and Brendel Septic Tank Service, LLC and Brendel's Sanitation Solutions, Inc., together as Tenants, is deemed terminated effective (a) the date that Tenant vacates the Property, or (b) the Cessation Date, whichever is earlier.
6. Defendants shall be permanently enjoined from using, occupying or otherwise allowing the use or occupancy of the Property in violation of the Township's Zoning Ordinance on or after the Cessation Date.
7. This Consent Judgment provides for the proper regulation of the Property; benefits the health, safety, and welfare of the Township; and allows for the reasonable use, development and regulation of the Property.
8. Defendants acknowledge and represent that: (A) they have consulted with their respective legal counsel; (B) the terms of this Consent Judgment are fair, reasonable, and in accordance with all applicable law; (C) they enter into this Consent Judgment voluntarily; (D) the land uses and regulations permitted herein are appropriate and reasonable; and (E) this Consent Judgment is consistent with the public health, safety and welfare of the Township.
9. This Consent Judgment's obligations apply equally to Defendants transferee(s), successor(s), or assign(s).
10. Any failure by the Township to insist upon strict performance of any portion of this Consent Judgment is not a waiver of the Township's right to demand strict compliance therewith in the future.

11. If any court of competent jurisdiction determines that any part of this Consent Judgment is unenforceable, then that declaration does not affect the remaining parts of this Consent Judgment.
12. Upon the Court's entry of this Consent Judgment, the Township shall record a true copy of the Consent Judgment with the Oakland County Register of Deeds. This Consent Judgment is binding upon the parties hereto and their transferee(s), successor(s), or assign(s).
13. This Court retains jurisdiction to enforce this Consent Judgment.
14. If the Township initiates proceedings to enforce any term of this Consent Judgment against any Defendant, the Township may recover its reasonable attorney fees and costs incurred in such enforcement proceedings from any Defendant that violates the terms of this Consent Judgment, and its/their transferee(s), successor(s), or assign(s).
15. Upon entry of this Consent Judgment, the Township's claims against Defendants are dismissed without prejudice and without costs or attorneys' fees.

This Order resolves the last pending claim and closes the case only as to White Lake Township's Complaint. This Order does not resolve the last pending claim and does not close the case, and the Cross-Complaint is not resolved by entry of this Consent Judgment.

IT IS SO ORDERED.

HON. JEFFERY S. MATIS

WE STIPULATE TO THE ENTRY OF THE ABOVE ORDER.

NOTICE AND HEARING ON ENTRY OF THIS ORDER IS WAIVED.

Date: May __, 2021

Lisa J. Hamameh (P57936)
Attorney for Plaintiff White Lake Township

Date: May __, 2021

Michelle C. Harrell (P48768)
Attorney for Defendants Brendel's Septic
Tank Service, LLC, and Brendel's
Septic Solutions, Inc. Only

Date: May __, 2021

Jeffrey M. Leib (P16528)
Attorney for Defendants Brendel's
Holdings, LLC, Forrest J. Brendel
and Anita L. Brendel, Only

Date: May __, 2021

Michael L. Lebow NBTA (P33734)
Attorney for Defendants Brendel's
Holdings, LLC, Forrest J. Brendel
and Anita L. Brendel, Only

Exhibit A
Legal Description of the Property