WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: June 9, 2026

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

SUBJECT: **Mack Industries**
Preliminary site plan approval
Property located at 8275 White Lake Road. Identified as parcel ID 12-01-176-004. Consisting of approximately 93.20 acres. Currently zoned LM (Light Manufacturing).

The above request is now ready for Township Board consideration. The matter was considered by the Planning Commission at their regular meeting of June 4, 2026, at which time the **Planning Commission recommended approval** of Preliminary Site Plan and granted Final Site Plan approval, subject to Township Board approval of the Preliminary Site Plan. The request is now ready to be considered by the Township Board.

Please find enclosed the following related documents:

- Draft minutes from the Planning Commission meeting held on June 4, 2026.
- Review letter prepared by Michael Leuffgen, Township Engineer, dated May 15, 2026.
- Review letter prepared by Matteo Passalacqua, Community Planner, dated May 11, 2026.
- Review letter prepared by Jason Hanifen, Fire Marshal, dated May 13, 2026.
- Preliminary site plan and elevations.

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

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
JUNE 4, 2026

CALL TO ORDER
Commissioner Seeley called the meeting to order at 6:30 P.M. He then led the Pledge of Allegiance.

ROLL CALL
Present:
Mona Sevic
T. Joseph Seward
Pete Meagher
Robert Seeley, Vice Chair
Merrie Carlock, Chairperson
Debby Dehart

Absent:
Scott Ruggles, Township Board Liaison

Others:
Sean O'Neil, Community Development Director
David Waligora, Senior Planner
Michael Leuffgen, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA
It was MOVED by Commissioner Meagher, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

APPROVAL OF MINUTES
A. May 7, 2026
It was MOVED by Commissioner Seward, seconded by Commissioner Sevic to approve the minutes as amended (corrected date on page 1). The motion carried with a voice vote: (6 yes votes).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
None.

PUBLIC HEARING
A. Zoning Ordinance Amendments
I. Final site plan ordinance amendments
II. Special land use/Noise/Substandard lot/Accessory structures/ZBA powers/Multi Family setbacks/Minimum driveway spacing ordinance amendments

Senior Planner Waligora reviewed the edits made to the ordinance amendments with the Planning Commission.

Chairperson Carlock opened the public hearing at 6:40 P.M.

Mary Earley, 5925 Pine Ridge Court, stated the Planning Commissioners are doing a fine job and final site plan approval should remain in their authority.

Chairperson Carlock closed the public hearing at 6:41 P.M.

Chairperson Carlock stated she did not see a reason to remove the authority of final site plan approval from the Planning Commission.

Commissioner Seward stated this change is driven by one project and is concerned about the reasoning for the proposed change. He was shocked to learn that some Board members were not aware that the Planning Commission had the final site plan approval authority. He is not in favor of language changing to give the Township Board final site plan approval.
Commissioner Dehart stated that the proposed changes to the final site plan approval would eliminate the Township's "One Stop Ready" status.

Commissioner Sevic agreed with her fellow Commissioners' comments and added there is a lot of work done by the Commissioners before approving or denying site plans.

Commissioner Seeley added that consideration of the Master Plan and zoning ordinance is considered when the Commission votes on plans.

Commissioner Dehart stated that the Commissioners are not elected, and do not have a political affiliation when considering plans.

Chairperson Carlock re-opened the public hearing at 7:01 P.M.

Michael Powell, 4700 Cornerstone, stated the Planning Commission worked on the language to grant the Planning Commission final site plan approval in the early 2000's. He said when the Township Board had the authority for final site plan approval, developers did not like working within the Township. Approval from the Township Board was long and difficult. To rectify this, language to the ordinance was amended to prevent undue influence from the Township Board on the final site plan approval process. This took the politics out of the process, and the site plan process ran smoother.

He added there is merit to adding an appeal process to the existing ordinance, as there isn't an appeal process to final site plan denial now.

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to separate the ordinance Zoning Ordinance Amendments 26-001 and 26-002 when presented to the Board for consideration. The motion carried with a roll call vote: (6 yes votes).
(Sevic/yes, Seward/yes, Carlock/yes, Dehart/yes, Seeley/yes, Meagher/yes).

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley, to recommend the Township Board approve Zoning Ordinance Amendment 26-001. The motion carried with a roll call vote: (6 yes votes).
(Meagher/yes, Seeley/yes, Dehart/yes, Carlock/yes, Seward/ yes, Sevic/yes).

It was MOVED by Commissioner Seward, seconded by Commissioner Seely, to recommend the Township Board deny Zoning Ordinance Amendment 26-002. The motion carried with a roll call vote: (6 yes votes).
(Seward/yes, Seeley/yes, Meagher/yes, Dehart/yes, Sevic/yes Carlock/yes)

CONTINUING BUSINESS
None.

NEW BUSINESS

A. Mack Industries
Location: Property located at 8275 White Lake Road. Identified as parcel ID 12-01-176-004. Consisting of approximately 93.20 acres. Currently zoned LM (Light Manufacturing).
Requests: 1) Preliminary site plan approval
2) Final site plan approval 2) **Planned development agreement**

Director O'Neil reviewed the planning review comments with the Planning Commission.

Scott Salizder, general contractor representing the applicant, was present. The use of the site is a concrete manufacturing facility. There will be production of concrete manholes, pipe, and a batch plant to mix concrete.

Mr. Leuffgen reviewed his engineering comments with the Planning Commission.

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley, to recommend the Township Board approve the preliminary site plan for Mack Industries, identified as Identified as parcel ID 12-01-176-004 (8275 White Lake Road), with the following waivers:

- **Accepting the parking requirements as is**
- **Loading zones not being striped out**
- **Waiver of a traffic study**

subject to all existing landscaping remaining, and for all of staff and consultant's comments to be addressed, and for the applicant to make a contribution of $150,000 for pathways along M-59 (unless it is determined by the staff or consultants that a greater amount is needed). The motion carried with a roll call vote: (6 yes votes).
(Seward/yes, Seeley/yes, Sevic/yes, Carlock/yes, Dehart/yes, Meagher/yes).

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to approve the final site plan for Mack Industries, identified as Identified as parcel ID 12-01-176-004 (8275 White Lake Road), subject to the same stipulations as laid out in the preliminary site plan approval motion, and to the Township Board approving the preliminary site plan. The motion carried with a roll call vote: (6 yes votes).
(Seward/yes, Sevic/yes, Dehart/yes, Carlock/yes, Meagher/yes, Seeley/yes).

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
JUNE 4, 2026

LIAISON'S REPORT

Commissioner Dehart stated the ZBA met last week, and considered five cases. Four were approved, one was denied.

Commissioner Carlock stated Phase one construction at Stanley Park will be completed shortly.

DIRECTOR'S REPORT

Director O'Neil updated the Planning Commission with updates on current developments in the Township.

OTHER BUSINESS

None.

COMMUNICATIONS

None.

NEXT MEETING DATE: June 18th, 2026

ADJOURNMENT

It was MOVED by Commissioner Seeley, seconded by Commissioner Sevic to adjourn at 8:33 P.M. The motion carried with a voice vote: (6 yes votes).

Connect. Build. Thrive.

May 15, 2026

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

RE: Mack Industries Addition - Preliminary Site Plan Review- 2nd Review
-Final Site Plan Review-1st Review

DLZ # 2645-8022-03

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned plan prepared by PEA Group and dated April 30, 2026. This plan was reviewed for general engineering feasibility and conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

Site Improvement Information-

- Expansion of existing 14,000 SF manufacturing building to 134,708 SF.
- Removal of existing building to the east of proposed building expansion.
- Proposed 3,440 SF office/ employee training room building.
- Proposed detention and infiltration system as well as leaching basins for stormwater management.
- Manufacturing and training buildings to be serviced by proposed well for water.
- Office/employee training building to be serviced by proposed septic for sanitary.

The following items should be noted with respect to Planning Commission review:

Please note that comments from our April 16, 2026 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

General

1. Cover Sheet C-0.0- Project Narrative- Paragraph 1- Building square footage has changed to 134,708. Please update.

2. We note that when using the scale provided on Sheet C-3.0 that the scale does not correspond to the plan dimensions proposed. Please revise.

Grading/Paving

1. *We defer to the Township as to whether the existing parking lot shall be brought up to current standards in terms of paving, curbing, and striping (Zoning Ordinance 5.11.Q xi and xviii). At a minimum, we recommend a paved van accessible ADA space(s) and associated loading zone be provided either within the existing parking lot or adjacent to the proposed training room building (Zoning Ordinance 5.11 O. i-iii) An ADA compliant access ramp to this building is also recommended.* **Comment partially addressed. The engineer response letter notes that the existing office parking lot near the entrance to White Lake Road is concrete; two of the 3 existing ADA spaces will be restriped. Please provide dimensions for the 2 ADA spaces, at the existing office building, that are proposed to be restriped to demonstrate compliance with current ADA space width and length standards. The existing employee parking for the manufacturing building and yard employees is gravel. We continue to defer to the Township as to whether this parking lot shall be required to be brought up to current standards in terms of paving, curbing, and striping. The plan now shows a van accessible parking space and loading zone at the training room building.**
2. *We defer to the Township Planning department related to extending sidewalk along the property frontage. Will the improvements trigger this requirement?* **Comment addressed and remains as a notation. The applicant is requesting a waiver from the Township to not construct sidewalk along the White Lake Road frontage.**
3. *Sheet C-9.0- Remove duplicate concrete sidewalk detail on this sheet.* **Comment addressed. Duplicate detail has been removed.**

Sanitary Sewer

1. *Oakland County Health Department will need to approve and permit septic field for this property.* **Comment remains as a notation.**
2. *It is not clear as to whether restrooms are proposed in the proposed manufacturing building expansion or whether there are existing facilities in the existing 14,000 SF building. Is the existing manufacturing building on septic? Please clarify. We note that any building floor drains shall be required to be connected to the septic system as the proposed expansion is required to be brought up to current Township requirements.* **Comment addressed. Engineer response letter notes that the existing manufacturing building does not have restrooms or floor drains.**

Watermain

1. *We defer to the Township Fire Department regarding adequate fire suppression requirements.* **Comment addressed. Design engineer notes " The building does not require fire suppression per 903.2 for use Group F-2 as noted on the architectural sheets."**

2. *Provide a fire truck turning plan for a 40 foot fire truck to demonstrate all proposed buildings are accessible by a fire truck.* **Comment partially addressed. Fire truck maneuvering path is now shown on plan; however, a portion of the path (see two small areas west and south of proposed 134,708 SF building)is shown in a couple areas where material storage is still shown. Are these materials within the proposed fire truck path proposed to be relocated?**
3. *Clarify if the existing manufacturing building has water service.* **Comment addressed. Expanded manufacturing building is proposed to have water service; this is now shown on plan.**
4. *Oakland County will need to approve the well permit for this property.* **Comment remains as a notation.**

Stormwater Management

1. *Leaching basins are only allowed per the following requirements from WLT Engineering Design Standards C.5.a.-c.Please confirm the following conditions apply:*

   Engineered Infiltration Systems may be utilized when all the following conditions exist:

   a. *No adequate storm sewer, open ditch, or road drain is available for storm water disposal, and an open retention pond is not prudent or feasible.* **Condition has been met.**

   b. *Soil composition is optimum and ground water table is suitable for percolation. Optimum soil conditions defines soil composed entirely of coarse sand, gravel, or a coarse sand gravel mixture. A soils report by a licensed engineer with borings to 10 feet below the bottom of the infiltration system with groundwater level data and in situ or laboratory determined permeability rates and recommending the advisability of an Engineered Infiltration System shall be provided.* **Condition not met. Per design engineer response, a soils and infiltration report shall be provided at the time of Final Engineering Plan submittal.**

   c. *Leaching basins shall be sized as a combination storage and groundwater discharge detention basin with storage volume determined the same as open detention basins. The discharge rate shall not exceed a perc rate of 6" per hour for the bottom and sides of the soil/stone interface (sides of the trenches). Stone voids ratio may be assumed as 0.40.* **Condition has been met.**

   One of two standard basins based on the designs shown on the Township Standard Storm Sewer Detail Sheet or proprietary underground storage/infiltration systems or other engineered systems if approved by the Township Engineer may be used. **Comment addressed. A StormArc system and associated calculations have been specified/provided. In addition, standard leaching basins per Township standards are proposed.**

3. *The leaching basin detail shown on Sheet C-9.0 shall be per Township Storm Sewer Details or subject to DLZ's review and approval. See Comment 1c above.* **Comment addressed. The detail is per Township standard detail and has now been labeled as such.**

4. *Provide preliminary storm/infiltration calculations for the proposed leaching basins.* **Comment partially addressed. Storm/infiltration calculations have been provided; we note that for calculation for I1, we calculate 2.76 in/hr; please verify.**
5. *What is the intent to collect stormwater drainage from the proposed training room building? We note that the building FG and FF elevations will sit slightly lower than some existing surrounding grades including proposed septic field grades. At a minimum, the proposed building downspouts shall be routed into a leaching trench/basin system instead of spilling to grade.* **Comment addressed. A StormArc detention and infiltration system is now proposed for this building for collection of stormwater runoff.**
6. *The leaching basins for the proposed manufacturing building expansion are proposed in the designated clear path which is not to be paved. Please specify how the basins will be kept free of dirt and debris.* **Comment addressed. The proposed StormArc system is a protected concrete system.**
7. *The condition of the existing leaching trench on the south side of the existing 14,000 SF manufacturing building shall be evaluated and any maintenance performed as required.* **Comment remains as a notation. A note has been added to plan to evaluate this existing trench.**
8. Additional information regarding the rim elevations of the 'Ultimate Overflow Outlets with Weir/Orifice Elevation at Top of Detention System" as well as a profile of these areas will be required at time of FEP submittal.

Recommendation

The plan now demonstrated engineering feasibility. There are a few items listed above which can be addressed on the Final Engineering Plan. We are now recommending approval of the Preliminary and Final Site Plan subject to Township acceptance of the parking lot as presented and waiver of sidewalk construction along the White Lake Road frontage.

Please contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

Cc: David Waligora, Community Development, White Lake Township, *via email*
Hannah Kennedy-Galley, Community Development, White Lake Township, *via email*
Paige Myers, Community Development, White Lake Township, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*
Nick Spencer, Building Official, White Lake Township, *via email*
Matteo Passalacqua, Carlisle Wortman, *via email*

X:\Projects\2026\2645\802203 WLT Mack Industries\Mack Industries Addition-PSP Review.02& FSP Review.01\PSP Review.02 and FSP Review.01.docx

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

May 11th, 2026

Amended Site Plan Review
for
White Lake Charter Township, Michigan

Applicant:	Mack Industries
Project Name:	Structure Expansion / Amended Site Plan
Plan Date:	March 30, 2026
First Revision	April 30, 2026
Location:	8275 White Lake Road / Parcel ID 12-01-176-004
Action Requested:	Amended Site Plan Review

PROJECT NARRATIVE

The applicant is requesting to amend their final site plan by expanding the existing 14,000 sqft structure to 148,708 sqft. A small 3,440 sqft building is proposed northeast of the new building as well. The existing building at the entrance of the facility is to remain while the existing building directly east of the new building is to be demolished.

The Site Data table on Sheet C-3.0 states the expanded building is to be used for manufacturing and the small new building is to be used as an office and training. The applicant states the expansion of the existing warehouse building will accommodate expanded manufacturing of manholes, vaults, and culverts. The building will also house concrete batch plant production and pipe fabrication activities.

The response letter dated May 1st, 2026 states the existing areas of outside storage will remain. The stored materials within the area of building expansion will be relocated to areas of existing outside storage, as existing inventory is either shipped out of the yard or un-used inventory is sent to the concrete crusher.

A note on the sheet states the materials stored in the dashed area are to be removed to allow storage of inventory within the expanded building. Dotted areas that are within the footprint of the expanded building are to be removed to make way for the expansion and a 26 foot access path around the perimeter of the expanded building.

Outdoor storage of pallets, containers, materials, or products incidental to the principal permitted use requires a special land use permit. Township records indicate the site has been permitted to operate

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

continuously as a concrete production facility with outdoor storage since the 1960's. Under these circumstances, the site's outdoor storage may be an existing non-conforming use which may continue to operate with the following guidance from Section 7.24 of the zoning ordinance:

A. The nonconforming use shall not be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.

B. The nonconforming use shall not be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Ordinance.

C. If the nonconforming use of land ceases for any reason for a period of more than one (1) year, thereafter such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.

D. Only structures conforming to the requirements of this Ordinance shall be erected in connection

From the statements made by the applicant, it appears there is no proposed expansion of the outdoor storage footprint. However, we recommend the site plan be updated showing specifically where existing materials stored outside are to be relocated prior to the issuance of a certificate of occupancy. This will ensure no unintended expansion of the outdoor storage has taken place. If the outdoor storage must be expanded to accommodate the proposed improvements, or the applicant seeks to expand outdoor storage for future operations, then a special land use permit shall be required.

Items to be Address: *We recommend the site plan be updated showing specifically where existing materials stored outside are to be relocated prior to the issuance of a certificate of occupancy. This will ensure no unintended expansion of the outdoor storage has taken place. If the outdoor storage must be expanded to accommodate the proposed improvements, or the applicant seeks to expand outdoor storage for future operations, then a special land use permit shall be required.*

SITE DESCRIPTION

Lot Area:	93.20 net/gross acres
Frontage:	Approx. 2,400 feet along White Lake Road
Address:	8275 White Lake Road
Current Use:	Light Industrial Pre-Cast Concrete Product Manufacturing

Aerial image of the site

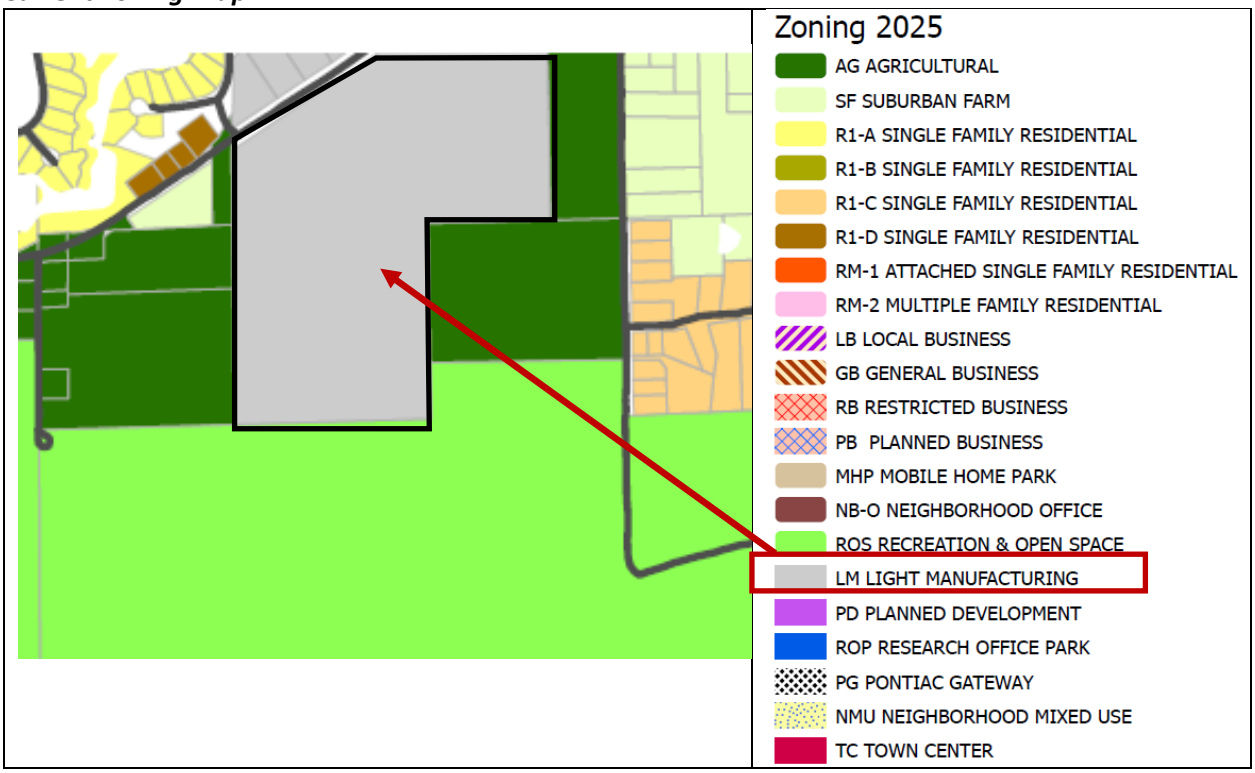


Source: NearMap September 2025

	North	East	South	West
Surrounding Zoning	*LM, Light Manufacturing*	*AG, Agricultural Farm / ROS, Recreation and Open Space*	*ROS, Recreation and Open Space*	*AG, Agricultural*
Surrounding Land Uses	*Small Scale Industrial*	*Vacant*	*Vacant*	*Vacant*
Future Land-Use Map	*Production / Technology*	*Production / Technology – Recreation / Open Space*	*Recreation / Open Space*	*Production / Technology*

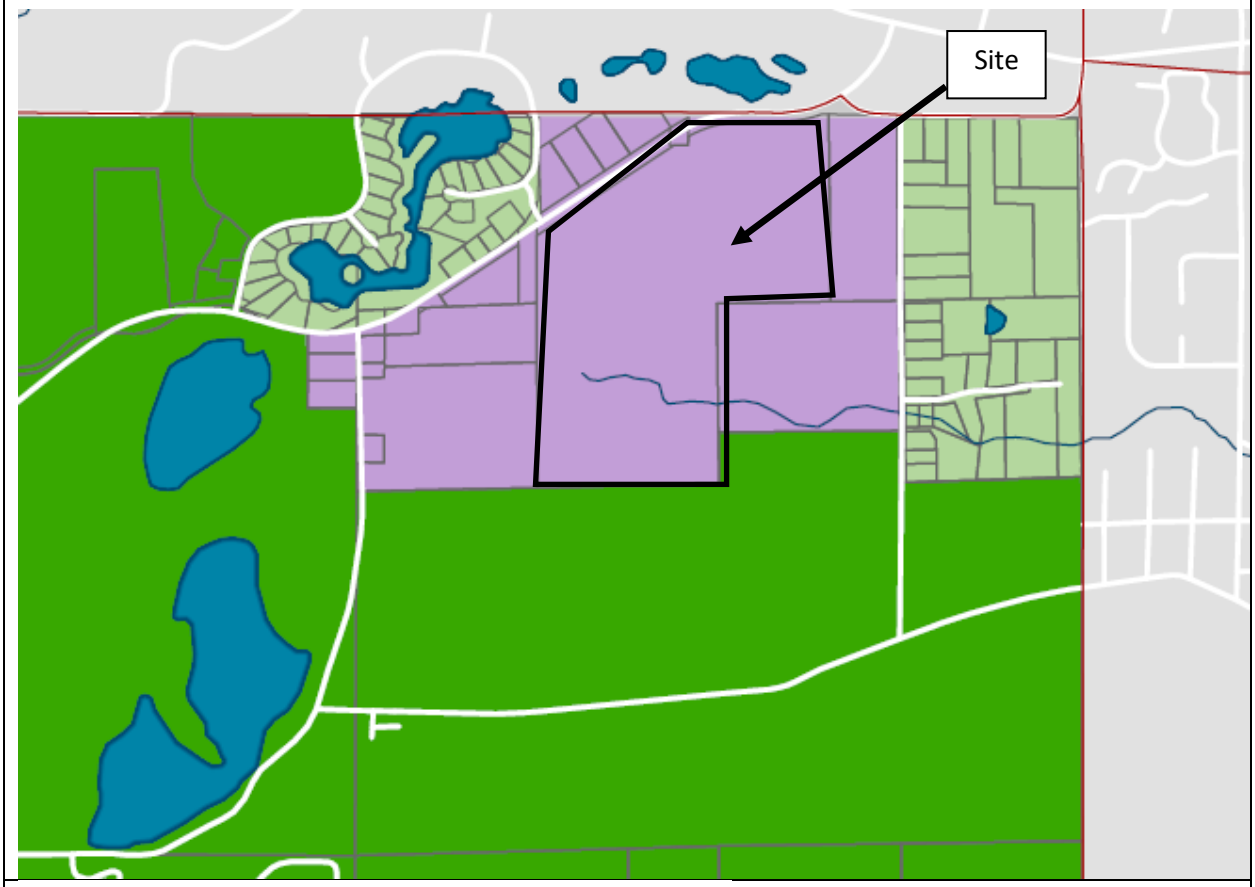
Current Zoning	**LM, Light Manufacturing** *The LM, Light Manufacturing District is established as a district in which the principal uses allowed are light manufacturing, fabrication, processing, wholesale activities or warehousing activities. The intent of this article is to control nuisance effects of warehousing, wholesale activities, open storage, and light industry such as smoke, noise, odor, dust, dirt, glare, vibrations, and other adverse effects so that such uses could be compatible with other nearby land uses such as commercial or residential.* *The light manufacturing district encourages uses to locate on major highways so that traffic generated by these uses would not utilize local residential streets. In LM Light Manufacturing Districts principal permitted uses are those which are characterized by less intensive activities of a smaller size and scale than typically found in heavy industrial, general manufacturing areas. Light industrial uses are anticipated to locate in industrial park types of settings where uses are conducted within totally enclosed buildings with little or no outside activities permitted. Typical light manufacturing activities concentrate upon production and processing activities together with related technical, design and administrative functions. Activities which involve large volumes of truck traffic are not light manufacturing activities.*

Current Zoning Map



Future Land Use	***Production / Technology*** *Serves community's need for research facilities and light industrial opportunities.*

Future Land Use Map



Item to be Addressed: *None.*

NATURAL RESOURCES

Topography: Sheet C-1.0 shows existing site topography for the developed portion of parcel. The portion of the site dedicated to operations is relatively flat. No proposed grading plans have been provided.

We defer to Township Engineering for any concerns with the proposed grading plans as well as any issues cited regarding stormwater management and natural environment protection.

Wetlands: Per the Department of Environment, Great Lakes and Energy (EGLE) wetland mapper tool, it is possible that some wetlands may exist at the extreme southern end of the parcel. However, this area is not proposed for any development in this plan.

Woodland: The portion of the site used for operations is clear of trees and vegetation. The area to the south of operations contains mature vegetation. The proposed expansion of the structure would not impact the natural portions of the site.

Soils: Predominant soils are Leoni Gravelly Sandy Loam, Urban Land and Houghton and Adrian Mucks.

Water: No waterbodies are present onsite.

General Notes: None.

Item to be Addressed: *Any items cited by Township Engineering.*

AREA, WIDTH, HEIGHT, SETBACKS

Standard bulk and lot regulations for the LM zoning district are set forth in Section 3.1.20 and Section 3.11.

Light Manufacturing District Standards

	Required	Proposed	Compliant
Expanded Building Setbacks			
Front	70 feet	175.24 feet	Yes
Side	50 feet	West Line / 1,026.38 feet East Line / 692.99 feet	Yes
Rear	50 feet	546.38 feet	Yes
Wetland	25 feet	N/A	N/A
Height	40 feet or 2 stories	50.33 feet	No / Variance granted April 23, 2026

Accessory Office Building			
Front	70 feet	314.47 feet	Yes
Side	50 feet	West Line / Not Provided East Line / 570.94 feet	Likely Yes
Rear	50 feet	937.26 feet	Yes
Wetland	25 feet	N/A	N/A
Height	40 feet or 2 stories	16.83 feet	Yes
Lot Standards			
Minimum Lot Size	1 acre	93.20	Yes
Minimum Lot Width	175 feet	Approx. 2,400 feet	Yes
Maximum Lot Coverage	30%	4.88%	Yes
Lot Depth to Width Ratio	4 to 1	Not Provided	Likely

Items to be Addressed: *None.*

ACCESS & CIRCULATION

Vehicle Access & Circulation

The site's sole ingress/egress is an approx. 40-foot-wide concrete drive located on White Lake Road. Distances between the existing drive and the nearest site access drives and intersections have not been provided, however they appear to comply with the minimum distances established in Section 6.4.C.i.

The response letter dated May 1, 2026 states the expansion is anticipated to generate seven additional trucks per day including two additional aggregate truck deliveries, one additional cement truck delivery, and four additional delivery trucks shipping materials offsite. The Township will need to determine if this increase in truck traffic warrants additional traffic information.

26-foot-wide clear paths are shown at the entrance of the site and around the new structures. A secondary access point from White Lake Road is shown west of the primary access drive. Emergency vehicle access circulation is provided on Shet C-3.0. No truck wells are proposed as part of the building expansion.

Non-Motorized Access and Circulation

5-foot-wide concrete pathways are proposed around the accessory office building. No pedestrian pathways are outlined around the expanded structure.

Per Section 5.21, a 6-foot-wide sidewalk is required along the White Lake Road frontage. The applicant is requesting a waiver from this requirement due to the fact that installing such a pathway would require the removal of a significant number of trees and berm that currently provide screening of the facility along White Lake Road.

Public Transit

No public transit services are offered in this area of the Township.

White Lake Township is also served by the Western Oakland Transportation Authority which provides schedule transportation for Township residents with specific needs.

***Items to be Addressed**:*

1) *Township Engineering concerns.*
2) *Township Public Safety concerns.*
3) *The Township will need to determine if the increase in truck traffic warrants additional traffic information.*

PARKING & LOADING

The site currently provides a total of 98 parking spaces. Sheet C-3.0 states the existing parking located near the site's main entrance is sufficient for current and future parking needs. Section 5.11.M states "The amount of required off-street parking space for new uses of buildings, additions thereto, and additions to existing buildings as specified shall be determined in accordance with table in Section 5.11.M." Utilizing the calculations provided in Section 5.11.M, it is estimated that current uses on the site would require 83 parking spaces. Per the flexibility granted to the Planning Commission via to allow 75%-125% of required parking, the existing parking appears to be sufficient.

Parking lots are required to be constructed of asphalt or concrete and require concrete curbing around the perimeter of the parking area. However given the current parking lot was accepted during the last amended site plan review in 2020, the lot may remain as-is so long as sufficient parking is provided by the lot in its current condition. If additional parking is needed, the parking lot will need to be brought into compliance with current layout, construction, and placement standards.

The response letter dated May 1,2026 states loading zones are utilized throughout the site but are not permanently placed due to the nature of operations. Trucks are loaded and unloaded per the type of materials being handled and their location on the lot at any given time. Therefore, loading zones cannot be provided on the site plan.

***Items to be Addressed**:*

1. *Planning Commission to determine applicants request to not show loading zones on the site plan per applicants explanation provided in the response letter dated May 1, 2026.*
2. *The parking lot may remain as-is so long as sufficient parking is provided by the lot in its current condition. If additional parking is needed, the parking lot will need to be brought into compliance with current layout, construction, and placement standards.*

ESSENTIAL SERVICES & UTILITIES

The site is served by DTE for electricity and Consumers for gas. Proposed septic and well are shown on Sheet C-4.1. We defer to Township Engineering on the designs and placement of these systems.

We defer to Township Public Safety to determine the feasibility of site design and fire lanes.

Items to be Addressed:

1) *Any cited concerns of Township Engineering.*
2) *Any cited concerns of Township Public Safety.*

LANDSCAPING & SCREENING

Sheets C-10.0 and L-1 provide information regarding proposed landscaping screening along White Lake Road.

Greenbelts

Property Line	Required	Provided	Compliant
North (ROW)	Approx. 2,440 feet – 81 large deciduous or evergreen trees and 650 shrubs	31 large deciduous or evergreen trees, and 0 shrubs. Existing vegetation	No / Waiver Required
East (AG)	A1 or A2 Land Form Buffer and Screen Wall	Existing Vegetation	No / Waiver Required
South (ROS)	None	Existing Vegetation	Yes
West (AG)	A1 or A2 Land Form Buffer and Screen Wall	Existing Vegetation	No / Waiver Required

The Planning Commission will need to consider the site's existing vegetation and proposed infill landscaping to assess if waivers are appropriate or additional landscaping or screening is necessary.

Parking lot landscaping will be required if the parking area requires expansion and therefore current standards shall apply.

The response letter dated May 1, 2026, states the site does not have, nor plans to install, a trash enclosure. The property utilizes several 10-yard dumpsters that are moved throughout the site according to operations.

All ground and rooftop equipment will need to be screened per Section 5.19. The applicant states the only rooftop equipment proposed are for the new 3,440 training building and will be screened on three sides as shown on Sheet A4.

Items to be Addressed: *The Planning Commission will need to consider the site's existing vegetation and proposed infill landscaping to assess if waivers are appropriate or additional landscaping or screening is*

necessary. If waivers are granted, they should only apply to this specific amended site plan. Future expansions of structure or operations will require new waiver requests.

PERFORMANCE STANDARDS

The performance standards are outlined in Section 5.18. The applicant states no additional noise is anticipated from the expanded operations.

Building lighting is proposed for the expanded structure and small accessory office building. The proposed lighting meets standards.

Items to be Addressed: *None.*

SIGNAGE

No signage is proposed on the site plan.

Items to be Addressed: *None.*

ARCHITECTURE & LAYOUT

Elevations and floor plans for both buildings are provided on Sheets A1 through A4. The expanded structure will be constructed of split faced concrete clock and metal siding. The accessory office building will be constructed solely of split faced concrete block with four clear windows on the east and west elevation.

Items to be Addressed: *None*

SUMMARY

This review has concluded that due to the relatively unique requirements of concrete product manufacturing and the consistency of long-standing operations on the site, there is enough information provided for the Planning Commission to consider the proposed building expansion and new construction.

We do note that one of the most important considerations for the proposal is ensuring the screening of the existing and proposed site operations from White Lake Road as well as ensuring that if the onsite outdoor storage area requires expansion due to the amended site plan, or any future operations, a special land use permit shall be required.

Waivers, modifications and determinations, as well as potential conditions of approval, are provided on the next page for the Planning Commissions consideration.

Waivers / Modifications / Determinations

1. *We recommend the site plan be updated showing specifically where existing materials stored outside are to be relocated prior to the issuance of a certificate of occupancy. This will ensure no unintended expansion of the outdoor storage has taken place. If the outdoor storage must be expanded to accommodate the proposed improvements, or the applicant seeks to expand outdoor storage for future operations, then a special land use permit shall be required.*
2. *Planning Commission to determine applicants request to not show loading zones on the site plan per applicant's explanation provided in the response letter dated May 1, 2026.*
3. *The Planning Commission will need to consider the site's existing vegetation and proposed infill landscaping to assess if waivers are appropriate or additional landscaping or screening is necessary. If waivers are granted, they should only apply to this specific amended site plan. Future expansions of structure or operations will require new waiver requests.*

Potential Conditions

1. *Any items cited by Township Engineering.*
2. *Any items cited by Township Public Safety.*
3. *The Township will need to determine if the increase in truck traffic warrants additional traffic information.*
4. *The parking lot may remain as-is so long as sufficient parking is provided by the lot in its current condition. If additional parking is needed, the parking lot will need to be brought into compliance with current layout, construction, and placement standards.*

Respectfully,

CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner

Fire Department
Charter Township of White Lake

7420 Highland Road
White Lake, MI 48383
Office (248) 698-3993
www.whitelaketwp.com/fire

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 05-13-2026

Project: MACK INDUSTRIES

Job #: 20-0295.01

Date on Plans: 04-30-2026

The Fire Department has the following comments regarding the 2nd review of preliminary site plans for the project known as MACK INDUSTRIES

1. The Fire Dept has no further comments at this time.

2. The access drive and parking lot shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities.

3. Due to the proposed building height (exceeding 30 feet), Aerial Fire Apparatus Access Roads shall apply.
    a. Shown the access drive to the proposed building with dimensions on future reviews.
    b. Width. The access drive shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building.
    c. Proximity to the Building. A minimum of 15 feet, and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building as approved.
    d. Obstructions. Overhead utility and power lines shall not be located over the Aerial Fire Apparatus Road / drive or between the road / drive and the building.

4. D104.1 Buildings or facilities exceeding 30 feet or three stories in height shall not have fewer than two means of fire apparatus access for each structure.

    D104.2 Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

5. The required turning radius shall accommodate the largest Fire Department apparatus (50') and provide a turn radius profile showing apparatus movement on future plans.

Fire Department
Charter Township of White Lake

7420 Highland Road
White Lake, MI 48383
Office (248) 698-3993
www.whitelaketwp.com/fire

6. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.

7. Provide a complete scope of use including manufacturing details.

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

Plans are reviewed using the International Fire Code (IFC), 2021 Edition and Referenced NFPA Standards.

PRELIMINARY SITE PLANS

MACK INDUSTRIES

8275 WHITE LAKE ROAD

WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

MACK INDUSTRIES

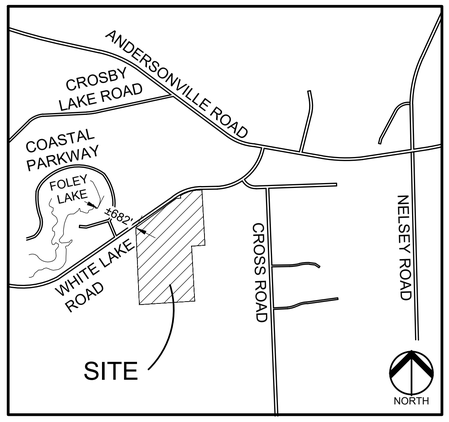
PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
3/30/2026		SITE PLAN APPROVAL

PROJECT NARRATIVE:

The proposed development involves a significant expansion of the Mack Industries facility located in White Lake, Michigan, centered around a 134,580-square-foot industrial addition to the existing manufacturing building. This expansion is specifically designed to support the production of precast concrete products, including manholes, pipes, underground detention structures, and various other concrete storm devices. The building layout incorporates strategically placed overhead doors to facilitate efficient truck circulation and the seamless transfer of materials produced inside the facility. Trucks will deliver raw materials for construction directly to the production area, and once the manufacturing process is complete, finished products will be moved via these overhead doors to various designated outdoor locations on the property for curing and storage.

To further support site operations and the workforce, a smaller satellite building will be constructed near the larger addition to house a training room, lockers, and restrooms. This auxiliary structure includes a single van-accessible concrete pad placed against the perimeter sidewalk to ensure full compliance with accessibility standards. To ensure a sensitive transition between land uses, 31 additional 8' ht. evergreen trees have been added to fill gaps in the existing vegetation to increase the buffer along White Lake Road frontage.

Infrastructure for the site includes a new water well to provide a domestic water connection to both proposed structures, along with a dedicated sanitary septic system to service the satellite building's restrooms. Stormwater management for the project will primarily handle roof runoff directed to the north of the property. Consistent with the existing facility's drainage strategy, this runoff will be collected and managed through a detention and infiltration system, ensuring efficient subsurface disposal and natural groundwater recharge.



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	OVERALL SITE PLAN
C-3.1	PRELIMINARY DIMENSION PLAN
C-4.1	PRELIMINARY ENGINEERING PLAN
C-8.0	STORMWATER MANAGEMENT PLAN
C-9.0	NOTES AND DETAILS
C-10.0	WHITE LAKE ROAD SCREENING
L-1.0	LANDSCAPE PLAN
1 OF 1	PHOTOMETRIC PLAN
	ARCHITECTURAL PLANS
A1	FLOOR PLAN
A2	BUILDING ELEVATIONS
A3	TRAINING ROOM FLOOR PLAN
A4	TRAINING ROOM ELEVATIONS

STATE OF MICHIGAN
JOHN K STEBELTON
Licensed Professional Engineer
License No. 6201311659

DESIGN TEAM

OWNER

MACK INDUSTRIES
8265 WHITE LAKE ROAD
WHITE LAKE TWP., MI 48386
CONTACT: HOWARD MACK
PHONE: 248.249.3458
EMAIL: HMACK@MACKCONCRETE.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JOHN HOUSER, PE
PHONE: 844.813.2949
EMAIL: JHOUSER@PEAGROUP.COM

CONTRACTOR

SALZEIDER, INC.
40900 WOODWARD AVE., SUITE 275
BLOOMFIELD HILLS, MI
CONTACT: SCOTT SALZEIDER
PHONE: 248.388.7869
EMAIL: SSALZEIDER@SALZEIDERINC.COM

ARCHITECT

PUCCI + VOLLMAR ARCHITECTS, PC
508 E. GRAND RIVER AVE., SUITE 100B
BRIGHTON, MI 48116-1566
CONTACT: KARL F. VOLLMAR
PHONE: .810.225.2930
EMAIL: KARL@PV-ARCHITECTS.COM

LANDSCAPE ARCHITECT

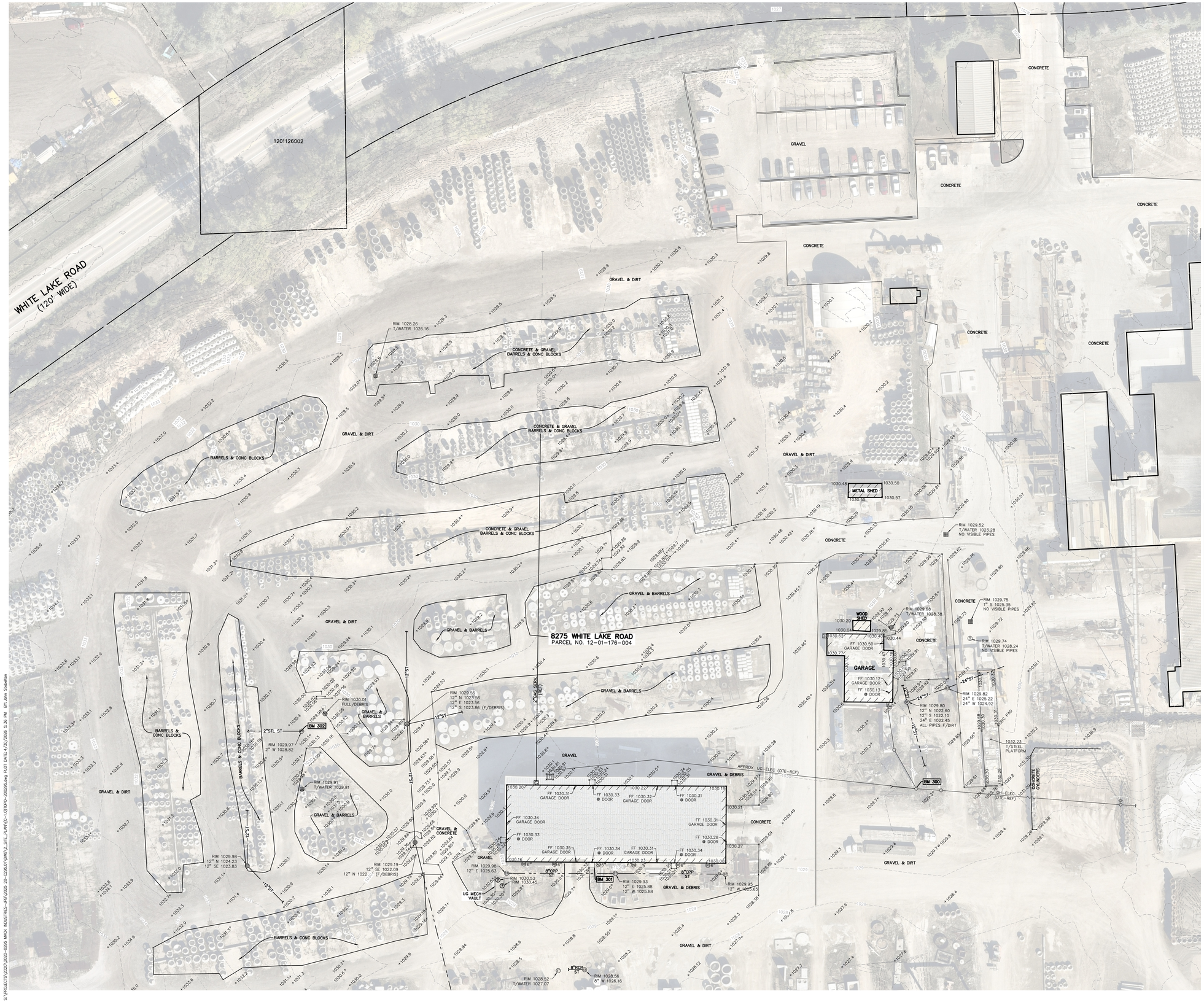
PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	3/30/2026
CITY COMMENTS	4/30/2026

NOT FOR CONSTRUCTION

PEA GROUP | MACK INDUSTRIES | PEA JOB NO. 2020-2295.01 | PRELIMINARY SITE PLANS



LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE & METER
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT, MANHOLE & CULVERT
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & GUARD POST
- EX. LIGHT POLE & YARD LIGHT
- EX. PUBLIC LIGHTING MANHOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC, TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- (R) (M) (C) RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

ELECTRIC	DTE ELECTRIC MAP 235-428, DATED 03/24/2026
GAS	CONSUMERS ENERGY ON-LINE PORTAL

LEGAL DESCRIPTION:
(Per Oakland County)

PARCEL ID 12-01-176-004
Land in the Township of White Lake, Oakland County, Michigan, described as follows:

T3N, R8E, SEC 1 PART OF E 1/2 OF NW FRAC 1/4 LYING SLY OF RELOC WHITE LAKE RD EXC THAT PART IN PCL BEG AT PT DIST N 87-19-55 W 6.73 FT & N 88-34-10 W 195.66 FT FROM N 1/4 COR, TH S 03-22-50 W 238.05 FT, TH N 88-34-10 W 133.07 FT, TH N 03-22-50 E 238.05 FT, TH S 88-34-10 E 133.07 FT TO BEG, ALSO PART OF W 1/2 OF NE FRAC 1/4 BEG AT N 1/4 COR, TH S 87-39-00 E 306.43 FT, TH S 01-15-20 W 1386.22 FT, TH N 89-05-00 W 308.50 FT, TH N 01-20-34 E 1393.90 FT TO BEG, ALSO PART OF W 1/2 OF NE FRAC 1/4 & PART OF E 1/2 OF NW FRAC 1/4 BEG AT PT DIST S 87-39-00 E 306.43 FT FROM N 1/4 COR, TH S 87-39-00 E 510.08 FT, TH S 01-15-20 W 1373.46 FT, TH N 89-05-00 W 510 FT, TH N 01-15-20 E 1386.22 FT TO BEG EXC BEG AT PT DIST S 87-39-00 E 306.31 FT FROM N 1/4 COR, TH S 87-39-00 E 460.44 FT, TH ALG CURVE CONCAVE NWLY, RAD 910 FT, CHORD BEARS S 81-54-36 W 329.95 FT, DIST OF 331.79 FT, TH N 87-38-42 W 134.81 FT, TH N 01-15-20 E 59.79 FT TO BEG 90.95 A 11-2-20 FR 003 & 201-005

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
SET BENCH TIE IN THE SOUTHWEST FACE OF A POWER POLE LOCATED APPROX. 172' EAST FROM THE NORTHEAST BUILDING CORNER.
ELEV - 1031.31

BM #301
SCRIBED '+' ONT HE SOUTHEAST CORNER OF A CONCRETE FROST SLAB LOCATED ON THE SOUTH SIDE OF THE BUILDING, APPROX. 80' SOUTHEAST FROM THE SOUTHWEST BUILDING CORNER.
ELEV - 1030.26

BM #302
DIMPLE ON THE NORTH RIM OF A STORM MANHOLE LOCATED APPROX. 193' NORTHWEST FROM THE NORTHWEST BUILDING CORNER.
ELEV - 1029.96

PEA GROUP
t: 844.813.2949
www.peagroup.com

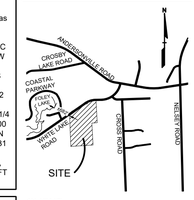
STATE OF MICHIGAN
JOHN K STEBELTON
LICENSED PROFESSIONAL ENGINEER
License No. 6201311659

NORTH

0 20 40 80
SCALE: 1" = 40'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SALZEIDER, INC.
40900 WOODWARD AVE. SUITE 275
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
CITY COMMENTS	4-30-26

ORIGINAL ISSUE DATE:
MARCH 30, 2026

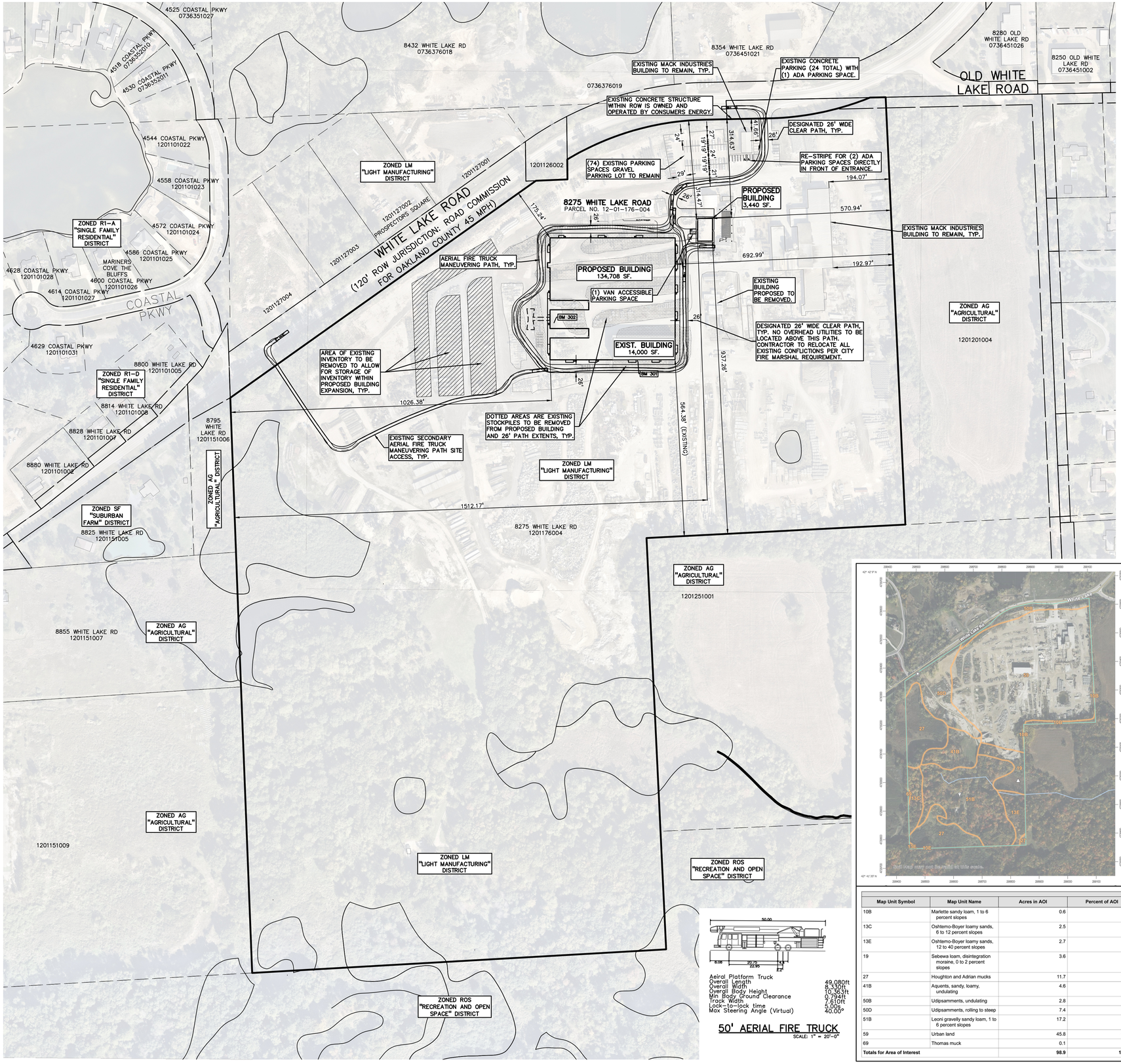
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	20-0295.01
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\2020-0295 MACK INDUSTRIES - JPS\2026 20-0295.01\DWG\2_SITE_PLAN\(C-1.0)TOPO-2026[Rev].dwg PLOT DATE: 4/30/2026 5:36 PM BY: John Stebelton



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	0.6	0.6%
13C	Oshtemo-Boyer loamy sands, 6 to 12 percent slopes	2.5	2.5%
13E	Oshtemo-Boyer loamy sands, 12 to 40 percent slopes	2.7	2.7%
19	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	3.6	3.6%
27	Houghton and Adrian mucks	11.7	11.8%
41B	Aquents, sandy, loamy, undulating	4.6	4.7%
50B	Udipsamments, undulating	2.8	2.8%
50D	Udipsamments, rolling to steep	7.4	7.5%
51B	Leoni gravelly sandy loam, 1 to 6 percent slopes	17.2	17.4%
59	Urban land	45.8	46.4%
69	Thomas muck	0.1	0.1%
Totals for Area of Interest		**98.9**	**100.0%**

LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE & METER
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT, MANHOLE & CULVERT
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & GUARD POST
- EX. LIGHT POLE & YARD LIGHT
- EX. PUBLIC LIGHTING MANHOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- (R) (M) (C) RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

ELECTRIC	DTE ELECTRIC MAP 235-428, DATED 03/24/2026
GAS	CONSUMERS ENERGY ON-LINE PORTAL

LEGAL DESCRIPTION:
(Per Oakland County)

PARCEL ID 12-01-176-004
Land in the Township of White Lake, Oakland County, Michigan, described as follows:

T3N, R8E, SEC 1 PART OF E 1/2 OF NW FRAC 1/4 LYING SLY OF RELOC WHITE LAKE RD EXC THAT PART IN PCL BEG AT PT DIST N 87-19-55 W 6.73 FT & N 88-34-10 W 195.66 FT FROM N 1/4 COR, TH S 03-22-50 W 238.05 FT, TH N 88-34-10 W 133.07 FT, TH N 03-22-50 E 238.05 FT, TH S 88-34-10 E 133.07 FT TO BEG, ALSO PART OF W 1/2 OF NE FRAC 1/4 BEG AT N 1/4 COR, TH S 87-39-00 E 306.43 FT, TH S 01-15-20 W 1386.22 FT, TH N 89-05-00 W 308.50 FT, TH N 01-20-34 E 1393.90 FT TO BEG, ALSO PART OF W 1/2 OF NE FRAC 1/4 & PART OF E 1/2 OF NW FRAC 1/4 BEG AT PT DIST S 87-39-00 E 306.43 FT FROM N 1/4 COR, TH S 87-39-00 E 510.08 FT, TH S 01-15-20 W 1373.46 FT, TH N 89-05-00 W 510 FT, TH N 01-15-20 E 1386.22 FT TO BEG EXC BEG AT PT DIST S 87-39-00 E 306.31 FT FROM N 1/4 COR, TH S 87-39-00 E 460.44 FT, TH ALG CURVE CONCAVE NWLY, RAD 910 FT, CHORD BEARS S 81-54-36 W 329.95 FT, DIST OF 331.79 FT, TH N 87-38-42 W 134.81 FT, TH N 01-15-20 E 59.79 FT TO BEG 90.95 A 11-2-20 FR 003 & 201-005

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
SET BENCH TIE IN THE SOUTHWEST FACE OF A POWER POLE LOCATED APPROX. 172' EAST FROM THE NORTHEAST BUILDING CORNER.
ELEV - 1031.31

BM #301
SCRIBED '+' ONT HE SOUTHEAST CORNER OF A CONCRETE FROST SLAB LOCATED ON THE SOUTH SIDE OF THE BUILDING, APPROX. 80' SOUTHEAST FROM THE SOUTHWEST BUILDING CORNER.
ELEV - 1030.26

BM #302
DIMPLE ON THE NORTH RIM OF A STORM MANHOLE LOCATED APPROX. 193' NORTHWEST FROM THE NORTHWEST BUILDING CORNER.
ELEV - 1029.96

SITE DATA TABLE:

SITE AREA: 93.20 ACRES (4,059,923 SF.) NET AND GROSS

ZONING: LM - LIGHT MANUFACTURING

PROPOSED USE: MANUFACTURING
(EXISTING 14,000 SF. + PROPOSED ADDITIONAL 134,708 SF.)
OFFICE (PROPOSED 3,440 SF.)

BUILDING INFORMATION:
- MAXIMUM ALLOWABLE BUILDING HEIGHT = 40 FT.(2 STORIES)
- PROPOSED BUILDING HEIGHT = 1 STORY
  HIGH POINT = 50'-4"
  LOW POINT = 37'-4"
  AVERAGE HEIGHT = 43'-10"

***VARIANCE OBTAINED ON 4-23-2026

- BUILDING FOOTPRINT AREA

= PR. + EX. MANUFACTURING = 14,000 SF. + 134,708 SF. = 148,708 SF.
= PROPOSED OFFICE = 3,440 SF.
= EXISTING EAST SITE BUILDINGS = 46,197 SF.

TOTAL = 148,708 + 3,440 + 46,197 = 198,345 SF.

- BUILDING LOT COVERAGE = 198,345 / 4,059,923 = 4.89%

SETBACK REQUIREMENTS:	PROPSOED:	REQUIRES:
• FRONT (NORTH)	175.24'	70'
• SIDE (EAST)	192.97'	50'
• SIDE (WEST)	1026.38' (EXISTING)	50'
• REAR (SOUTH)	564.38'	100'

PARKING CALCULATIONS:

REQUIRED:
- PER OWNER NEEDS, PARKING IS CURRENTLY MET AND WILL CONTINUE TO BE MET WITHIN THE EXISTING NORTHERN PARKING LOT.

PROVIDED: 99 PARKING SPACES (INLC. 4 BARRIER FREE W/ 1 VAN)

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

REFER TO MAP AND LEGEND ON THIS SHEET

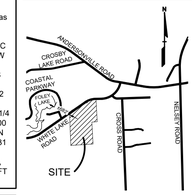
PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JOHN K STEBELTON
LICENSE No. 6201311659
REGISTERED PROFESSIONAL ENGINEER

NORTH
0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS AND ARE NOT WARRANTEED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SALZEIDER, INC.
40900 WOODWARD AVE. SUITE 275
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
CITY COMMENTS	4-30-26

ORIGINAL ISSUE DATE:
MARCH 30, 2026

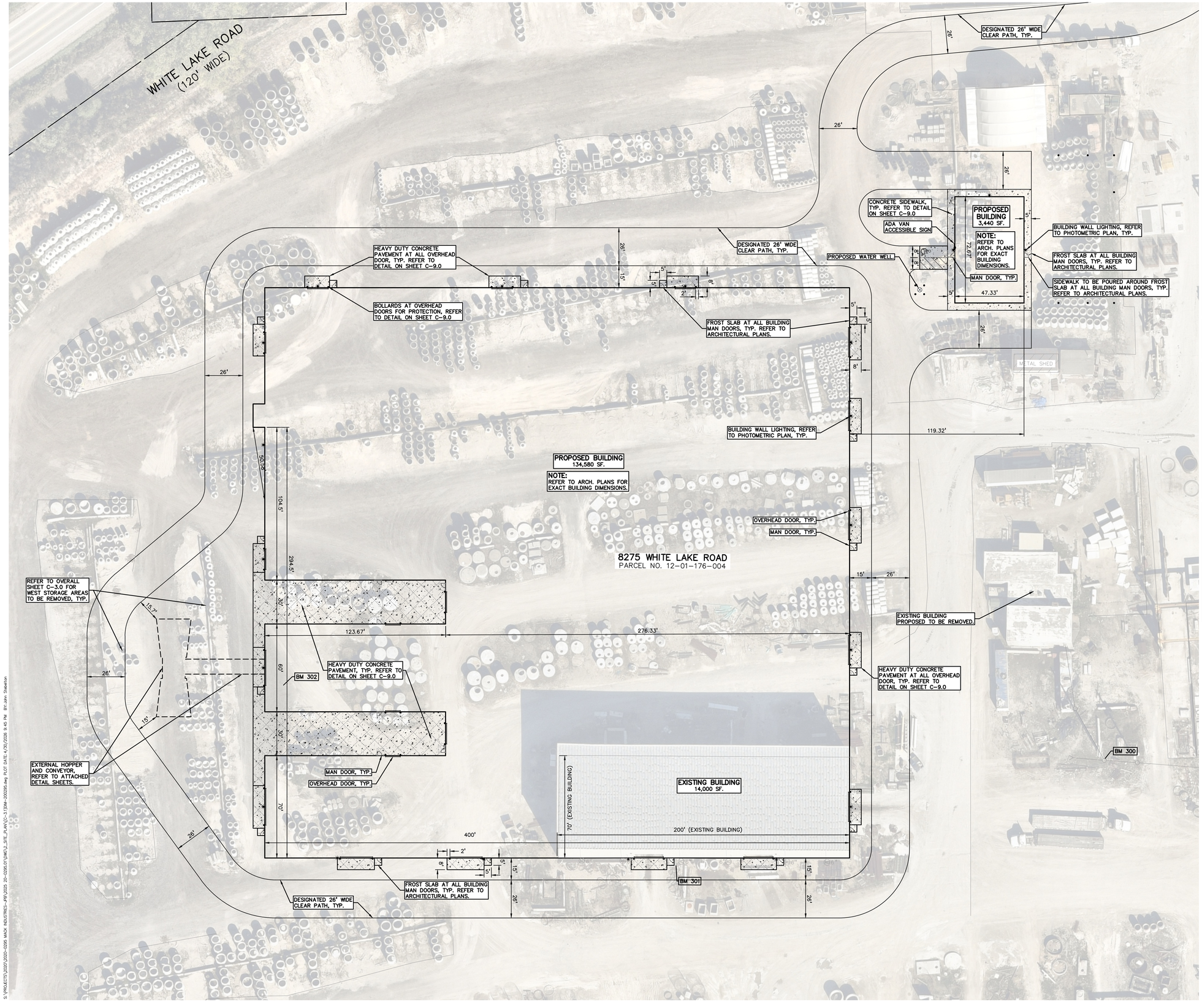
DRAWING TITLE
OVERALL SITE PLAN

PEA JOB NO.	20-0295.01
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\20-0295 MACK INDUSTRIES--JPB\2025 20-0295.01\DWG\3_SITE_PLAN\[C-3.0]MAC-20295.dwg PLOT DATE: 4/30/2026 9:45 PM BY: John Stebelton



LEGEND:

OH-ELEC	EX. OH, ELEC, POLE & GUY WIRE
UG-CATV	EX. U.G. CABLE TV & PEDESTAL
UG-COMM	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
UG-ELEC	EX. U.G. ELEC,MANHOLE & METER
	EX. GAS LINE
GAS	EX. GAS VALVE & GAS LINE MARKER
T	EX. TRANSFORMER & IRRIGATION VALVE
	EX. WATER MAIN
	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
	EX. WATER VALVE BOX & SHUTOFF
	EX. SANITARY SEWER
	EX. SANITARY CLEANOUT & MANHOLE
	EX. COMBINED SEWER MANHOLE
	EX. STORM SEWER
	EX. CLEANOUT, MANHOLE & CULVERT
	EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
	EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
	EX. UNIDENTIFIED STRUCTURE
U	EX. MAILBOX, SIGN & GUARD POST
	EX. LIGHT POLE & YARD LIGHT
P	EX. PUBLIC LIGHTING MANHOLE
X	EX. FENCE
	EX. GUARD RAIL
	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
+724	EX. TREE TAG, & TREE LINE
+696.91	EX. SPOT ELEVATION
670	EX. CONTOUR
	EX. WETLAND
	IRON FOUND / SET
	NAIL FOUND / NAIL & CAP SET
	BRASS PLUG SET
	MONUMENT FOUND / SET
	SECTION CORNER FOUND
(R) (M) (C)	RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

ELECTRIC	DTE ELECTRIC MAP 235-428, DATED 03/24/2026
GAS	CONSUMERS ENERGY ON-LINE PORTAL

LEGAL DESCRIPTION:
(Per Oakland County)

PARCEL ID 12-01-176-004
Land in the Township of White Lake, Oakland County, Michigan, described as follows:

T3N, R8E, SEC 1 PART OF E 1/2 OF NW FRAC 1/4 LYING SLY OF RELOC WHITE LAKE RD EXC THAT PART IN PCL BEG AT PT DIST N 87-19-55 W 6.73 FT & N 88-34-10 W 195.66 FT FROM N 1/4 COR, TH S 03-22-50 W 238.05 FT, TH N 88-34-10 W 133.07 FT, TH N 03-22-50 E 238.05 FT, TH S 88-34-10 E 133.07 FT TO BEG, ALSO PART OF W 1/2 OF NE FRAC 1/4 BEG AT N 1/4 COR, TH S 87-39-00 E 306.43 FT, TH S 01-15-20 W 1386.22 FT, TH N 89-05-00 W 308.50 FT, TH N 01-20-34 E 1393.90 FT TO BEG, ALSO PART OF W 1/2 OF NE FRAC 1/4 & PART OF E 1/2 OF NW FRAC 1/4 BEG AT PT DIST S 87-39-00 E 306.43 FT FROM N 1/4 COR, TH S 87-39-00 E 510.06 FT, TH S 01-15-20 W 1373.46 FT, TH N 89-05-00 W 510 FT, TH N 01-15-20 E 1386.22 FT TO BEG EXC BEG AT PT DIST S 87-39-00 E 306.31 FT FROM N 1/4 COR, TH S 87-39-00 E 460.44 FT, TH ALG CURVE CONCAVE NWLY, RAD 910 FT, CHORD BEARS S 81-54-36 W 329.95 FT, DIST OF 331.79 FT, TH N 87-38-42 W 134.81 FT, TH N 01-15-20 E 59.79 FT TO BEG 90.95 A 11-2-20 FR 003 & 201-005

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
SET BENCH TIE IN THE SOUTHWEST FACE OF A POWER POLE LOCATED APPROX. 172' EAST FROM THE NORTHEAST BUILDING CORNER.
ELEV - 1031.31

BM #301
SCRIBED '+' ONT HE SOUTHEAST CORNER OF A CONCRETE FROST SLAB LOCATED ON THE SOUTH SIDE OF THE BUILDING, APPROX. 80' SOUTHEAST FROM THE SOUTHWEST BUILDING CORNER.
ELEV - 1030.26

BM #302
DIMPLE ON THE NORTH RIM OF A STORM MANHOLE LOCATED APPROX. 193' NORTHWEST FROM THE NORTHWEST BUILDING CORNER.
ELEV - 1029.96

LEGEND:

STD DUTY / HEAVY DUTY / R.O.W. ONLY	CONCRETE PAVEMENT
STD DUTY / HEAVY DUTY / DEEP STRENGTH	ASPHALT PAVEMENT
	GRAVEL
	WETLAND
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN
	LIGHTPOLE
	FENCE
	GUARD RAIL

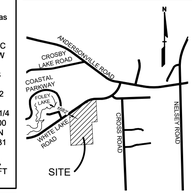
PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JOHN K STEBELTON
LICENSED PROFESSIONAL ENGINEER
License No. 6201311659

NORTH
0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SALZEIDER, INC.
40900 WOODWARD AVE. SUITE 275
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

CITY COMMENTS	4-30-26

ORIGINAL ISSUE DATE:
MARCH 30, 2026

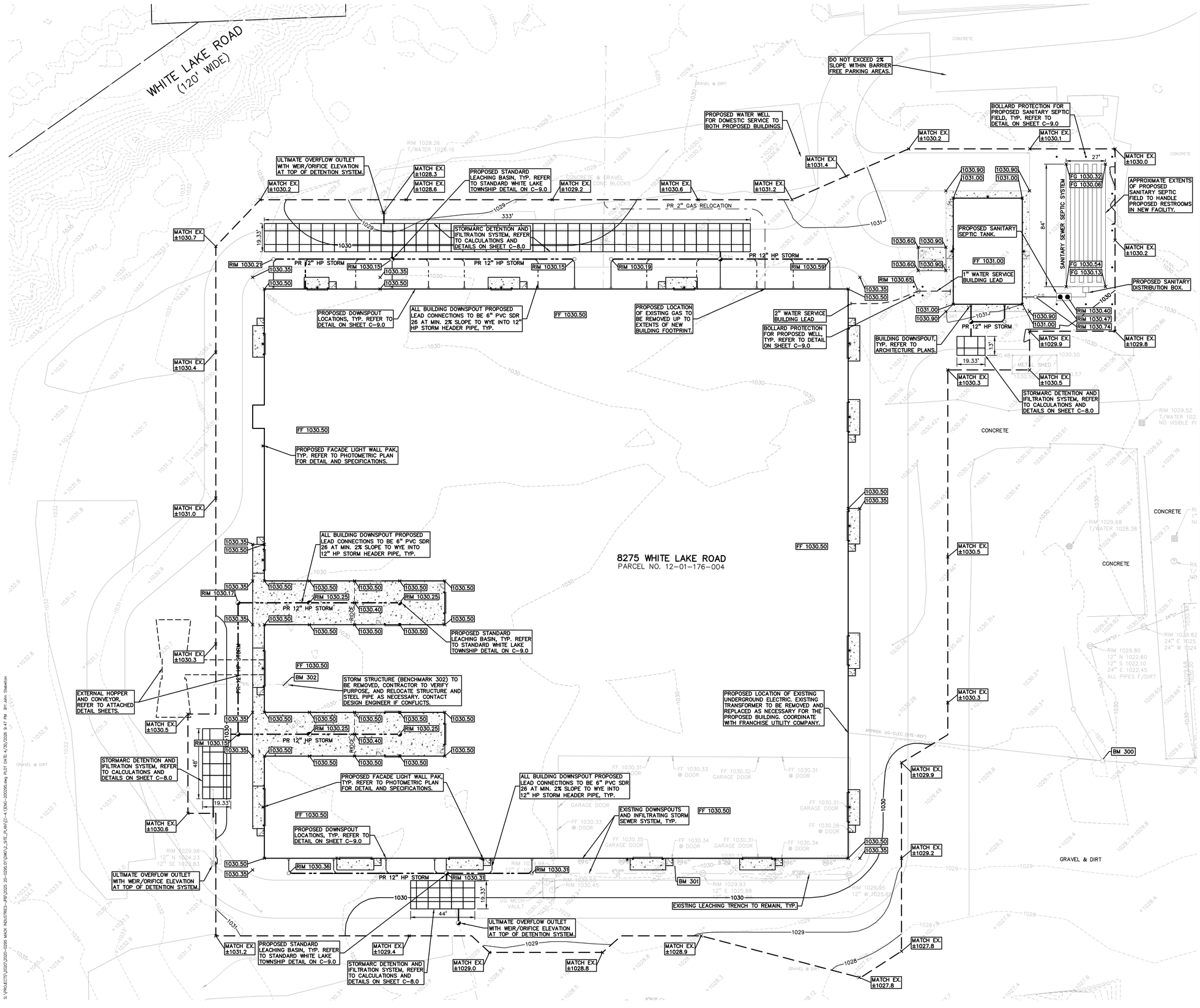
DRAWING TITLE
PRELIMINARY DIMENSION PLAN

PEA JOB NO.	20-0295.01
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\20-0295 MACK INDUSTRIES--JH\2026 20-0295.01\DWG\2_SITE_PLAN\[C-3.1]DIM-20295.dwg PLOT DATE: 4/30/2026 9:45 PM BY: John Stebelton



LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE & METER
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT, MANHOLE & CULVERT
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & GUARD POST
- EX. LIGHT POLE & YARD LIGHT
- EX. PUBLIC LIGHTING MANHOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- (R) (M) (C) RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

ELECTRIC	DTE ELECTRIC MAP 235-428, DATED 03/24/2026
GAS	CONSUMERS ENERGY ON-LINE PORTAL

LEGAL DESCRIPTION:

(Per Oakland County)

PARCEL ID 12-01-176-004
Land in the Township of White Lake, Oakland County, Michigan, described as follows:

T3N, R8E, SEC 1 PART OF E 1/2 OF NW FRAC 1/4 LYING SLY OF RELOC WHITE LAKE RD EXC THAT PART IN PCL BEG AT PT DIST N 87-19-55 W 6.73 FT & N 88-34-10 W 195.66 FT FROM N 1/4 COR, TH S 03-22-50 W 238.05 FT, TH N 88-34-10 W 133.07 FT, TH N 03-22-50 E 238.05 FT, TH S 88-34-10 E 133.07 FT TO BEG, ALSO PART OF W 1/2 OF NE FRAC 1/4 BEG AT N 1/4 COR, TH S 87-39-00 E 306.43 FT, TH S 01-15-20 W 1386.22 FT, TH N 89-05-00 W 308.50 FT, TH N 01-20-34 E 1393.90 FT TO BEG, ALSO PART OF W 1/2 OF NE FRAC 1/4 & PART OF E 1/2 OF NW FRAC 1/4 BEG AT PT DIST S 87-39-00 E 306.43 FT FROM N 1/4 COR, TH S 87-39-00 E 510.08 FT, TH S 01-15-20 W 1373.46 FT, TH N 89-05-00 W 510.51 FT, TH N 01-15-20 E 1386.22 FT TO BEG EXC BEG AT PT DIST S 87-39-00 E 306.31 FT FROM N 1/4 COR, TH S 87-39-00 E 460.44 FT, TH ALG CURVE CONCAVE NWLY, RAD 910 FT, CHORD BEARS S 81-54-36 W 329.95 FT, DIST OF 331.79 FT, TH N 87-38-42 W 134.81 FT, TH N 01-15-20 E 59.79 FT TO BEG 90.95 A 11-2-20 FR 003 & 201-005

BENCHMARKS:

(GPS DERIVED - NAVD88)

BM #300
SET BENCH TIE IN THE SOUTHWEST FACE OF A POWER POLE LOCATED APPROX. 172' EAST FROM THE NORTHEAST BUILDING CORNER.
ELEV - 1031.31

BM #301
SCRIBED '+' ONT HE SOUTHEAST CORNER OF A CONCRETE FROST SLAB LOCATED ON THE SOUTH SIDE OF THE BUILDING, APPROX. 80' SOUTHEAST FROM THE SOUTHWEST BUILDING CORNER.
ELEV - 1030.26

BM #302
DIMPLE ON THE NORTH RIM OF A STORM MANHOLE LOCATED APPROX. 193' NORTHWEST FROM THE NORTHWEST BUILDING CORNER.
ELEV - 1029.96

GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	F = FLUSH WALK
T/P = TOP OF PAVEMENT	G = GUTTER GRADE
T/S = TOP OF SIDEWALK	FF = FINISH FLOOR
T/W = TOP OF WALL	FG = FINISH GRADE
B/W = BOTTOM OF WALL	RIM = RIM ELEVATION

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

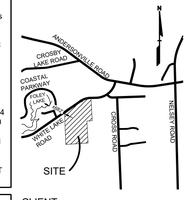
PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JOHN K STEBELTON
LICENSE No. 6201311659
REGISTERED PROFESSIONAL ENGINEER

NORTH
0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SALZEIDER, INC.
40900 WOODWARD AVE. SUITE 275
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
CITY COMMENTS	4-30-26

ORIGINAL ISSUE DATE:
MARCH 30, 2026

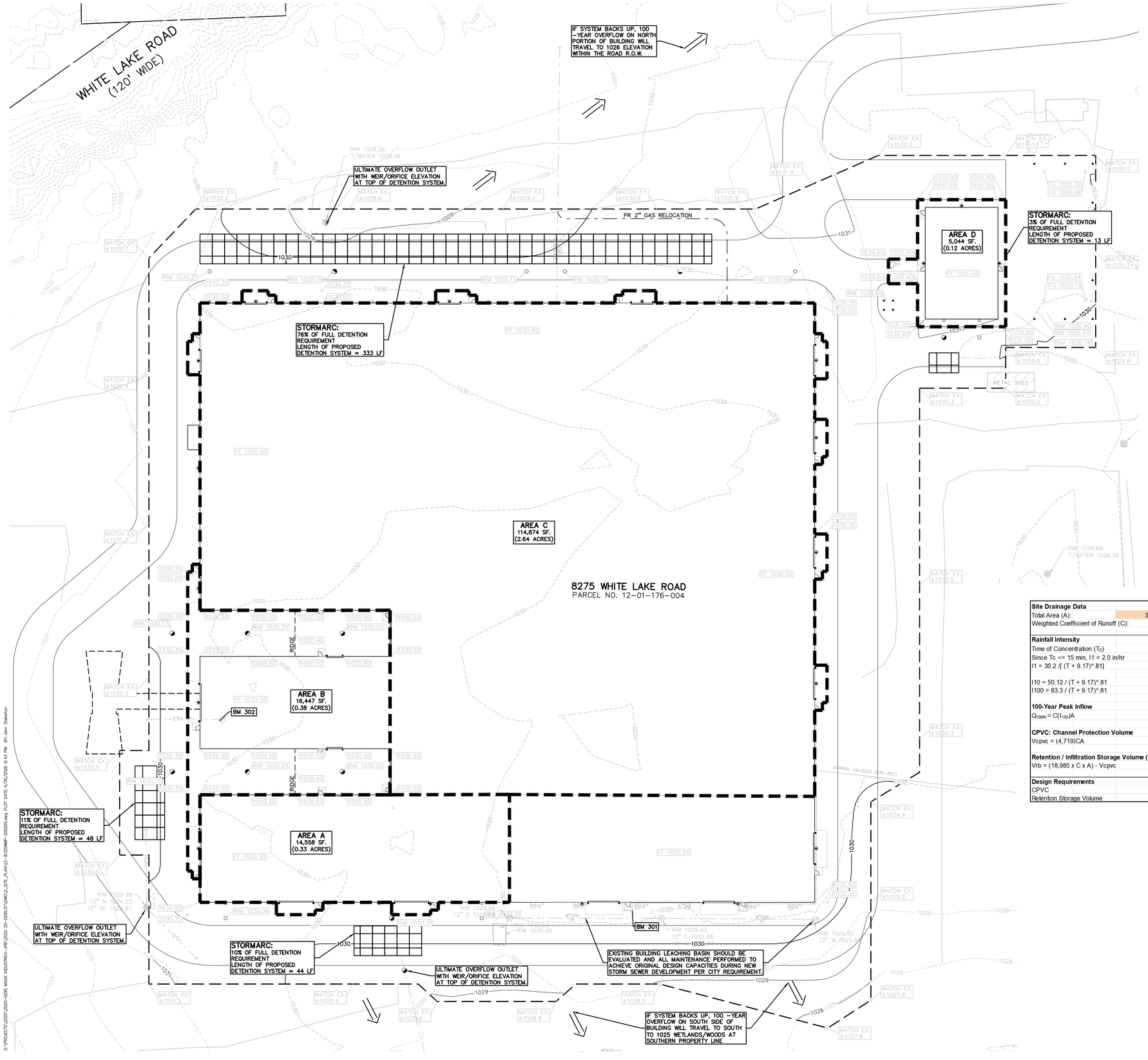
DRAWING TITLE
PRELIMINARY ENGINEERING PLAN

PEA JOB NO.	20-0295.01
P.M.	JH
DN.	JKS
DES.	JKS

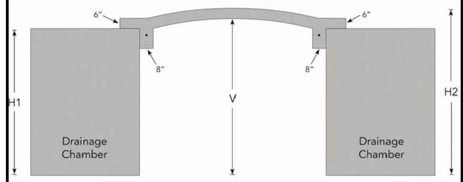
DRAWING NUMBER:
C-4.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\2020-0295 MACK INDUSTRIES-JPB\2020 20-0295.01\PMC\2_SITE_PLAN\C-4.1(2ND-20295).dwg PLOT DATE: 4/29/2026 9:47 PM BY: John Stebelton



STORMARC SPECIFICATIONS

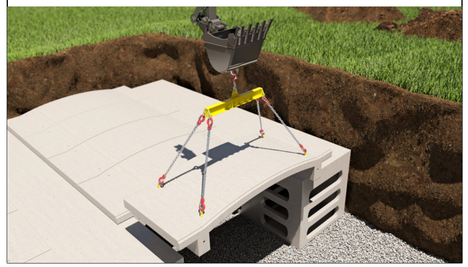


H1 = Height of Chamber	H2 = Top of StormArc	V = Cubic Feet Storage of StormArc for 8'
2'	3'	158.7 ft³
3'	4'	238.0 ft³
4'	5'	317.4 ft³
5'	6'	396.7 ft³
6'	7'	476.06 ft³

StormArc dimenstions are 9.4' W x 4' L x 12" H
(from the top of the chambers)

The length may be modified from 1' – 4'.





Site Drainage Data		
Total Area (A):	3.46	acre
Weighted Coefficient of Runoff (C):	0.95	
Rainfall Intensity		
Time of Concentration (T_C)	10.00	min
Since Tc <= 15 min, I1 = 2.0 in/hr		
I1 = 30.2 /[(T + 9.17)^.81]	2.00	in/hr
I10 = 50.12 / (T + 9.17)^.81	4.58	in/hr
I100 = 83.3 / (T + 9.17)^.81	7.62	in/hr
100-Year Peak Inflow	25.08	cfs
$Q_{100N} = C(I_{100})A$		
CPVC: Channel Protection Volume		
Vcpvc = (4,719)CA	15,532	cf
Retention / Infiltration Storage Volume (Vrb)		
Vrb = (18,985 x C x A) - Vcpvc	46,956	cf

Design Requirements	Volume
CPVC	15,532 cf
Retention Storage Volume	46,956 cf

Provided Pipe Volume:		
Total Length	438	lf
Total Width	19.33	lf
Total Runs	1	ea
Stormarc Height	6	ft
Average Infiltration Area (At)		
At = LF trench x LF wide	8,468	sf
Surface Storage Volume (Vss)		
Vss = At.x H (LF high) x .40	20,323	cf
minus storm pipe void x .40	20,323	cf
	0	cf
Subsurface Storage Volume (Vsubsurface)		
Depth 21AA aggregate below system =	0.5	ft
Vsubsurface =	1,694	cf
Infiltration Volume (Vi) (based on 6 Hr period)		
Ksat = Infiltration Rate per "A" soil group	4.58	in/hr
Sf = Ksat safety factor	1	
Vi = (Ksat x Sf x 6 x At) / 12 in	19,392	cf
Total Sedimentation Storage Volume (Vt)		
Vt = Vss + Vsubsurface + Vi	**21,085**	**cf**
Pipe Storage Design		
Length =	438.00	ft.
Pipe Diameter =	STORMARC	in.
c.f. / ft. = cross section area	59.5075	cf/ft
Volume =	**26064.29**	cf
Total Volume =	**47149.61**	cf ok

SITE AREA DETENTION REQUIREMENT TABLE

AREA	AREA SF	ACRES	RATIO	LF OF PR SYSTEM
AREA A	14558	0.33	0.1	44
AREA B	16447	0.38	0.11	48
AREA C	114874	2.64	0.76	333
AREA D	5044	0.12	0.03	13
		TOTAL	1.00	438

PEA GROUP
t: 844.813.2949
www.peagroup.com

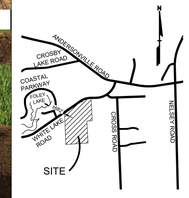
STATE OF MICHIGAN
JOHN K STEBELTON
License No. 6201311659
REGISTERED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SALZEIDER, INC.
40900 WOODWARD AVE. SUITE 275
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

CITY COMMENTS	4-30-26

ORIGINAL ISSUE DATE:
MARCH 30, 2026

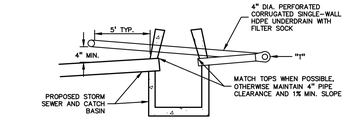
DRAWING TITLE
STORMWATER MANAGEMENT PLAN

PEA JOB NO.	20-0295.01
P.M.	JH
DN.	JKS
DES.	JKS

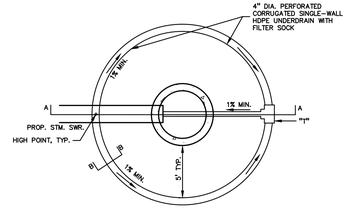
DRAWING NUMBER:
C-8.0

NOT FOR CONSTRUCTION

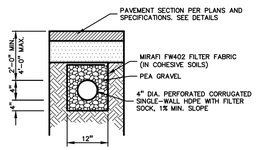
S:\PROJECTS\2020\2020-0295 MACK INDUSTRIES-JFB\2026 20-0295.01\CIVIL\C-8.0(SWMP-20295).dwg PLOT DATE: 4/30/2026 9:43 PM BY: John Stebelton



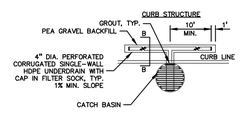
SECTION A–A



PLAN VIEW – PAVEMENT STRUCTURE



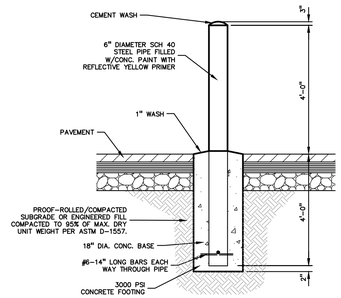
SECTION B–B



PLAN VIEW – CURB STRUCTURE

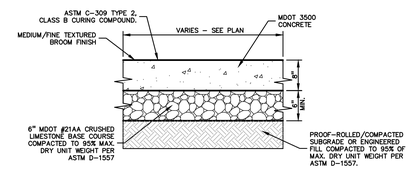
PAVEMENT INLET/CATCH BASIN UNDERDRAIN DETAIL

NOT TO SCALE



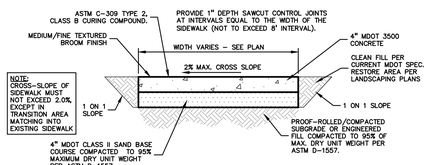
6" DIA. GUARD POST DETAIL

NOT TO SCALE



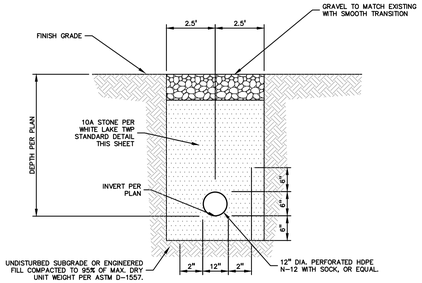
HEAVY DUTY CONCRETE DETAIL

NOT TO SCALE



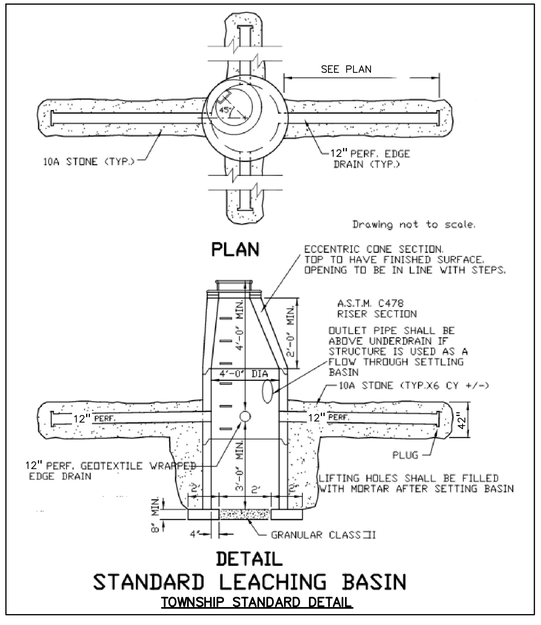
CONCRETE SIDEWALK

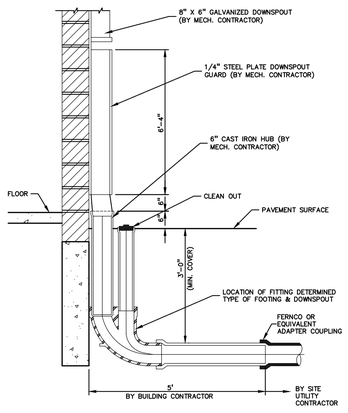
NOT TO SCALE



FRENCH DRAIN DETAIL

NOT TO SCALE





TYPICAL ROOF CONDUCTOR CONNECTION

NOT TO SCALE

S:\PROJECTS\2020\2020-0295 MACK INDUSTRIES-PBP\2025 20-0295.01\DWG\2_SITE_PLAN\C-9.0(DETAIL-20295).dwg PLOT DATE: 4/30/2026 5:43 PM BY: John Staelton

PEA GROUP
t: 844.813.2949
www.peagroup.com

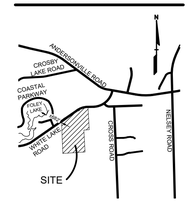
STATE OF MICHIGAN
JOHN K STEBELTON
License No. 6201311659
REGISTERED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT GUARANTEED TO BE ACCURATE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SALZEIDER, INC.
40900 WOODWARD AVE. SUITE 275
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
CITY COMMENTS	4-30-26

ORIGINAL ISSUE DATE:
MARCH 30, 2026

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	20-0295.01
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-9.0

NOT FOR CONSTRUCTION













PEA GROUP
t: 844.813.2949
www.peagroup.com

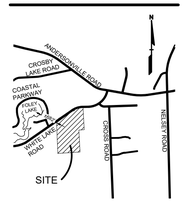
STATE OF MICHIGAN
JOHN K STEBELTON
License No. 6201311659
LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SALZEIDER, INC.
40900 WOODWARD AVE. SUITE 275
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
CITY COMMENTS	4-30-26

ORIGINAL ISSUE DATE:
MARCH 30, 2026

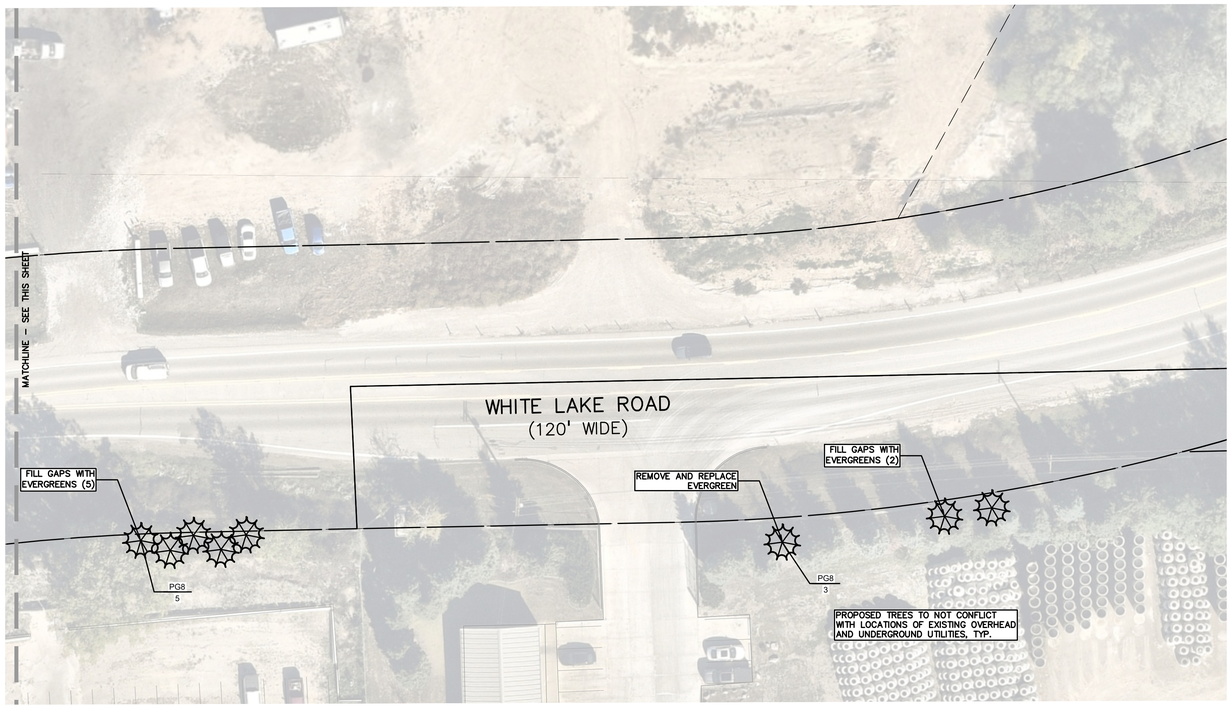
DRAWING TITLE
WHITE LAKE ROAD SCREENING

PEA JOB NO.	20-0295.01
P.M.	JH
DN.	JKS
DES.	JKS

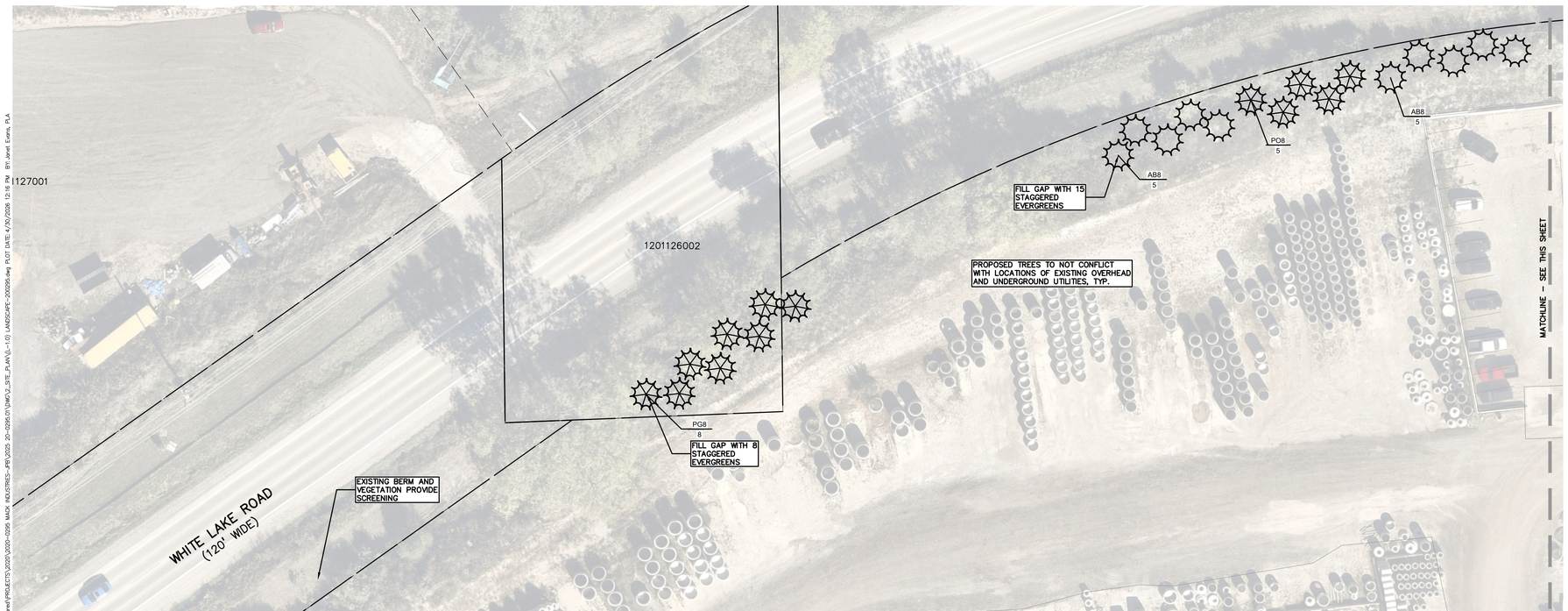
DRAWING NUMBER:
C-10.0

NOT FOR CONSTRUCTION

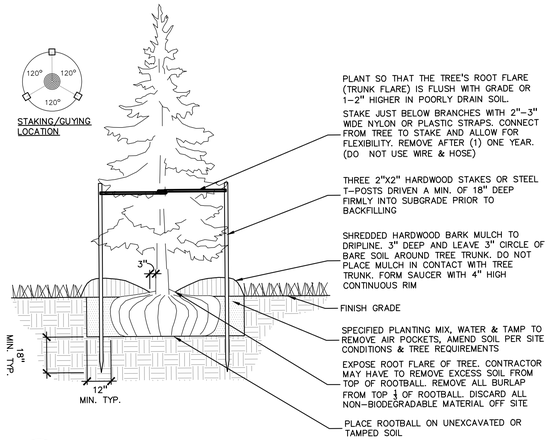
S:\PROJECTS\2020\2020-0295 MACK INDUSTRIES - PB\2025 20-0295.01\DWG\3_SITE PLAN\[C-10.0]SCREEN- 20295.dwg PLOT DATE: 4/30/2026 5:34 PM BY: John Stebelton



EAST END (A, B)



WEST END (A, B)



1 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
EVERGREEN TREES								
AB8	10	ABIES BALSAMEA	BALSAM FIR	8' HT.	B&B	PER PLAN	NATIVE	
PG8	16	PICEA GLAUCA	WHITE SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PO8	5	PICEA OMORIKA	SERBIAN SPRUCE	8' HT.	B&B	PER PLAN	NON-NATIVE	
	31	SUBTOTAL:						

KEY:

= PROPOSED SCREENING EVERGREEN TREES PER SCREENING PLAN C-10.0

PER TOWNSHIP COMMENT:
THE TOWNSHIP PC WILL NEED TO CONSIDER THE SITES EXISTING VEGETATION AND PROPOSED INFILL LANDSCAPE TO ASSESS IF WAIVERS ARE APPROPRIATE OR ADDITIONAL LANDSCAPE AND SCREENING IS NECESSARY,

LANDSCAPE CALCULATIONS:

PER WHITE LAKE TOWNSHIP ZONING ORDINANCE

SCREENING PER SECTION 5.19 N. i AND ii.

REQUIRED IF PRESENT:

ALL TRASH ENCLOSURES, IF PRESENT, SHALL BE COMPLETELY SCREENED FROM VIEW, BY A DECORATIVE MASONRY ENCLOSURE WITH A GATE,
MIN. 6' HT.

ALL GROUND MOUNTED AND ROOF TOP EQUIPMENT, IF PRESENT, SHALL BE SCREENED FROM VIEW FROM ANY STREET OR ADJ. PROPERTY BY A DECORATIVE WALL, NOT LESS THAN THE HT. OF THE EQUIPMENT TO BE SCREENED, OR SCREENED BY LANDSCAPING APPROVED BY PC.

NOTES PER WHITE LAKE TOWNSHIP ZONING ORDINANCE:

PINE TREES ARE PROHIBITED IN WHITE LAKE TWPS.

TREES SHALL NOT BE PLANTED CLOSER THAN 4' FEET FROM THE PROPERTY LINE.

SHREDDED HARDWOOD MULCH SHALL BE DOUBLE SHREDDED QUALITY.

ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR 2 YEARS. THOSE WHICH ARE DISEASED OR DEAD MUST BE REPLACED IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN. THE PLANTS MUST BE REPLACED WITH PLANTINGS OF THE SAME SIZE AS THOSE WHICH WERE REMOVED.

A CASH BOND OR STANDBY LETTER OF CREDIT IN AN AMOUNT EQUAL TO 125% OF THE COST TO INSTALL ANY INCOMPLETE IMPROVEMENTS AND 100% OF ANY INSTALLED IMPROVEMENTS MUST BE POSTED FOR TWO YEARS DURING WHICH THE GUARANTEE IS IN EFFECT. THE COMMUNITY DEVELOPMENT DIRECTOR OR HIS DESIGNEE SHALL REVIEW THE AMOUNT OF THE GUARANTEED FOR REASONABLENESS PRIOR TO APPROVAL.

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. ALL PLANT MATERIAL SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM SIZE AT TIME OF INSTALLATION.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
6. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
7. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
8. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
9. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
10. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
11. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
12. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
13. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
14. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
15. ALL PLANTING BEDS SHALL RECEIVE 3" DOUBLE SHREDDED HARDWOOD MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
16. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
17. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
18. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
19. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
20. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1301
REGISTERED LANDSCAPE ARCHITECT

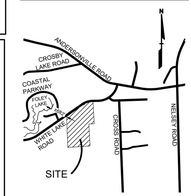
NORTH

0 15 30 60

SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. NO WARRANTY IS MADE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

SALZEIDER, INC.
40900 WOODWARD AVE. SUITE 275
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE

MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
CITY COMMENTS	4-30-26

ORIGINAL ISSUE DATE:
MARCH 30, 2026

DRAWING TITLE

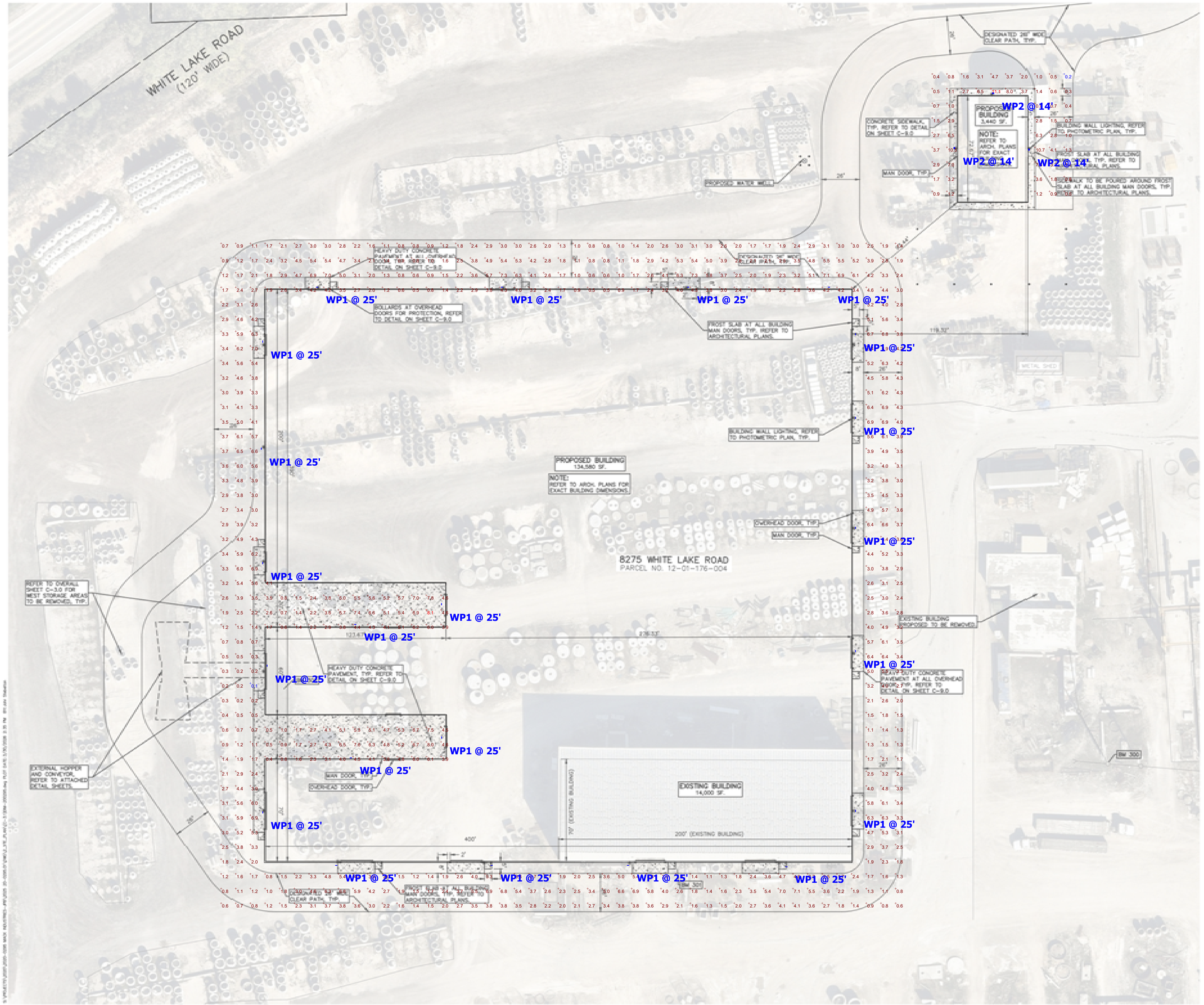
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	20-0295.01
P.M.	JH
DN.	TKC
DES.	JLE

DRAWING NUMBER:

L-1.0

\\pea-fs-file\shared\PROJECTS\2020\2020-0295 MACK INDUSTRIES-JR\2025 20-0295.01\MWO2_SITE_PLAN(L-1.0) LANDSCAPE-20295.dwg PLOT DATE: 4/30/2026 12:16 PM BY: Janet Evans, PLA



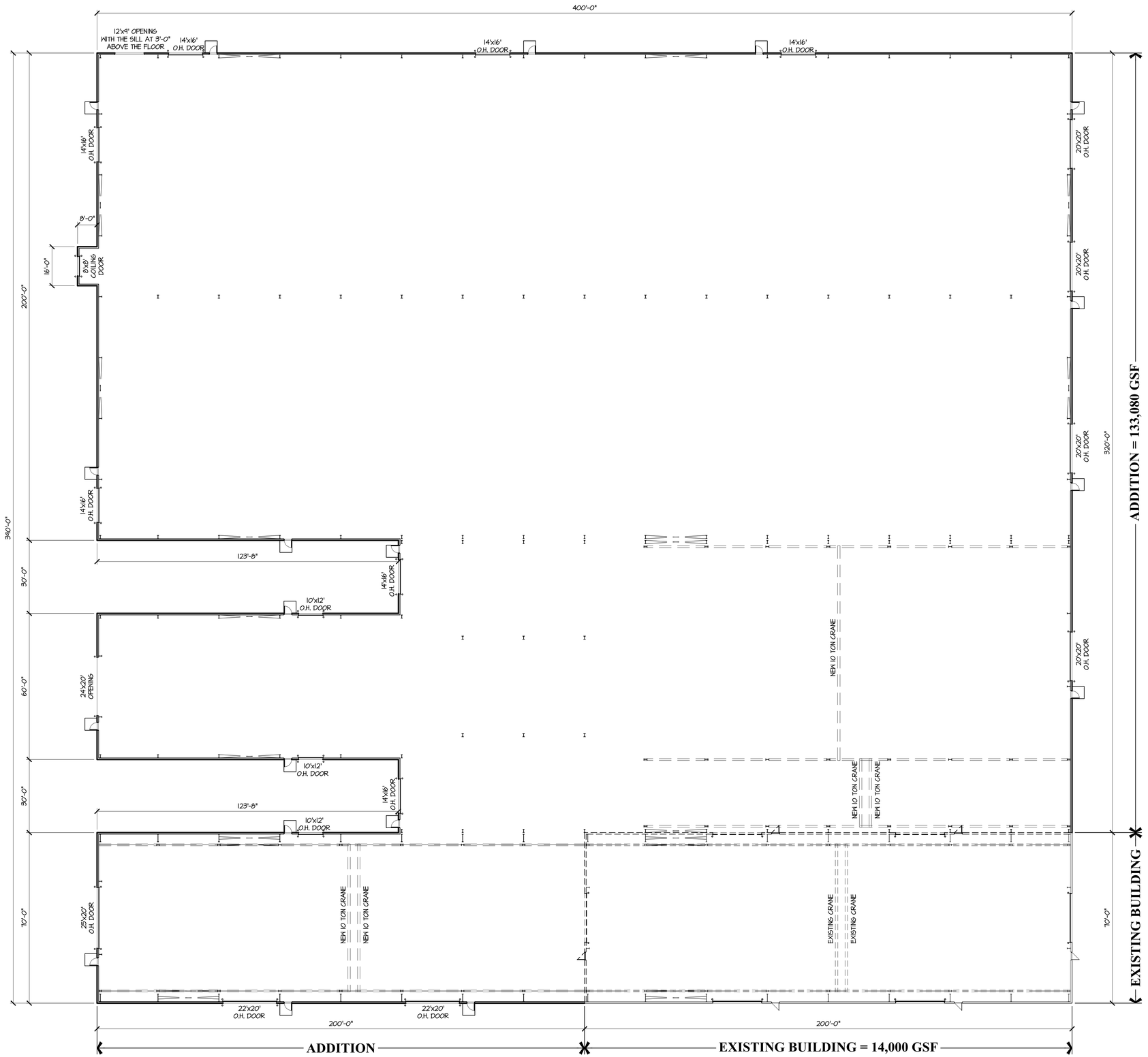
Plan View
Scale - 1" = 25ft

Schedule					
Symbol	Label	QTY	Catalog Number	Lumens per Lamp	Wattage
	WP1	22	ES2-130H-MV-NW-W-DB-450	19562	185.3
	WP2	3	ES1-48H-MV-NW-W-XX-530	181	82.3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	3.3 fc	8.1 fc	0.1 fc	81.0:1	33.0:1
Calc Zone #3	+	2.8 fc	11.1 fc	0.2 fc	55.5:1	14.0:1

Designer
Brian Mendez
Date
03/30/2026
Scale
Not to Scale
Drawing No.

Summary



NORTH

ADDITION PLAN
SCALE: 1" = 20'

2021 MICHIGAN BUILDING CODE REVIEW

CHAPTER 1 - ADMINISTRATION:

107.3.4 - DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: KARL F. VOLLMAR
MICHIGAN LICENSE # 1301039372, EXPIRES 10-19-2027

107.3.4.1 - DEFERRED SUBMITTALS:
PRE-ENGINEERED METAL BUILDING (PEMB) SHOP DRAWINGS
PLUMBING DRAWINGS
MECHANICAL DRAWINGS
ELECTRICAL DRAWINGS

CHAPTER 3 - OCCUPANCY:

USE GROUP = CONCRETE FABRICATION = F-2 (306.3) LOW HAZARD FACTORY INDUSTRIAL
NOTE: THE CLOSEST INDUSTRIAL PROCESS LISTED IS "BRICK AND MASONRY"

CHAPTER 5 - GENERAL BUILDING LIMITATIONS:

CRITERIA = USE GROUP (F-2), CONSTRUCTION TYPE 2B, AND NON-SPRINKLED.

T.504.3 - ALLOWABLE HEIGHT = 55'
PROPOSED HEIGHT = 50'-4" MAX. (COMPLIES)

T.504.4 - ALLOWABLE NUMBER OF STORIES = 3
PROPOSED HEIGHT = 1 STORY (COMPLIES)

507.3 - THE AREA OF A GROUP F-2 BUILDING NOT MORE THAN ONE STORY IN HEIGHT SHALL NOT BE LIMITED WHERE THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH (COMPLIES)

CHAPTER 6 - TYPES OF CONSTRUCTION:

TYPE 2B = NON-COMBUSTIBLE/UNPROTECTED (602.2)

FIRE-RATED ASSEMBLIES PER TABLE 601 = 0-HOUR

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:

T.705.5 - EXTERIOR WALL FIRE RESISTANCE RATING = 0

CHAPTER 8 - INTERIOR FINISHES:

WALL AND CEILING FINISHES - (TABLE 803.13):
ALL ROOMS AND ENCLOSED SPACES = CLASS 'C' = FLAME SPREAD = 76-200
ALL FINISHES SMOKE DEVELOPED = 0-450
FLOOR FINISHES (SECT. 804.4.2):
ALL AREAS = DOC FF-1 "PILL TEST" (PER CPSC 16 CFR PART 1630)

CHAPTER 9 - FIRE SUPPRESSION:

THE BUILDING IS NOT REQUIRED TO BE FIRE SUPPRESSED PER 903.2 FOR USE GROUP (F-2)

TABLE 906.3(1) - FIRE EXTINGUISHERS FOR CLASS 'A' FIRE HAZARDS (MODERATE HAZARD):
- MINIMUM RATED SINGLE EXTINGUISHER = 2-A
- MAXIMUM FLOOR AREA PER EXTINGUISHER = 11,250 S.F.
- MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75 FT.

A FIRE ALARM SYSTEM: IS NOT REQUIRED FOR USE GROUP (F-2) PER 907.2.4

CHAPTER 10 - MEANS OF EGRESS:

OCCUPANT LOAD CRITERIA (TABLE 1004.5):
INDUSTRIAL AREAS = 1 OCC. PER 100 GSF MAX.
148,708 GSF/100 = 1,487 OCCUPANTS

EGRESS WIDTH REQUIRED:
1005.3.2 - EGRESS COMPONENTS = .2" PER OCC.
REQUIRED WIDTH = 0.2 x 1,487 = 298" MIN.
PROVIDED WIDTH = (22) DOORS @ 32" CLEAR = 704" (COMPLIES)

NUMBER OF EXITS (1006.2.1.1):
REQUIRED = 4
PROVIDED = 22 (COMPLIES)

DOOR SWING (1010.1.2.1):
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

PLUMBING CODE NOTES:

RESTROOM FACILITIES ARE PROVIDED IN ANOTHER BUILDING - REFER TO SHEET #A3 FOR THE REQUIRED NUMBER OF PLUMBING FIXTURE CALCULATIONS

BUILDING AREA TABULATIONS (PER THE ZONING ORDINANCE):
EXISTING BUILDING = 14,000 GSF
BUILDING ADDITIONS = 134,708 GSF
NEW BUILDING AREA = 148,708 GSF

P+V A
PUCCI + VOLLMAR ARCHITECTS, PC
ARCHITECTURE + DESIGN + PLANNING
P.O. BOX 41923, BRIGHTON, MI 48116-5723
(810) 225-2930 - www.pvarchitects.com

STATE OF MICHIGAN
KARL F. VOLLMAR
ARCHITECT
No. 1301039372
LICENSED ARCHITECT
Not Valid

FOR:
SALZEIDER
DESIGN + CONSTRUCT

PROJECT
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TWP., MICHIGAN

SHEET TITLE
ADDITION PLAN

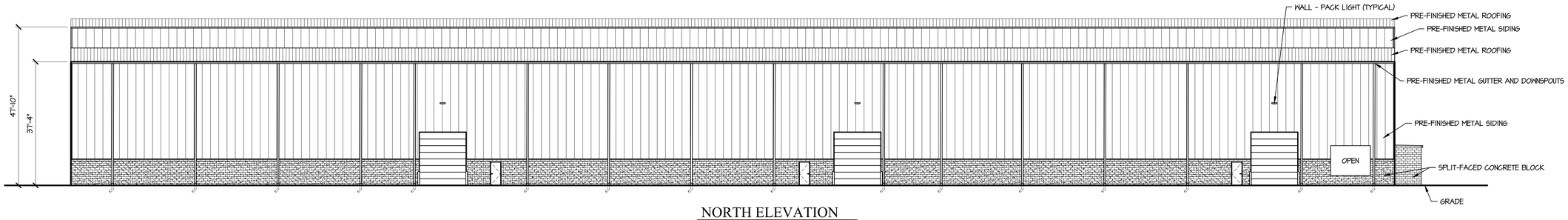
DATE:	ISSUED FOR:
3-30-2026	SITE PLAN APPROVAL
4-1-2026	BUILDING PERMIT
4-30-2026	REVISED PER OWNER

DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY

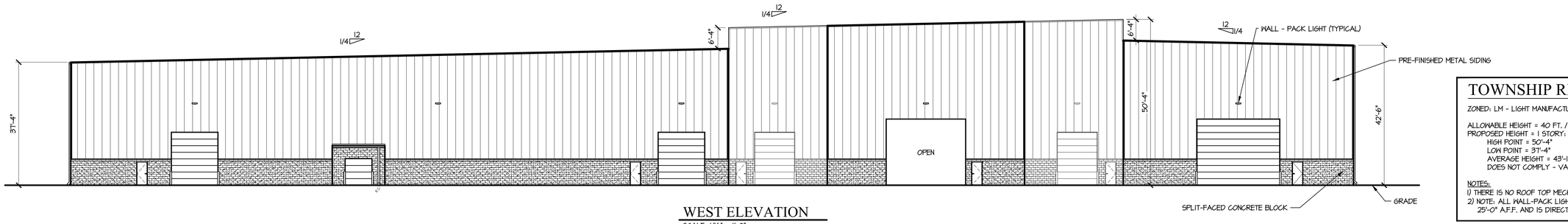
DRAWN BY: KV
APPROVED BY: KV

PROJECT: 2606

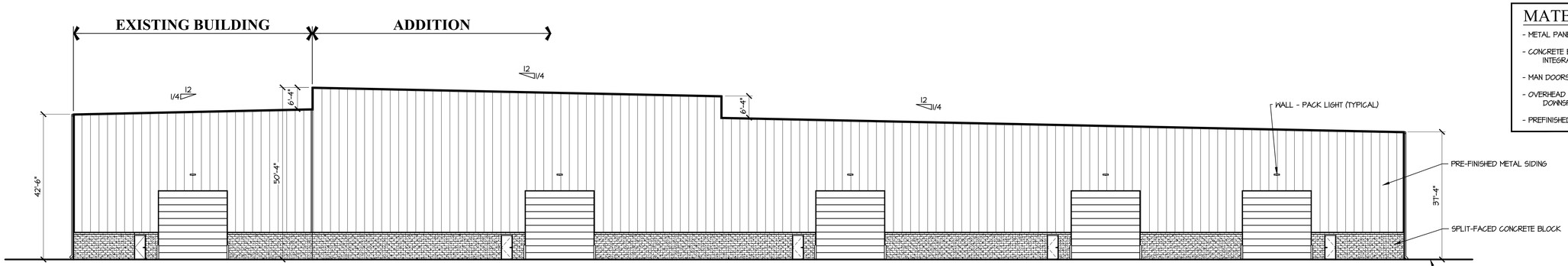
SHEET:
A1



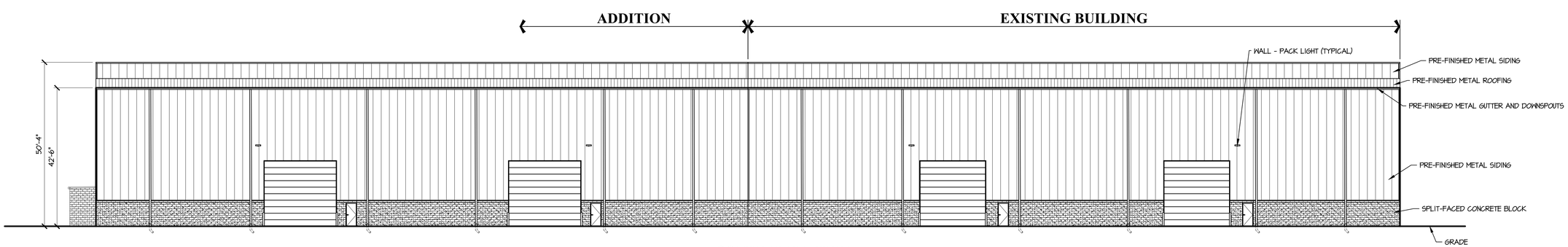
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



EAST ELEVATION
SCALE: 1/16" = 1'-0"



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

TOWNSHIP REGULATIONS:

ZONED: LM - LIGHT MANUFACTURING (SECTION 3.1.20)

ALLOWABLE HEIGHT = 40 FT. / 2 STORIES
PROPOSED HEIGHT = 1 STORY:
HIGH POINT = 50'-4"
LOW POINT = 37'-4"
AVERAGE HEIGHT = 43'-10"
DOES NOT COMPLY - VARIANCE REQUESTED

NOTES:
1) THERE IS NO ROOF TOP MECHANICAL EQUIPMENT.
2) NOTE: ALL WALL-PACK LIGHTING IS MOUNTED AT 25'-0" A.F.F. AND IS DIRECTED DOWNWARD.

MATERIALS:

- METAL PANELS = NUCOR, COLOR: DESERT SAND.
- CONCRETE BLOCK = NATIONAL BLOCK INTEGRALLY COLORED: KHAKI
- MAN DOORS = PAINTED TO MATCH CONC. BLOCK COLOR.
- OVERHEAD DOORS, METAL TRIM, GUTTERS, AND DOWNSPOUTS = COLOR TO MATCH NUCOR SIDING.
- PREFINISHED METAL ROOFING COLOR = GALVALUME

P+V A
PUCCI + VOLLMAR ARCHITECTS, PC
ARCHITECTURE + DESIGN + PLANNING
P.O. BOX 41923 BRIGHTON, MI 48116-5723
(810) 225-2930 www.pvarchitects.com

STATE OF MICHIGAN
KARL VOLLMAR
ARCHITECT
No. 1301039372
LICENSED ARCHITECT

FOR:
SALZEIDER
DESIGN - CONSTRUCT

PROJECT
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TWP., MICHIGAN

SHEET TITLE
EXTERIOR ELEVATIONS

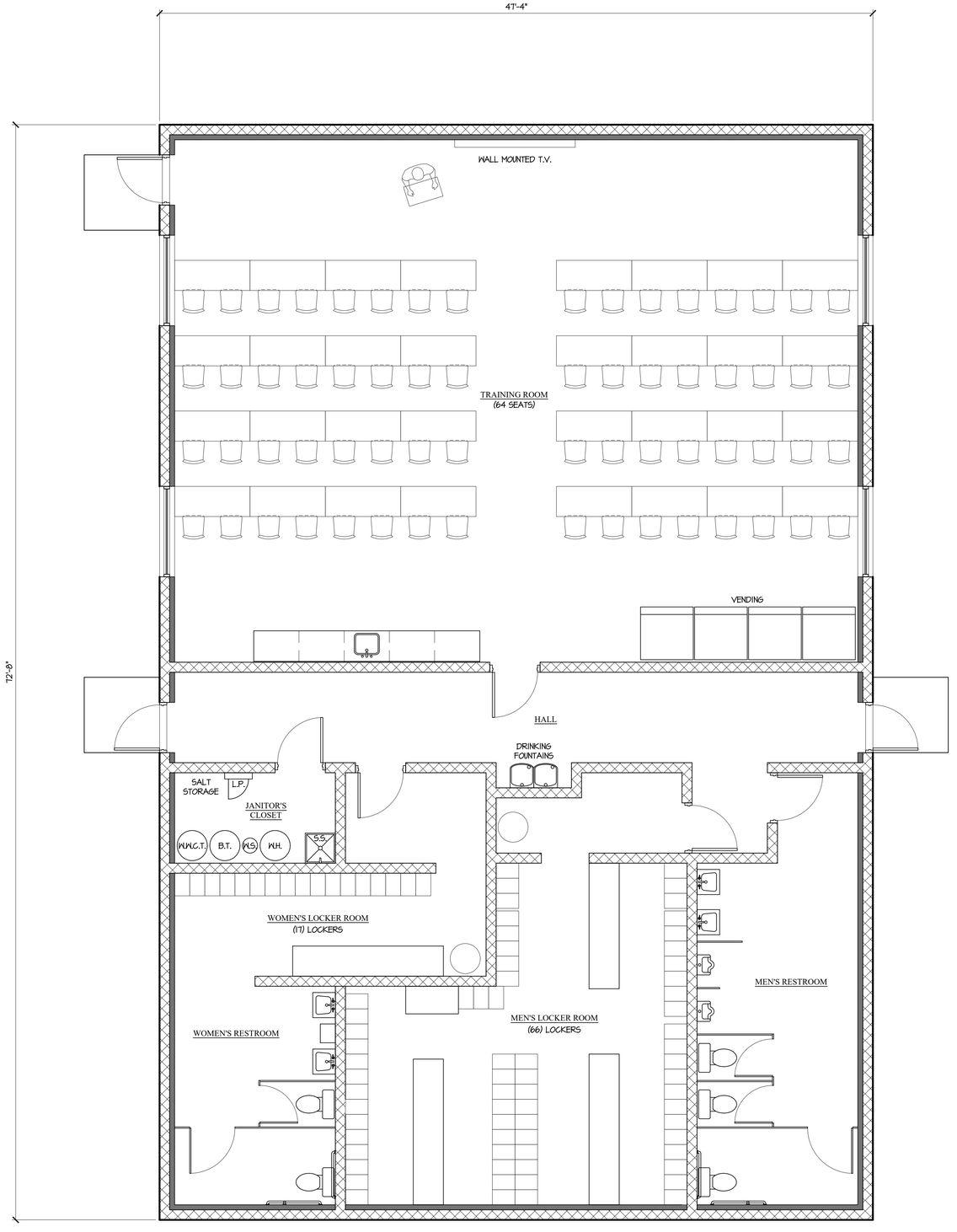
DATE:	ISSUED FOR:
3-30-2026	SITE PLAN APPROVAL
4-1-2026	BUILDING PERMIT
4-30-2026	REVISED PER OWNER

DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY

DRAWN BY: KV
APPROVED BY: KV

PROJECT: 2606

SHEET:
A2



NORTH

TRAINING ROOM BUILDING PLAN = 3,440 GSF

SCALE: 1/4" = 1'-0"

2021 MICHIGAN BUILDING CODE REVIEW

CHAPTER 1 - ADMINISTRATION:

107.3.4 - DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: KARL F. VOLLMAR
MICHIGAN LICENSE # 1301039372, EXPIRES 10-19-2027

107.3.4.1 - DEFERRED SUBMITTALS:
PLUMBING DRAWINGS
MECHANICAL DRAWINGS
ELECTRICAL DRAWINGS

CHAPTER 3 - OCCUPANCY:

USE GROUP = (B) BUSINESS (304.1)
NOTE: THE BUILDING HOUSES A TRAINING ROOM (EDUCATION USE ABOVE 12TH GRADE), RESTROOMS, AND LOCKER ROOMS.

CHAPTER 5 - GENERAL BUILDING LIMITATIONS:

CRITERIA = USE GROUP (B), CONSTRUCTION TYPE 2B, AND NON-SPRINKLED.

ALLOWABLE HEIGHT = 55' MAX. (TABLE 504.3)
ALLOWABLE STORIES = 3 MAX. (TABLE 504.4)
PROPOSED HEIGHT = 16'-10" / 1 STORY (COMPLIES)

ALLOWABLE AREA FACTOR = NS (TABLE 506.2)
ALLOWABLE AREA = 23,000 GSF
PROPOSED AREA = 3,440 GSF (COMPLIES)

CHAPTER 6 - TYPES OF CONSTRUCTION:

TYPE 2B = NON-COMBUSTIBLE/UNPROTECTED (602.2)

FIRE-RATED ASSEMBLIES PER TABLE 601 = 0-HOUR

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:

T.705.5 - EXTERIOR WALL FIRE RESISTANCE RATING = 0

CHAPTER 8 - INTERIOR FINISHES:

WALL AND CEILING FINISHES - (TABLE 803.13):
CORRIDORS = CLASS 'B' = FLAME SPREAD = 0-75
ALL ROOMS AND ENCLOSED SPACES = CLASS 'C' = FLAME SPREAD = 0-200
ALL FINISHES SMOKE DEVELOPED = 0-450
FLOOR FINISHES (SECT. 804.4.2):
CORRIDORS = II = 0.22 WATTS/CM^2 OR GREATER (PER ASTM E648, OR NFPA 253)
ALL AREAS = DOC FF-1 "PILL TEST" (PER CPSC 16 CFR PART 1630)

CHAPTER 9 - FIRE SUPPRESSION:

THE BUILDING IS NOT REQUIRED TO BE FIRE SUPPRESSED PER 903.2 FOR USE GROUP (B)

TABLE 906.3(1) - FIRE EXTINGUISHERS FOR CLASS 'A' FIRE HAZARDS (MODERATE HAZARD):
- MINIMUM RATED SINGLE EXTINGUISHER = 2-A
- MAXIMUM FLOOR AREA PER EXTINGUISHER = 11,250 S.F.
- MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75 FT.

A FIRE ALARM SYSTEM: IS NOT REQUIRED FOR USE GROUP (B) PER 907.2.2

CHAPTER 10 - MEANS OF EGRESS:

OCCUPANT LOAD CRITERIA (TABLE 1004.5):
ASSEMBLY - TABLES AND CHAIRS = 1 OCC. PER 15 NSF MAX. = 1,572/15 = 105 OCC. MIN.
LOCKER ROOMS = 1 OCC. PER 50 GSF MAX. = 1,176/50 = 24 OCC. MIN.
TOTAL OCCUPANT LOAD = 105 + 24 = 129

EGRESS WIDTH REQUIRED:
1005.3.2 - EGRESS COMPONENTS = .2" PER OCC.
REQUIRED WIDTH = 0.2 x 129 = 26" MIN.
PROVIDED WIDTH = (2) DOORS @ 32" CLEAR = 64" (COMPLIES)

NUMBER OF EXITS (1006.2.1.1):
REQUIRED = 2
PROVIDED = 2 (COMPLIES)

T.1006.2.1 - SPACES WITH ONE EXIT
USE GROUP B MAX. OCCUPANTS = 49
TWO REMOTE EXITS ARE REQUIRED FROM THE TRAINING ROOM

DOOR SWING (1010.1.2.1):
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

MINIMUM NUMBER OF PLUMBING FACILITIES PER THE 2021 MICHIGAN PLUMBING CODE - TABLE 403.1

OCCUPANCY AND OCCUPANT LOAD	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINKS
INDUSTRIAL 100 OCCUPANTS (403.1 EXCEPTION #1)	REQ'D. @ 1 PER 100 = 100 / 100 = 1.00 REQ'D.	REQ'D. @ 1 PER 100 = 100 / 100 = 1.00 REQ'D.	REQ'D. @ 1 PER 400 = 100 / 400 = 0.25 REQ'D.	
BUSINESS 129 OCCUPANTS	REQ'D. @ 1 + 1 PER 50 = 129 / 50 = 3.58 REQ'D.	REQ'D. @ 1 + 1 PER 80 = 129 / 80 = 2.61 REQ'D.	REQ'D. @ 1 PER 100 = 129 / 100 = 1.29 REQ'D.	
TOTAL FIXTURES REQUIRED (SEE NOTE P.403.1.1)	4.58 = 5 = 3 MEN 2 WOMEN	3.61 = 4 = 2 MEN 2 WOMEN	1.54 = 2 = 1 HIGH 1 LOW	1
TOTAL FIXTURES PROVIDED	3 MEN + 2 URINAL 2 WOMEN	2 MEN 2 WOMEN	1 HIGH 1 LOW	1

NOTES:		
	P.403.1 EXCEPTION #1	OWNER MAY PROVIDE AN AFFIDAVIT INDICATING THE ACTUAL NUMBER OF OCCUPANTS IN THE SPACE.
	P.403.1.1 EXCEPTION #1	OWNER MAY PROVIDE STATISTICAL DATA INDICATING A DISTRIBUTION OF SEXES OTHER THAN 50% MEN AND 50% WOMEN.

PUCCI + VOLLMAR ARCHITECTS, PC
ARCHITECTURE + DESIGN + PLANNING
P.O. BOX 41923, BRIGHTON, MI 48116-5723
(810) 225-2930 - www.pvarchitects.com

STATE OF MICHIGAN
KARL VOLLMAR
ARCHITECT
No. 1301039372
LICENSED ARCHITECT

FOR:
SALZEIDER
DESIGN + CONSTRUCT

PROJECT
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TWP., MICHIGAN

SHEET TITLE
TRAINING ROOM BUILDING PLAN

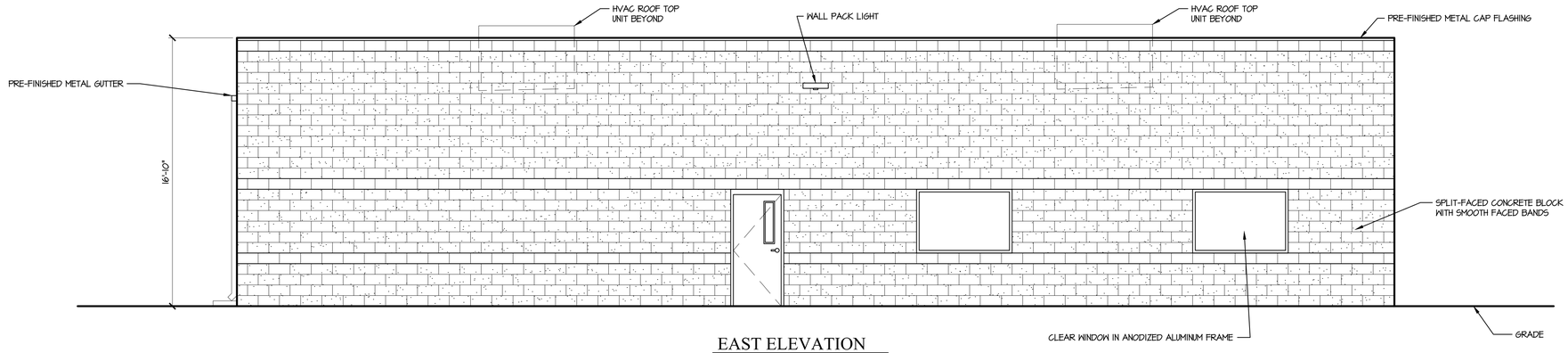
DATE:	ISSUED FOR:
3-30-2026	SITE PLAN APPROVAL
4-14-2026	BUILDING PERMIT
4-30-2026	REVISED PER OWNER

DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY

DRAWN BY: KV
APPROVED BY: KV

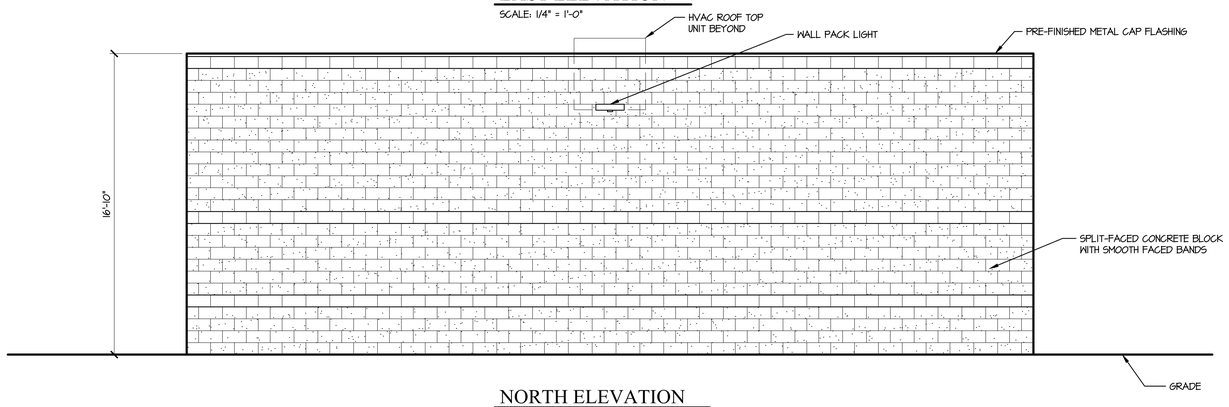
PROJECT: 2606

SHEET:
A3



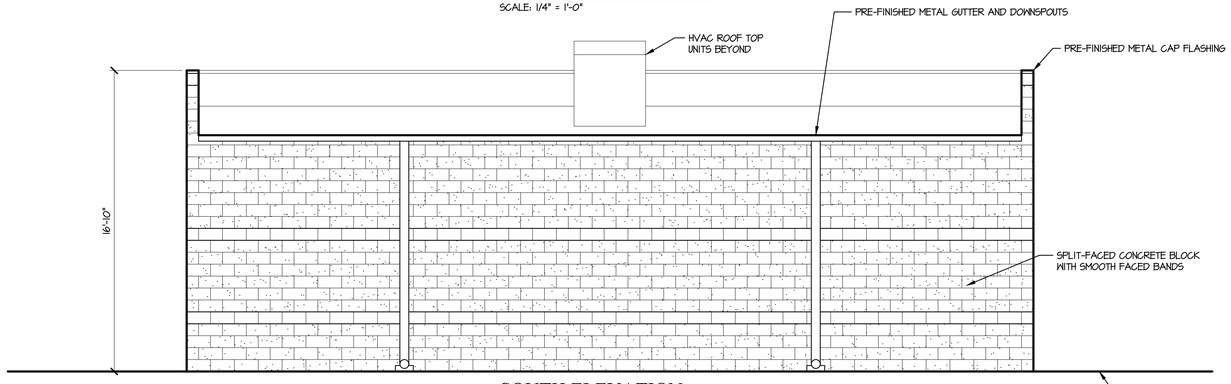
EAST ELEVATION

SCALE: 1/4" = 1'-0"



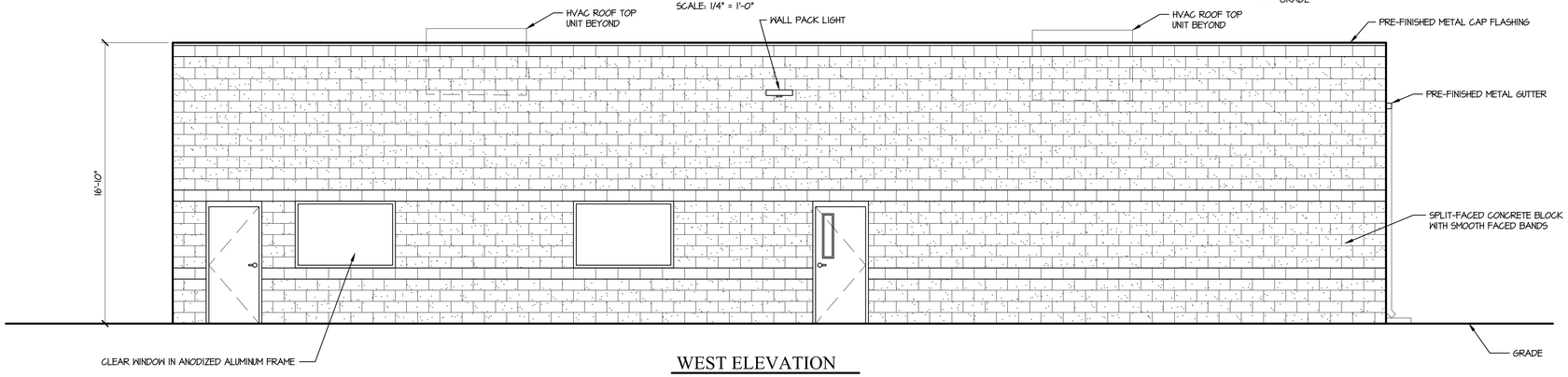
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

TOWNSHIP REGULATIONS:

ZONED: LM - LIGHT MANUFACTURING (SECTION 3.1.20)

ALLOWABLE HEIGHT = 40 FT. / 2 STORIES
PROPOSED HEIGHT = 16'-10" / 1 STORY

NOTE: ALL WALL-PACK LIGHTING IS MOUNTED AT 14'-0" A.F.F. AND IS DIRECTED DOWNWARD.

MATERIALS:

- METAL CAP FLASHING, GUTTERS, AND DOWNSPOUTS = NUCOR, COLOR: DESERT SAND.
- CONCRETE BLOCK = NATIONAL BLOCK INTEGRALLY COLORED: KHAKI
- MAN DOORS = PAINTED TO MATCH CONC. BLOCK COLOR.

P+V A
PUCCI + VOLLMAR ARCHITECTS, PC
ARCHITECTURE + DESIGN + PLANNING
P.O. BOX 41923, BRIGHTON, MI 48116-5723
(810) 225-2930 - www.pvarchitects.com

STATE OF MICHIGAN
KARL VOLLMAR
ARCHITECT
No. 1301039372
LICENSED ARCHITECT

FOR:
SALZEIDER
DESIGN + CONSTRUCT

PROJECT
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TWP., MICHIGAN

SHEET TITLE
TRAINING ROOM BUILDING PLAN AND EXTERIOR ELEVATIONS

DATE:	ISSUED FOR:
3-30-2026	SITE PLAN APPROVAL
4-14-2026	BUILDING PERMIT
4-30-2026	REVISED PER OWNER

DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY

DRAWN BY: KV
APPROVED BY: KV

PROJECT: 2606

SHEET: A4