

July 9, 2026

Mr. Sean O'Neil, AICP Community Development Director
White Lake Township
7525 Highland Rd.
White Lake, MI 48383

Re: Site Plan Approval
9197 Highland Rd.

Dear Sean,

The following comments address the latest review letters we received, as well as, the discussion we had with your team on June 9, 2026 regarding the above addressed project that is in for Site Plan Approval. Our client is proposing to renovate the exterior of the existing 5,506 sf building that was previously approved many years ago by your community as a two tenant use with 2 drive thru's. The site as designed & constructed will remain with minor curb revisions to accommodate a new canopy on the east side of the building. The building footprint and site design shall not be altered other than the two areas indicated on our plans. Our responses below are to address and/or clarify the review comments we received. The responses below follow the reviewing agency comments numerically.

Planning Carlisle / Wortman Associates:

A. Waivers / Modifications / Determinations:

1. The Planning Commission will need to determine if the proposed community benefit.....
The existing vacant site in the PB District will be utilized as a two-tenant use with drive-thrus. The site has existing pedestrian access across the frontage with a new internal site access walk provided for pedestrian circulation. The site use complies with the Master Plan. The proposed fast casual restaurant and financial center are allowed uses in the district which will add services for the community.
2. The planning commission to consider proposed exterior construction materials.
The existing building is currently finished with brick, EIFS and metal siding. The renovation shall keep the brick and EIFS areas. The siding will be eliminated. The EIFS finish is to be renovated and simulated wood veneer is to be added for improved aesthetics.
3. Planning Commission to consider waiving 30% window coverage along facades facing M-59.
The existing building as designed has 27% of window coverage along Highland Rd.
4. Community Impact Statement.
We request a waiver on a CIS as the repurpose of this property will not have a noticeable impact on Township services or residents. The use is consistent to previous site activity.

B. Amended Site Plan Items to be addressed:

1. Township Engineering concerns.
This is addressed later in this narrative.
2. Township Public Safety concerns.
We have added a new concrete walk connection from the public walk to the site. The existing public walk along the frontage is noted for areas to be repaired or replaced after assessment.
3. A draft development agreement will be required during site plan review.
The Township shall provide the document.
4. Easements will need to be granted to the Township for portions of the safety path.....
The easements should already be granted from the prior approval & use. Any easement's needed shall be provided. This shall be coordinated with the Township.
5. A CIS should be provided or a waiver from providing one may be requested.
This item was addressed above (A 4)
6. The shared access agreement between the site and the parcels directly to the south and.....
The project site was previously approved as designed so the shared access agreement should already be on file with the Township. If it is not found to be already on file the necessary documents shall be provided. This will be coordinated with the Township as needed.
7. There are no proposed changes to the drive, however no dimensions or distances.....
The dimensions between the existing adjacent approaches are shown on Sheet AS-1 Site Aerial Plan for reference.
8. Stacking space dimensions should be added to the site plan to ensure compliance.
Our plan shows cars in the existing & revised drive-thru lane for identifications purposes. We have shown dimensions for reference on Sheet AS-1.
9. A landscaping plan that complies with the standards of Section 5.19 should be.....
The site has a 6'h. screen wall at the south property line which meets the ordinance for screening and an existing 8'+ greenbelt at the east property line adjoining a similar use, multi-tenant retail building. The existing landscaping plant material is to remain all areas unless noted otherwise. All plant material is to be inspected, trimmed and replaced as needed. We have added 76 new shrubs to the internal areas of the site. We also have added 8 new trees along the Highland Rd. frontage for a total of 11, which meets the ordinance.
10. Site footcandle averages should be added to the plan per Section 5.18.G.viii.
Our plan Sheet AS-3 shows the Photometric Plan.
11. Footcandle measurements at residential lot lines and existing pole height do not meet.....
The existing site pole lights, location and heights are to remain unchanged. The two new light poles we are providing east of the New Canopy shall meet the ordinance and be 20' high. We do meet the requirements for fc levels per the ordinance at adjacent property lines. See AS-3.

Fire Department:

1. The required turning radius shall accommodate the largest Fire Department apparatus.....
There are no changes to this existing as built site that was previously approved that would limit or prohibit any emergency vehicle circulation. The tracking is shown on our Site Plan Sheet AS-1.

Engineering DZL:

A. General-

1. Sheet AS-1 shall be sealed by a licensed Michigan design professional.
The hard copy plans provided are sealed. (Electronic plans are not sealed).
2. Sheet 1 ALTA/NSPS Land Title Survey- Survey shall be sealed and signed by a PS.....
No Comment Needed / The ALTA Survey has been sealed and signed.
3. Sheet 1- Provide a minimum of one site benchmark on NAVD88 datum. In addition, we.....
No Comment Needed / The ALTA Survey has included benchmark(s). The same are included on the architectural Site Plan Sheet AS-1.
4. Sheet AS-1- Legal Description of record references incorrect parcel ID# and parcel address.....
No Comment Needed / Sheet AS-1 has been revised as noted.
5. Sheet AS-1- Project Utility Notes- Note 1- Preliminary civil engineering plans shall be.....
No Comment Needed / We are not providing any civil engineering plans for this project as the site is existing and is to remain unchanged. The utilities are already provided for the site and building.
6. Sheet 1- Please correct spelling of 'Highland' in two areas on this sheet.
Nothing to comment on this remark regarding the Survey Sheet.

B. Grading/Paving-

1. Provide a fire truck turning plan for a standard 40 foot long fire truck.
This has been shown on our Sheet AS-1
2. Sheet AS-1- Provide length dimension for drive-thru stacking space on this plan sheet.
Stacking is already shown on the plan (AS-1) with added dimensions.
3. Sheet AS-1- Provide dimensions for ADA spaces and associated loading zones.
The information is already indicated on the plans. The Loading Area is shown and noted on Sheet AS-1 and the ADA Parking Space information, dimensions, notes and details are clearly indicated on Sheet AS-1 & AS-2 Detail 5. The dimensions exceed required minimums.
4. Sheet AS-1- We recommend that the crosswalk striped area adjacent to the proposed ADA.....
*This area **will not be** marked with "No Vehicular Traffic" signage. This is the main drive aisle and circulation for the site and will remain as originally approved & constructed for the prior development. The suggested change would prohibit cars from entering the area to even park in the ADA spaces. This **is not** a functional or practical recommendation.*
5. Sheet AS-1- Northernmost parking area – Space length measures to 18.5' B/C (NE area).....
This is an existing approved and already constructed site that will remain unchanged per our plan information. The parking spaces referenced are all existing and shall remain dimensionally as presently indicated on the Site Plan. All dimensions are shown on the plan which meet the ordinance. All comments are based on the information we have.
6. Sheet AS-1- The two-way drive just NE of the "Do Not Block" intersection marking appears.....
This is an existing approved and already constructed site that will remain unchanged. Per the information we have regarding the site all dimensions are correct as noted on the plans.

7. The condition of the existing sidewalk along the M-59 frontage shall be assessed for any.....
No Comment Needed / An additional note has been added to our Site Plan Sheet AS-1 regarding this comment.
8. The condition of the existing onsite curbing and pavement shall be assessed; any portions.....
No Comment Needed / Our plan already clearly notes the existing asphalt to be milled. We have added a note to inspect all concrete curbing and repair or replace as needed.

C. Sanitary Sewer-

1. Sheet 1- The existing 8" sanitary sewer now extends to the eastern property line.....
No Comment Needed / The line has been extended to the east on the plan.
2. Sheet 1- There are additional cleanouts for the sanitary sewer lead not shown. In addition.....
The additional cleanouts have been added to the Survey Plan.
3. The condition of the existing 1000 gallon grease trap should be evaluated and required.....
This is an existing system that will be operationally addressed during the renovation of the building. The existing system is to be inspected and any maintenance needed to be provided. Any tenants needing a grease interceptor shall have information provided as such on their tenant improvement plans.

D. Watermain-

1. We defer to the Township Fire Department regarding building fire suppression requirements.
The building is not suppressed and it does not need suppression per code.
2. Please show continuation of the existing north/south watermain to the southern property line.
No Comment Needed / The existing water line is shown on Sheet S-1 going to the south property line.
3. Sheet 1- Show existing hydrant lead near existing sign along M-59.
No Comment Needed / The site utilities are existing/shown along Highland Rd. and are to remain.
4. The proposed ground sign relocation is proposed over the existing 16" diameter watermain.....
Our Sheet AS-1 notes a proposed change to the existing sign location which also states the relocation to be approved as required separately at a later date. The existing sign is already located in the watermain easement. The proposed sign relocation is to improve the site access location for the project for visual identification and vehicular safety reasons. This again, is a suggested improvement.

E. Stormwater Management-

1. Storm system and retention basin were designed to accommodate this site during the Belle Tire Development. The proposed improvements should not result in an increase in impervious area therefore, no additional stormwater measures are necessary.
No comment necessary.
2. The condition of the existing storm sewer and structures shall be evaluated and maintenance.....
The site utilities have been revised on the Survey Plan to match the As-Built Plans provided by the Township.

3. The condition of the existing storm sewer and structures shall be evaluated and any maint.....
No Comment Needed / The Site Plan AS-1 has Project Utility Notes w/ note #4 addressing the existing storm system to be inspected and maintenance performed as needed.
4. Clarify whether stormwater pretreatment exists to this site. The site is required to be.....
No comment needed on this as review comments have been rescinded.
5. The plan proposed the removal of greenspace in some areas and the addition of greenspace.....
No comment needed as requirements are met.

We believe the above responses address the comments as provided to our office from your reviewing agencies. We look forward to moving this project through the various Township approvals needed to start the permitting process.

If you need any further information regarding this project please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald A. Chiesa". The signature is fluid and cursive, with a large, stylized "C" at the end.

Ronald A. Chiesa, AIA
President

WHITE LAKE RETAIL BUILDING

PROPOSED SITE AND BUILDING IMPROVEMENTS

9197 HIGHLAND ROAD
WHITE LAKE, MI 48386

SHEET INDEX	
AS-1	SITE PLAN
AS-2	SITE SPECIFIC DETAILS
AS-3	PHOTOMETRIC PLAN
1	ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)
A-1	FLOOR PLAN
A-2	ELEVATIONS

DEVELOPER -



30201 Orchard Lake Rd. Suite 110
Farmington Hills, Michigan 48334



R.A. CHIESA ARCHITECTS, P.C.

43260 Garfield Rd. Suite 210
Clinton Township, Michigan 48038

Member Of The
American Institute
Of Architects





PROJECT SPECIFIC AND MAINTENANCE NOTES -

- PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
- OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REBUSH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING.
- OWNER AGREES TO MAINTAIN PROPERTY BY COLLECTING DEBRIS WITHIN PROPERTY LIMITS WEEKLY OR AS NEEDED.
- DURING CONSTRUCTION, ALL DEBRIS SHALL BE CONTAINED ON-SITE WITH WEEKLY MAINTENANCE PERFORMED.
- ALL EXISTING LANDSCAPING TO REMAIN AS PREVIOUSLY CONSTRUCTED AND APPROVED. PLANT MATERIAL TO BE INSPECTED FOR HEALTH CONDITIONS, REPLACE AS REQUIRED IF NEEDED.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE TOWNSHIP AND ITS ZONING ORDINANCE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPER'S ACTIONS.
- ALL TWO-WAY DRIVE AISLES AND ONE-WAY DRIVE AISLES SHALL HAVE SIGNAGE AS REQUIRED TO MAINTAIN FIRE LANE ACCESS AT ALL TIMES.
- ALL DRIVE AISLES SHALL BE PROVIDED WITH PAVEMENT MARKINGS TO IDENTIFY DIRECTION AND FLOW OF TRAFFIC. DRIVE AISLES WITH ONE-WAY TRAFFIC PATTERNS SHALL BE PROVIDED WITH PROPER SIGNAGE PER ORDINANCE STANDARDS AND THOSE OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PEDESTRIAN CROSSING SIGNS SHALL BE PROVIDED AS REQUIRED.
- ALL BUILDING ROOFTOP / HVAC UNITS SHALL BE SCREENED FROM PUBLIC VIEW WITH THE PROPOSED BUILDING FACADE DESIGN (FARAPET WALLS).
- NOISE LEVELS SHALL NOT EXCEED 10 DBA MEASURED AT THE PROPERTY LINE FROM SITE-BORN NOISE BETWEEN THE HOURS OF 6 A.M. AND 3 P.M. NOR 65 DBA BETWEEN THE HOURS OF 3 P.M. AND 6 A.M.
- COMMERCIAL GRADE KNOX BOX SHALL BE PROVIDED ON BUILDING FACADE AS REQUIRED BY TOWNSHIP FIRE DEPARTMENT.
- NO OUTDOOR STORAGE ON SITE.
- PROJECT SITE IS EXISTING AND SHALL REMAIN AS PREVIOUSLY DEVELOPED WITH MINOR REVISIONS TO SITE VEHICULAR TRAFFIC FOR DRIVE-THRU WHICH ENHANCES THE SITE THROUGH SAFETY OF PEDESTRIANS AND VEHICULAR MOVEMENT. FIRE APPARATUS PLATFORM EMERGENCY TRUCKS ARE CAPABLE OF TRAVERSING THROUGHOUT THE SITE AS DESIGNED WITHOUT CLEARANCE IMPEDIMENTS.

SITE SYMBOL LEGEND -

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	UTILITY POLE		ADA ACCESSIBLE POST / SIGN
	UTILITY POLE W/ LAMP EXTENSION		TRAFFIC CONTROL POST / SIGN
	CITY STREET / TRAFFIC LIGHT POLE		SITE GROUND SIGN / PYLON SIGN
	PARKING LOT POLE LIGHT		DUMPSTER
	ELECTRICAL TAP BOX		FENCE
	PAD MOUNTED TRANSFORMER		BUILDING ENTRY DOOR LOCATION
	GUY-WIRE		FIRE HYDRANT
	CATCH BASIN INLET / CURB INLET		MANHOLE

LEGAL DESCRIPTION OF RECORD

PARCEL ID: 12-23-221-008 PARCEL ADDRESS: 9191 HIGHLAND RD.

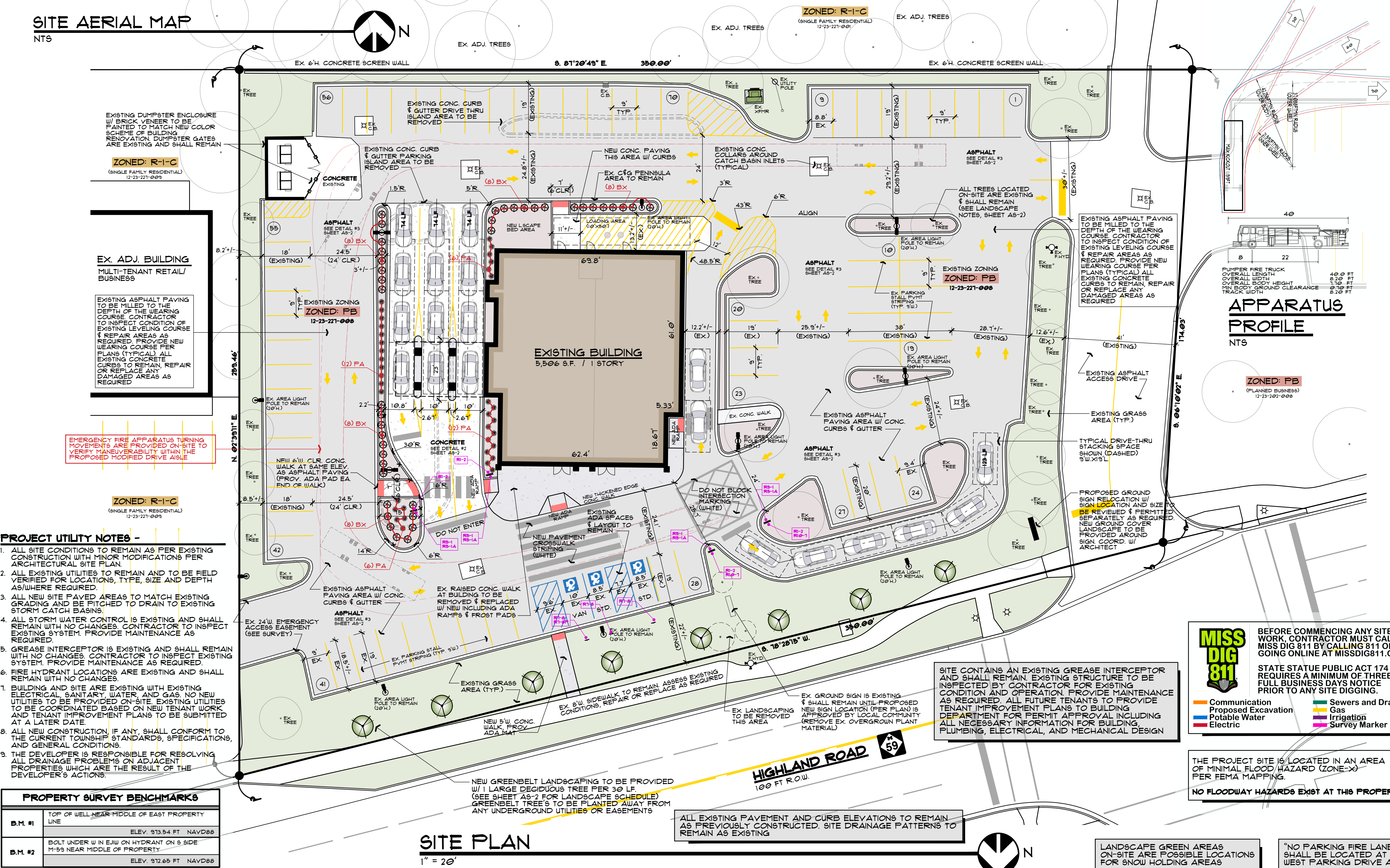
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT LOCATED DISTANT NORTH 0°24' 55" EAST 424.15 FEET AND SOUTH 87°20' 43" EAST 69.13 FEET FROM THE NORTHWEST CORNER OF LOT 8, TWIN LAKES VILLAGE NO. 1, AS RECORDED IN LIBER 93, PAGES 1 TO 4 INCLUSIVE OF PLATS, OAKLAND COUNTY RECORDS; THENCE SOUTH 87°20' 43" EAST 350.00 FEET; THENCE NORTH 0°23' 11" EAST 259.46 FEET; THENCE SOUTH 10°28' 15" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF M-59 HIGHWAY, 350.00 FEET; THENCE SOUTH 0°16' 02" WEST 174.03 FEET TO THE POINT OF BEGINNING.

SITE AERIAL MAP

NTS



PROJECT UTILITY NOTES -

- ALL SITE CONDITIONS TO REMAIN AS PER EXISTING CONSTRUCTION WITH MINOR MODIFICATIONS PER ARCHITECTURAL SITE PLAN.
- ALL EXISTING UTILITIES TO REMAIN AND TO BE FIELD VERIFIED FOR LOCATIONS, TYPE, SIZE AND DEPTH AS/WHERE REQUIRED.
- ALL NEW SITE PAVED AREAS TO MATCH EXISTING GRADING AND BE FITTED TO DRAIN TO EXISTING STORM CATCH BASINS.
- ALL STORM WATER CONTROL IS EXISTING AND SHALL REMAIN WITH NO CHANGES. CONTRACTOR TO INSPECT EXISTING SYSTEM. PROVIDE MAINTENANCE AS REQUIRED.
- GREASE INTERCEPTOR IS EXISTING AND SHALL REMAIN WITH NO CHANGES. CONTRACTOR TO INSPECT EXISTING SYSTEM. PROVIDE MAINTENANCE AS REQUIRED.
- FIRE HYDRANT LOCATIONS ARE EXISTING AND SHALL REMAIN WITH NO CHANGES.
- BUILDING AND SITE ARE EXISTING WITH EXISTING ELECTRICAL, SANITARY, WATER, AND GAS. NO NEW UTILITIES TO BE PROVIDED ON-SITE. EXISTING UTILITIES TO BE COORDINATED BASED ON NEW TENANT WORK AND TENANT IMPROVEMENT PLANS TO BE SUBMITTED AT A LATER DATE.
- ALL NEW CONSTRUCTION, IF ANY, SHALL CONFORM TO THE CURRENT TOWNSHIP STANDARDS, SPECIFICATIONS, AND GENERAL CONDITIONS.
- THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ALL DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPER'S ACTIONS.

PROPERTY SURVEY BENCHMARKS

B.M. #1	LINE	TOP OF WELL NEAR MIDDLE OF EAST PROPERTY
		ELEV. 913.54 FT. NAVD88
B.M. #2	LINE	BOLT UNDER W IN E/W ON HYDRANT ON S SIDE M-59 NEAR MIDDLE OF PROPERTY
		ELEV. 912.65 FT. NAVD88

SITE PLAN

1" = 20'

SITE CONTAINS AN EXISTING GREASE INTERCEPTOR AND SHALL REMAIN. EXISTING STRUCTURE TO BE INSPECTED BY CONTRACTOR FOR EXISTING CONDITION AND OPERATION. PROVIDE MAINTENANCE AS REQUIRED. ALL FUTURE TENANTS TO PROVIDE TENANT IMPROVEMENT PLANS TO BUILDING DEPARTMENT FOR PERMIT APPROVAL INCLUDING ALL NECESSARY INFORMATION FOR BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL DESIGN.



BEFORE COMMENCING ANY SITE WORK, CONTRACTOR MUST CALL MISS DIG 811 BY CALLING 811 OR GOING ONLINE AT MISSDIG811.ORG

STATE STATUTE PUBLIC ACT 174 REQUIRES A MINIMUM OF THREE FULL BUSINESS DAYS NOTICE PRIOR TO ANY SITE DIGGING.

- Communication
- Proposed Excavation
- Potable Water
- Electric
- Sewers and Drains
- Gas
- Irrigation
- Survey Marker

THE PROJECT SITE IS LOCATED IN AN AREA OF MINIMAL FLOOD/HAZARD (ZONE-X) PER FEMA MAPPING.

NO FLOODWAY HAZARDS EXIST AT THIS PROPERTY.

LANDSCAPE GREEN AREAS ON-SITE ARE POSSIBLE LOCATIONS FOR SNOW HOLDING AREAS

"NO PARKING FIRE LANE" SIGNAGE SHALL BE LOCATED AT BUILDING WEST PARKING DRIVE AISLE

PROJECT INFORMATION

- 2021 MICHIGAN BUILDING CODE
- 2021 MICHIGAN MECHANICAL CODE
- 2023 MICHIGAN ELECTRICAL CODE
- 2021 MICHIGAN PLUMBING CODE
- 2021 MICHIGAN COMMERCIAL ENERGY CODE (ASHRAE 90.1 2019)
- WHITE LAKE TOWNSHIP ZONING ORDINANCE (AS AMENDED THROUGH MAY 23, 2025)

SITE CRITERIA -

- SITE ZONING: PB (PLANNED BUSINESS)
- SITE AREA: 1.12-23-221-008 14,419 S.F. +/- OR 1.71 ACRES +/- (NET)

BUILDING CRITERIA -

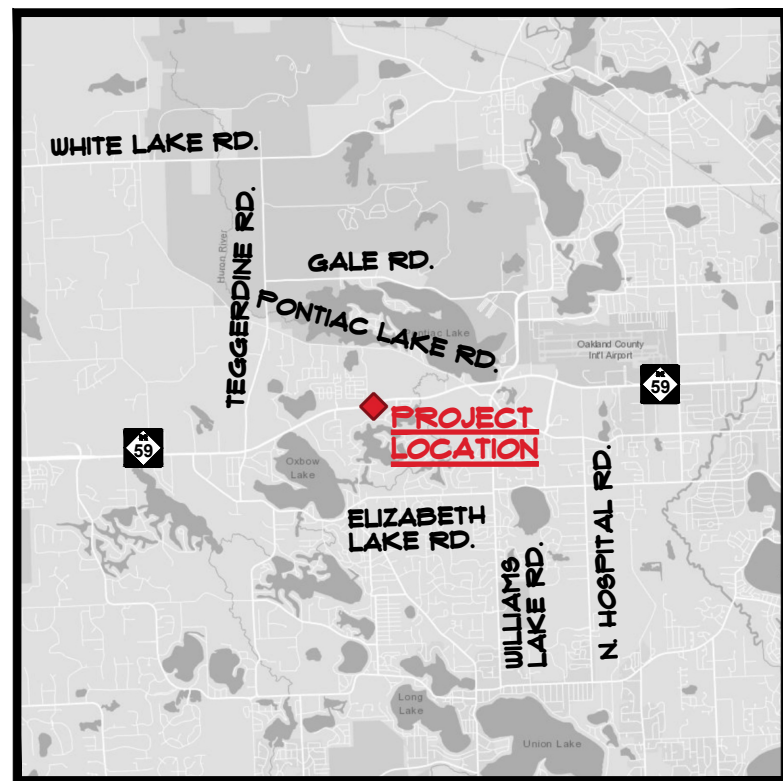
- BUILDING SETBACKS (MINIMUM REQUIRED):
PER SECTION 3.1.1.6 "PB - PLANNED BUSINESS DISTRICT DEVELOPMENT STANDARDS"
A. FRONT YARD: 50.0 FT. / 69.5 FT.
B. SIDE YARD: BY PLANNING COMMISSION / 51 FT. (E) / 101 FT. (W)
C. REAR YARD: BY PLANNING COMMISSION / 65.0 FT.
** BUILDING AND DEVELOPED SITE ARE EXISTING WITH NO CHANGES TO DEVELOPMENT STANDARD SETBACKS
- BUILDING CLEARANCES (MINIMUM REQUIRED):
PER SECTION 3.1.1.6 "PB - PLANNED BUSINESS DISTRICT DEVELOPMENT STANDARDS"
A. MAXIMUM HEIGHT: 35.0 FT.
** BUILDING AND DEVELOPED SITE ARE EXISTING WITH NO CHANGES TO DEVELOPMENT STANDARD BUILDING CLEARANCES
- BUILDING AREAS:
A. TOTAL BUILDING AREA: 5,506 S.F. (GROSS)
1. TENANT 'A': 2,414 S.F. (GROSS)
2. TENANT 'B': 2,939 S.F. (GROSS)
3. UTILITY ROOM: 93 S.F. (GROSS)
4. LOT COVERAGE: 15.3 PERCENT
5. USE GROUP: B (BUSINESS) AND M (MERCANTILE)
6. CONSTRUCTION TYPE: 5B

PARKING CRITERIA -

- PROJECT PARKING REQUIREMENTS:
PER SECTION 5.11 "OFF-STREET PARKING"
A. BUSINESS AND COMMERCIAL:
1. FAST-FOOD: 1.0 SPACE / 75 SF GROSS FLOOR AREA
4.0 STACKING SPACES TOTAL / WINDOW
2. QSR AREA: 2,414 S.F. GROSS
3. CALCULATION: 2,414 S.F. / 75 SF = 33 SPACES
1.0 DRIVE-THRU WINDOW X 4.0 SPACES = 4 STACKING
B. BUSINESS AND COMMERCIAL:
1. BANKS: 1.0 SPACE / 100 S.F. PUBLIC SERVICE AREA +
1.0 SPACE / 600 S.F. GROSS FLOOR AREA +
1.0 SPACE / EMPLOYEE
4.0 STACKING SPACES TOTAL / TELLER STATION
4.0 STACKING SPACES TOTAL / ATM MACHINE
2. FLOOR AREA: 2,939 S.F. GROSS
3. CALCULATION: 2,939 S.F. GROSS X 30% PUBLIC SERVICE = 882 S.F.
882 S.F. / 100 S.F. = 9 SPACES (PUBLIC)
2,939 S.F. GROSS / 600 = 5 SPACES (GROSS)
8.0 EMPLOYEES MAXIMUM AT PEAK SHIFT
2.0 TELLER STATIONS X 4.0 SPACES = 8 STACKING
1.0 ATM MACHINE X 4.0 SPACES = 4 STACKING
- PROJECT PARKING REQUIRED:
A. QSR (TENANT 'A'): 33 SPACES + 4 STACKING SPACES TOTAL
B. BANKS (TENANT 'B'): 22 SPACES + 12 STACKING SPACES TOTAL
C. TOTAL PARKING: 55 SPACES + 16 STACKING SPACES ON-SITE TOTAL
- PROJECT PARKING PROVIDED:
A. ON-SITE PARKING: 68 SPACES (WITH 3 ACCESSIBLE SPACES)
B. BANK STACKING: 12 SPACES TOTAL = 12 SPACES TOTAL
C. QSR STACKING: 8 SPACES TOTAL = 4 SPACES TOTAL
D. TOTAL PARKING: 10 SPACES + 16 STACKING SPACES TOTAL

PROJECT WORK SCOPE -

EXISTING MULTI-TENANT RETAIL BUILDING ON A PREVIOUSLY DEVELOPED SITE TO REMAIN, WITH EXTERIOR FACADE RENOVATIONS FOR TWO NEW TENANTS. MINOR DRIVE-THRU TRAFFIC IMPROVEMENTS ON THE EAST SIDE OF THE PROPERTY, RESURFACING OF EXISTING PAVED AREAS, AND MINOR LANDSCAPE IMPROVEMENTS AND SITE CLEANUP. ALL NEW SITE AND BUILDING IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL PLANS AND APPLICABLE CODE AND LOCAL REQUIREMENTS. ANY REVISIONS TO THE CONSTRUCTION THAT DO NOT FOLLOW THE ARCHITECTURAL PLANS WITHOUT HAVING PROPER APPROVAL FROM ARCHITECT AND LOCAL BUILDING DEPARTMENT MAY RESULT IN A WORK STOPPAGE. ALL APPROVALS FROM ARCHITECT TO BE IN WRITING, SIGNED AND DATED.



SITE LOCATION MAP

NTS



R.A. CHIESA ARCHITECTS, P.C.
43260 Garfield Rd. Suite 210
Clinton Township, Michigan 48038
(586) 263-3519

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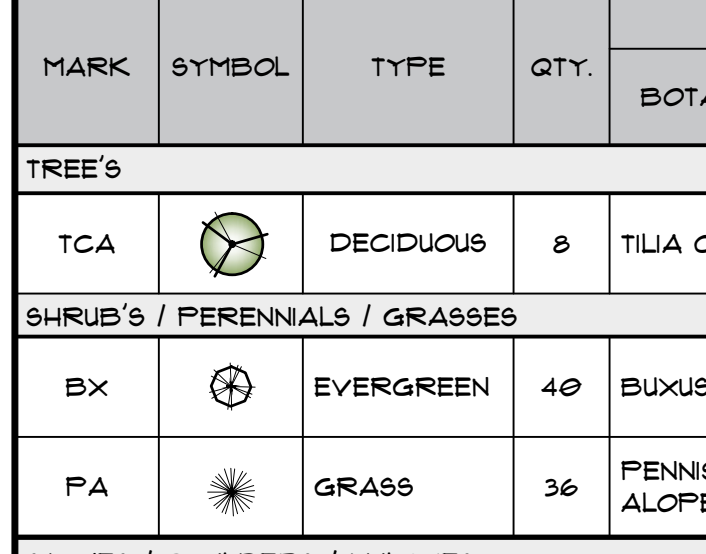
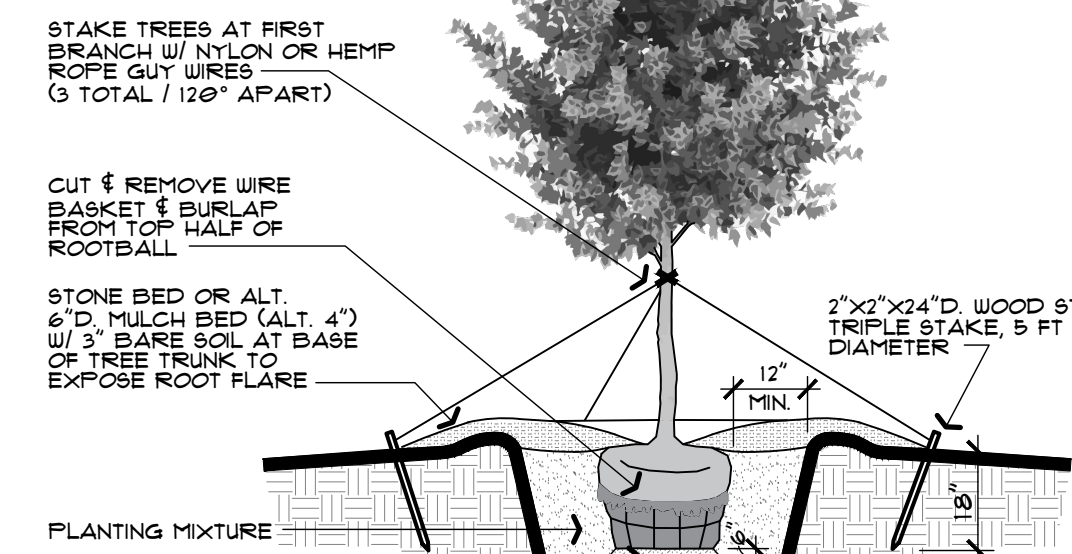
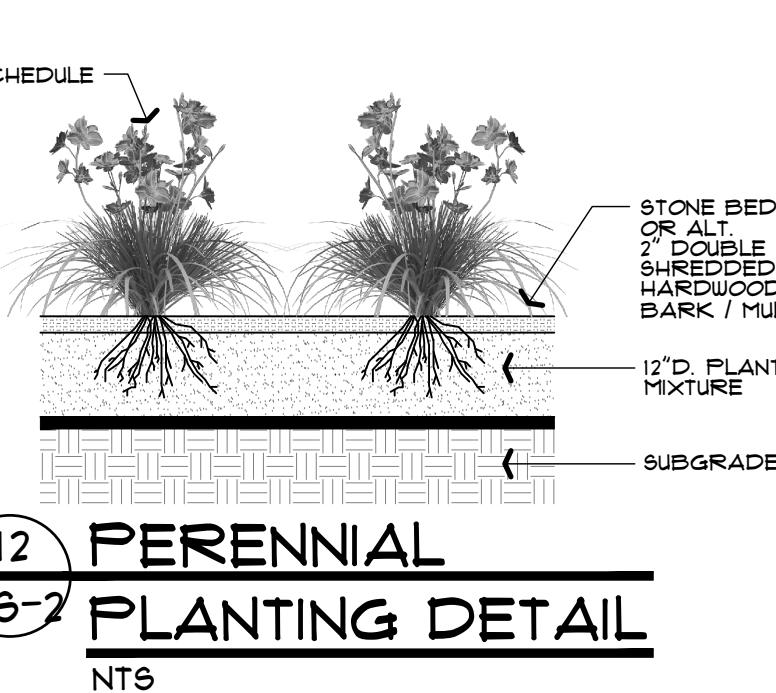
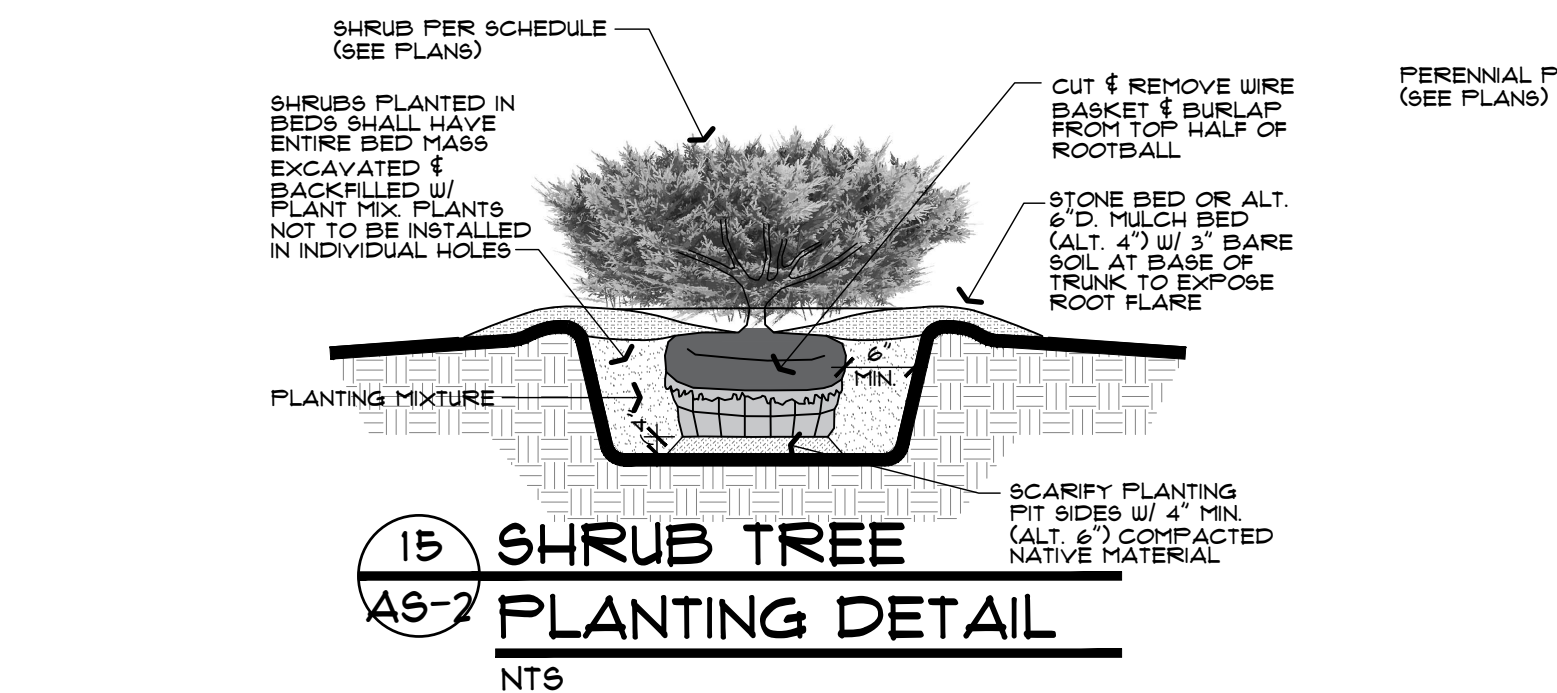
07/27/26 SITE PLAN APPROVAL
05/04/26 SITE PLAN APPROVAL
07/09/26 SITE PLAN RE-SUB

SHEET TITLE -
SITE PLAN

PROJECT -
9191 HIGHLAND RD.
WHITE LAKE, MI 48096
JOB NO.
25149-6
SHEET NO.
AS-1

SIGN LEGEND	M.U.T.G.D. NUMBER	DISPLAY	SHAPE	QUANTITY LOCATED ON SITE	MATERIAL	COLOR		SHEETING TYPE	SIZE		SIGN MOUNTING	POST			
						LEGEND	SHEETING		WIDTH	HEIGHT		INSTALL	POST TYPE	SIZE	FINISH
DO NOT ENTER	R5-1		SQUARE	4	ALUMINUM	WHITE	RED	HIGH INTENSITY PRISMATIC	18"	18"	1'-0" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
WRONG WAY	R5-1A		RECTANGLE	4	ALUMINUM	WHITE	RED	HIGH INTENSITY PRISMATIC	18"	12"	6'-0" A.F.G.	SIGN LOCATED ON SAME POST AS R5-1 AT DESIGNATED LOCATION PER PLAN. SEE DETAIL #16 THIS SHEET.			
YIELD	R1-2		TRIANGLE	4	ALUMINUM	RED	WHITE	HIGH INTENSITY PRISMATIC	24"	24"	1'-6" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
NO PARKING FIRE LANE	R8-31		RECTANGLE	AS REQ'D BY FIRE MARSHALL	ALUMINUM	RED	WHITE	HIGH INTENSITY PRISMATIC	12"	18"	1'-0" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
DO NOT BLOCK INTERSECTION	R10-1		RECTANGLE	2	ALUMINUM	BLACK	WHITE	HIGH INTENSITY PRISMATIC	12"	18"	5'-6" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
RESERVED PARKING	R1-8		RECTANGLE	3	ALUMINUM	GREEN/ BLUE	WHITE	HIGH INTENSITY PRISMATIC	12"	18"	1'-0" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
VAN ACCESSIBLE	R1-8P		RECTANGLE	1	ALUMINUM	GREEN	WHITE	HIGH INTENSITY PRISMATIC	12"	6"	6'-6" A.F.G.	SIGN LOCATED ON SAME POST AS R1-8 AT DESIGNATED LOCATION PER PLAN. SEE DETAIL #13 THIS SHEET.			

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE M.D.O.T. ADOPTED CRITERIA SPECIFIED BY THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION.
2. M.O.T. REFERENCES ARE PER TABLE 2B-1 "REGULATORY SIGN AND PLAQUE SIZES"
3. ALL SIGNS SHALL BE MOUNTED SUCH NO OBSTRUCTIONS ARE TO BE IMPEDED BY THE VISIBILITY OF THE SIGNS.
4. SIGNS LOCATED IN LANDSCAPED AREAS SHALL BE NO LESS THAN 2 FEET AND NO MORE THAN 12 FEET FROM THE EDGE OF PAVEMENT.
5. SEE SITE PLAN(S) FOR PLACEMENT OF SIGNS AS REQUIRED. SIGN POSTS MAY BE PROVIDED WITH ONE OR MORE SIGNS MOUNTED AT EITHER OR BOTH SIDES. SEE PLANS.
6. COORDINATE WITH ARCHITECT AND SITE DEVELOPER FOR ADDITIONAL SIGNAGE REQUIREMENTS.
7. ALL U-CHANNEL POSTS (3 LB/FT) WITH 3/8-INCH DIAMETER HOLES AT 12-INCH ON-CENTER FULL LENGTH AND LAST HOLE AT 1-INCH FROM END. SIGNS TO BE MOUNTED TOP AND BOTTOM WITH (1) 2-1/2-INCH LONG BOLTS, (2) WASHERS / BOLT AND (3) HEX HEAD BOLT. ALTERNATE - PROVIDE GREEN ENAMEL-COAATED POSTS IF SPECIFIED ON PLANS.



1. ALL PARKING STRIPING TO BE SINGLE STRIRED WITH 4-INCH WIDE LINES.
2. CROSSWALK WIDTHS TO BE 6-FT WIDE MINIMUM.
3. CROSSWALK EDGES (TRANSVERSE EDGES) LINES TO BE RETROREFLECTIVE WHITE WITH THE APPROPRIATE WIDTH PER PLANS.
4. CROSSWALK EDGES (LONGITUDINAL EDGES) LINES TO BE 6-INCH WIDE MINIMUM AND SPACED 36-INCH ON-CENTER MAXIMUM (24-INCH ON-CENTER MINIMUM).
5. CROSSWALK EDGE LINES ARE OPTIONAL WHERE PROVIDED, LINES MUST BE 6-INCH WIDE MINIMUM.
6. PAVEMENT MARKING MATERIALS ARE TO BE DURABLE WITH ANTICIPATED SERVICE LIFE OF 3 TO 5 YEARS. THE FOLLOWING ARE THE MINIMUM REQUIREMENTS:
 - a. POLYUREA (APPLIED AT 20 MIL THICKNESS).
 - b. MODIFIED URETHANE (APPLIED AT 20 MIL THICKNESS).
 - c. WATER-BASED PREPARED POLYMER EMULSIONS.

1. ALL EXISTING LANDSCAPE AND PLANTING AREAS TO REMAIN.
2. CONTRACTOR SHALL CONDUCT A SITE VISIT AND FIELD VERIFICATION TO EVALUATE EXISTING LANDSCAPE CONDITIONS, INCLUDING BUT NOT LIMITED TO EXISTING PLANTINGS, GRASS AREAS, MULCH AND/OR STONE BEDS, AND LANDSCAPE EDGING. THE CONTRACTOR SHALL DETERMINE THE CONDITION, CONDITION, AND THE HEALTH AND VIABILITY OF EXISTING VEGETATION (INCLUDING TREES & SHRUBS) AND SITE FEATURES TO DETERMINE WHETHER THEY ARE IN SATISFACTORY CONDITION TO REMAIN.
3. ANY EXISTING LANDSCAPE ELEMENTS IDENTIFIED AS DAMAGED, DETERIORATED, UNHEALTHY, OR OTHERWISE UNSUITABLE TO REMAIN SHALL BE DOCUMENTED AND BROUGHT TO THE ATTENTION OF THE ARCHITECT / OWNER.
4. PROTECTION OF ALL EXISTING LANDSCAPING DESIGNATED TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DAMAGE TO EXISTING LANDSCAPE ELEMENTS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED IN KIND UNLESS OTHERWISE DIRECTED.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES (ELECTRIC, GAS, WATER, AND SEWER) PRIOR TO START. CONTACT MISS DIG AND COORDINATE WITH CIVIL ENGINEERING PLANS. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON-SITE IF

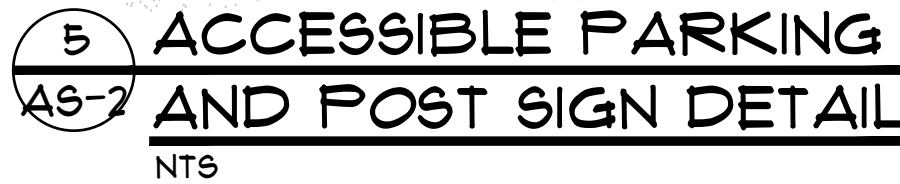
1. PLANTING QUANTITIES SHALL BE PROVIDED PER THE LANDSCAPE PLAN SCHEDULE AND MEET THE MINIMUM STANDARDS OF THE CITY ORDINANCE. ANY VARIATION IN LANDSCAPE QUANTITIES THAT DEVIATE FROM THE LANDSCAPE SCHEDULE TO BE COMPLETED SHALL BE APPROVED BY THE ARCHITECT.
2. ANY SUBSTITUTION OF PLANT MATERIALS OR ALTERNATION IN PLANT SIZES AND/OR SPECIFICATIONS SHALL BE CONFIRMED BY THE ARCHITECT.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASE, HARDY AND SUITABLE TO THE CLIMATE.
4. PLANT BEDS SHALL BE MULCHED AND DRESSED W/ 4-INCHES OF FINELY DOUBLE SHREDDED HARDWARE MULCH OR LANDSCAPE STONE. VERIFY WITH ARCHITECT ON EXACT TYPE AND COLOR PRIOR TO ORDERING AND INSTALLATION. (LANDSCAPE STONE SPECIFICATIONS AND COLOR WHICH IS SHOWN ON PLANS)
5. PLANT BEDS SHALL BE SPADE CUT OR EDGED WITH METAL EDGING, 1/8"-INCH THICK BY 4-INCH TALL, INSTALLED WITH STAKES PER MANUFACTURER'S REQUIREMENTS. TOP OF EDGING SHALL BE 1/2"-INCH ABOVE FINISH GRADE (ALTERNATE - TOP OF EDGING TO BE 1/2"-INCH WITH FINISH GRADE).
6. ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION.
7. ALL ADJACENT DISTURBED AREAS SHALL BE REPAIRED AS REQUIRED.
8. ALL PLANTING AREAS TO BE REPAIRED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZERS BEFORE PLANT INSTALLATION.
9. ALL LARGE TREES SHALL BE STAKED, GUYED AND WRAPPED.
10. REMOVE ALL TWINE, WIRE AND BARD FROM TREE AND SHRUB. EARTH BALLS AND MULCH SHALL BE REMOVED AND RECOMMENDED.
11. AT THE TIME OF SITE PREPARATION, CONTACT ARCHITECT, IF REQUIRED, TO REVIEW ALL EXISTING VEGETATION AND TAG MATERIAL TO BE SAVED OR RELOCATED.
12. 24-INCH DIAMETER SHRUBS AND TREES SHALL BE SAVED OR RELOCATED. 24-INCHES LARGER THAN ROOT BALLS. BACKFILL WITH ONE-PART TOP SOIL AND ONE-PART SOL FROM EXCAVATED PLANTING.
13. LAWN TREES SHALL BE MULCHED WITH A 24-INCH WIDE MINIMUM OF 6-INCH DEEP SHREDDED HARDWARE MULCH OR APPROVED ALTERNATIVE DESIGN FOR TRUNK PROTECTION.
14. PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED FLATTER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) EXIST.
15. PROVIDE SLOPE PROTECTION AS REQUIRED FOR NEW LANDSCAPE AREAS AS/ WHERE REQUIRED BASED ON NEW SLOPE.
16. EXISTING SITE IRRIGATION SYSTEM TO REMAIN.

LANDSCAPE SCHEDULE								
MARK	SYMBOL	TYPE	QTY.	DESCRIPTION		INSTALL SIZE	MATURE SIZE	
				BOTANICAL NAME	COMMON NAME	CALIFER, HEIGHT, OR VOLUME	HEIGHT	SPREAD
TREES								
TCA		DECIDUOUS	8	TILIA CORDATA	LITTLE-LEAVED LINDEN	2.5-INCH CALIFER	50 FT- 70 FT	35 FT- 50 FT
SHRUBS / PERENNIALS / GRASSES								
EX		EVERGREEN	40	BUXUS HYBRIDS	GREEN VELVET BOXWOOD	2 FT TALL	3 FT - 4 FT	3 FT - 4 FT
FA		GRASS	36	PENNISTETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GALLON MINIMUM	2 FT - 3 FT	2 FT - 3 FT
STONES / Boulders / MULCHES								
BGLS	--	LANDSCAPE STONE	--	--	BLACK GRANITE	2" DEPTH 1 TO 3-INCH	--	--
NOTES -								
1. ANY LANDSCAPE BED AREAS RECEIVING NEW OR REFRESHED BEDDING MATERIAL TO BE PROVIDED WITH LANDSCAPE STONE (BLACK GRANITE OR RIVER ROCK) OR SHREDDED BLACK MULCH. EXACT AREAS TO BE COORDINATED WITH OWNER AND ARCHITECT DURING CONSTRUCTION BASED ON EXISTING FIELD CONDITIONS.								

1. ANY LANDSCAPE BED AREAS RECEIVING NEW OR REFRESHED BEDDING MATERIAL TO BE PROVIDED WITH LANDSCAPE STONE (BLACK GRANITE OR RIVER ROCK) OR SHREDDED BLACK MULCH. EXACT AREAS TO BE COORDINATED WITH OWNER AND ARCHITECT DURING CONSTRUCTION BASED ON EXISTING FIELD CONDITIONS.

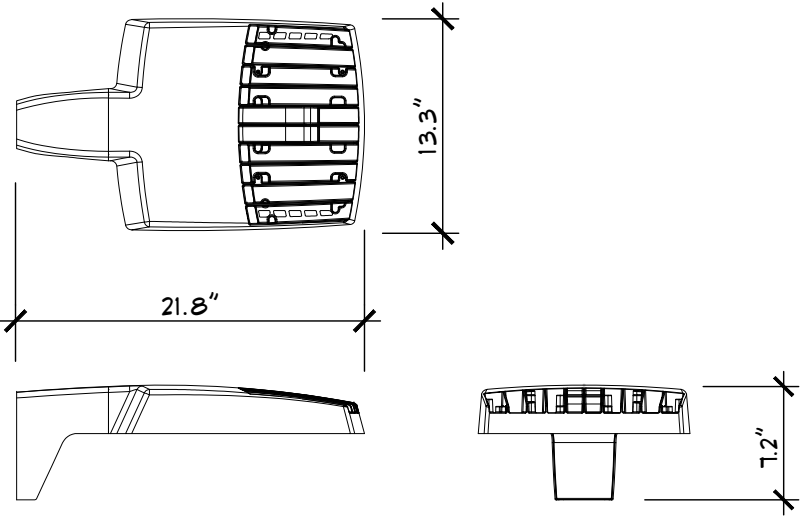


1. ALL CURB RAMPS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL LOCAL AND STATE REQUIREMENTS HAVING JURISDICTION.
2. MINIMUM CLEAR WIDTH OF CURB RAMPS SHALL BE 36-INCHES, EXCLUSIVE OF CURB.
3. DETECTABLE WARNING SURFACES (TRUNCATED DOMES) SHALL BE PROVIDED AT THE BOTTOM OF ALL CURB RAMPS WHERE PEDESTRIAN ROUTES CROSS VEHICULAR WAYS. DETECTABLE WARNINGS SHALL:
 - A. EXTEND THE FULL WIDTH OF THE RAMP / LANDING.
 - B. HAVE A MINIMUM DEPTH OF 1/4-INCH.
 - C. BE VISUALLY CONTRASTING WITH ADJACENT CONCRETE SURFACES (BLACK, RED, OR YELLOW -- PROJECT PREFERENCE TO BE BLACK)
4. ALL CURB RAMPS SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE WITHIN THE RAMP SURFACE, LANDINGS, OR DETECTABLE WARNING AREAS.
5. FINISH TOLERANCES SHALL COMPLY WITH ADA SURFACE REQUIREMENTS, PROVIDING A STABLE, FIRM, AND SLIP-RESISTANT WALKING SURFACE.
6. LANDING AREA WITH MINIMUM DIMENSIONS OF 5 FT X 5 FT CLEAR.
 1. MAXIMUM LANDING SLOPE IS 2.0% TOWARDS GUTTER
 2. MAXIMUM RAMP CROSS SLOPE IS 2.0%.
 3. MAXIMUM RAMP RUNNING SLOPE IS 5.0% TO 7.0% (2.3% MAXIMUM)
7. FLARED SIDES SHALL NOT EXCEED A SLOPE OF 1:10 (9.0%) WHERE PEDESTRIAN WALK AND BICYCLE TRAVEL ARE NOT SEPARATED BY A WALKABLE, STEEPER SLOPE MAY BE PERMITTED AS ALLOWED BY ADA

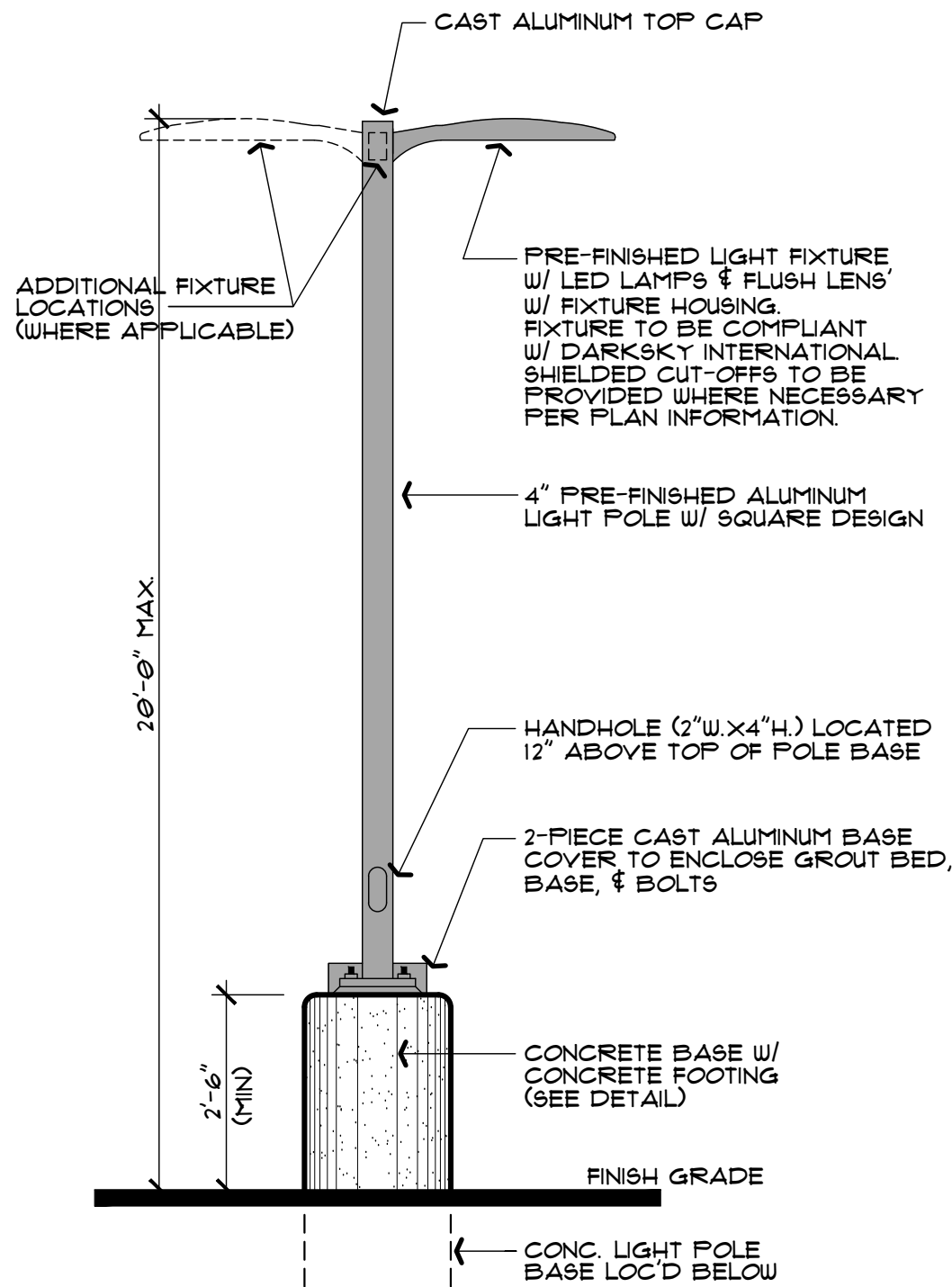


1. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A RESERVED PARKING SIGN WITH DYNAMIC ACCESSIBILITY SYMBOL. (MODIFIED ISA SYMBOL) THE ISA-1968 SYMBOL SHALL BE USED FOR ALL OTHER FORMS OF ACCESSIBILITY.
2. ALL SIGNS SHALL BE CENTERED AT EACH PARKING STALL UNLESS PROHIBITED BY SITE CONDITIONS AND SHALL NOT BE LOCATED MORE THAN 10 FT FROM THE FRONT OF THE SPACE.
3. ACCESSIBLE PARKING SIGNS MAY BE MOUNTED ON A BUILDING PROVIDED THEY ARE NOT OBSTRUCTED FROM VIEW.
4. ALL ACCESSIBLE SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED WITH THE MINIMUM ACCESSIBLE SYMBOL AS SHOWN FOR PLANS.
5. ACCESSIBLE PARKING STALL SHALL BE PROVIDED WITH AN 8 FT STRIPPED AREA ADJACENT TO THE STALL FOR VAN ACCESSIBILITY AS REQUIRED WHERE THE STALL IS ADJACENT TO A SIDEWALK. PROVIDED, A 5 FT STRIPPED AREA ADJACENT TO THE STALL SHALL BE PROVIDED.



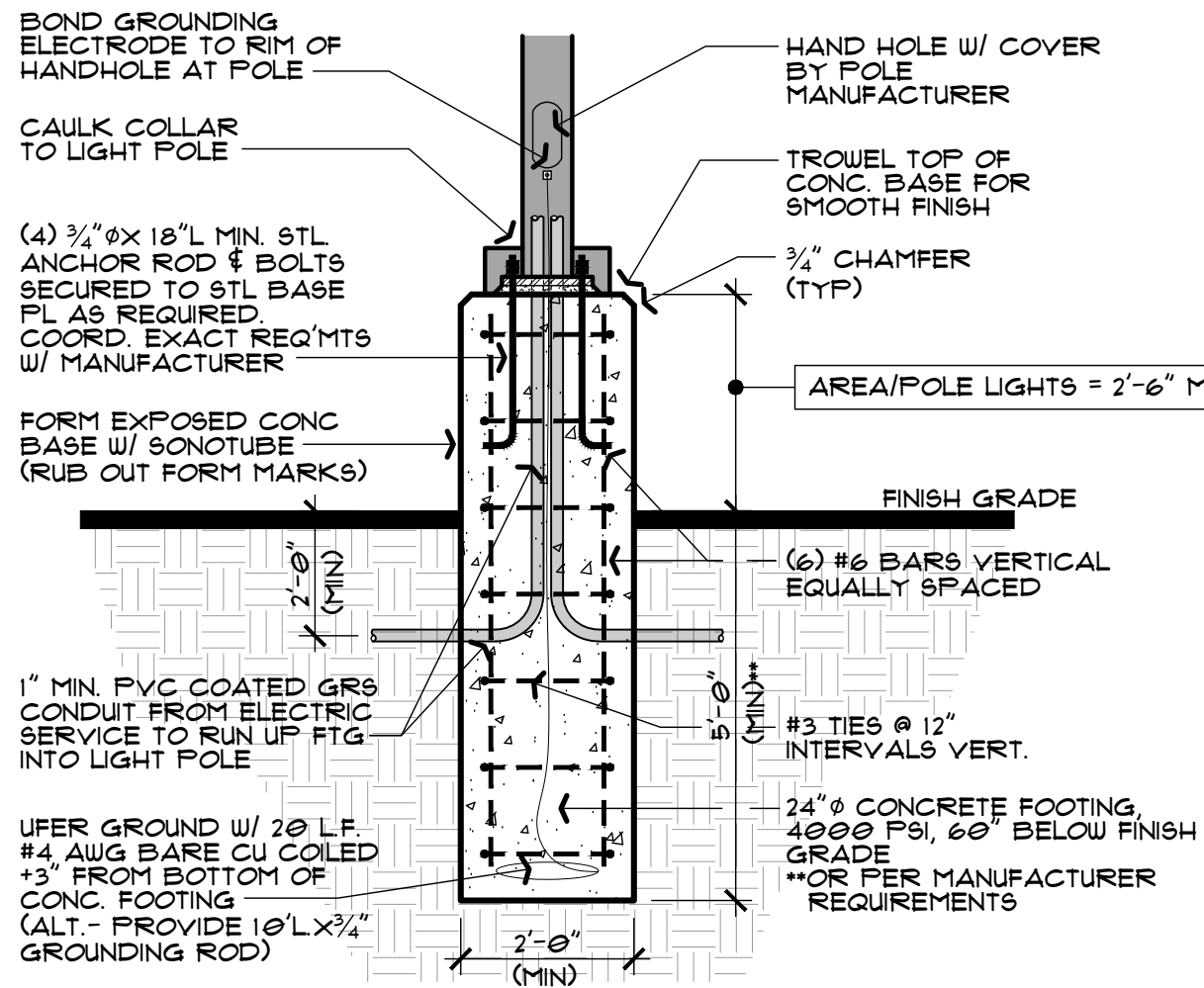


3 AREA LUMINAIRE DETAIL
AS-3 NTS "LITHONIA" R9X1 LED



2 AREA LIGHT POLE & LUMINAIRE DETAIL
AS-3 NTS

PROVIDE ARCHITECT WITH SPECIFICATIONS ON LIGHT FIXTURE, POLE DESIGN, FASTENERS, AND POLE BASE FOR APPROVAL



1 LIGHT POLE BASE DETAIL
AS-3 NTS

ANCHOR BASE POLE SCHEDULE -

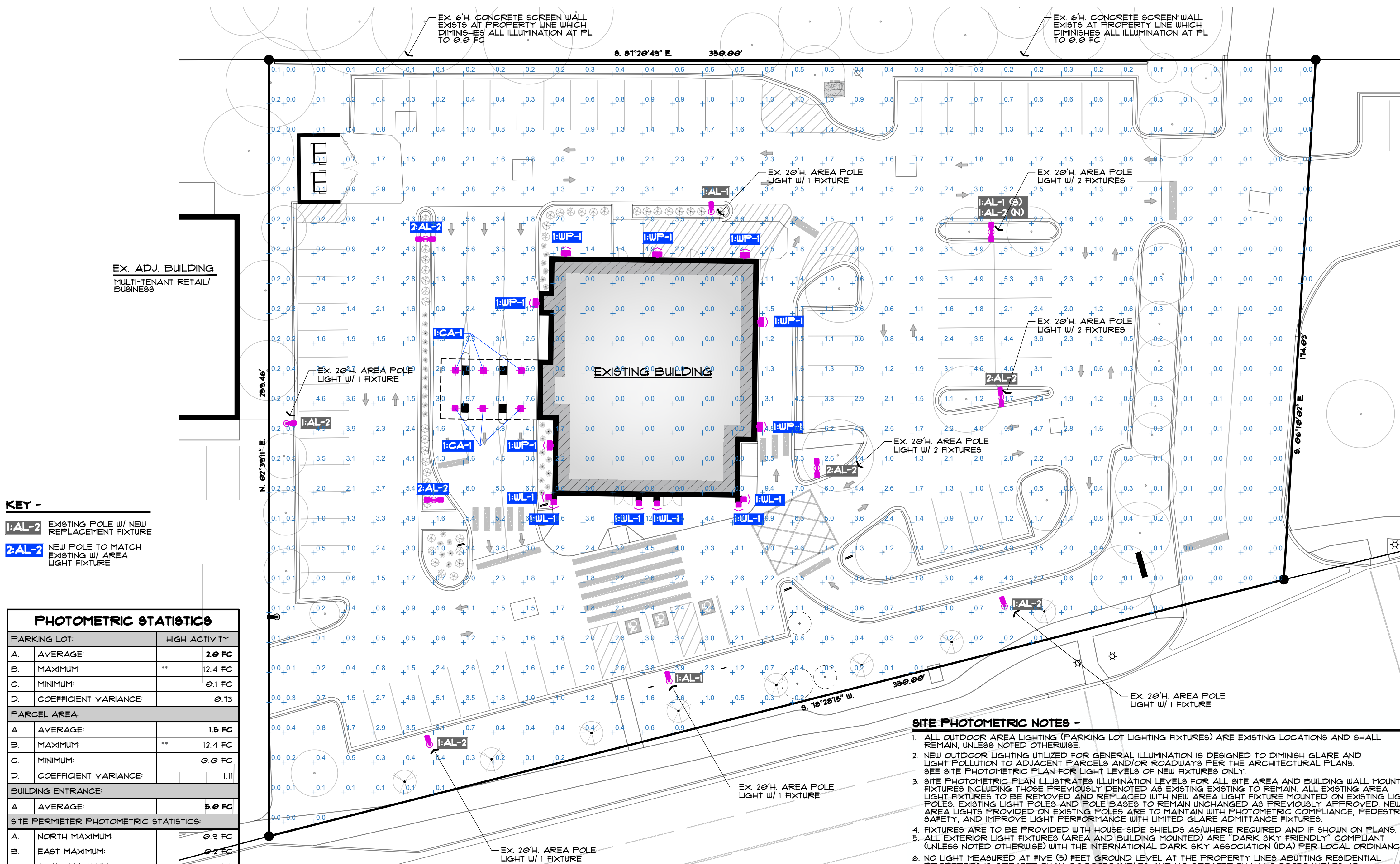
MARK	POLE DESCRIPTION	ATTACHED FIXTURE(S)		FINISH	MANUFACTURER	MODEL NO.
		QUANTITY	MOUNTED FIXTURES			
99A-1	SQUARE STRAIGHT ALUMINUM GENERAL PURPOSE LIGHT POLE WITH FLAT TOP, STANDARD HANDHOLE AND BOLT CAPS AND BASE COVER. POLE TO BE PROVIDED WITH DURABLE POLYESTER POWDER COAT PAINTED FINISH.	2 FIXTURES	AL-1	MATCH EXISTING (BRONZE)	LITHONIA LIGHTING	99A 17'-6' 4C DM28AS NEC FBC
** LIGHT POLES ARE DESIGNED FOR 13 GUST AT 100 MPH. ** ALL LIGHT POLES ARE TO BE 11'-FEET 6"-INCH IN LENGTH ACCOUNTING FOR A 2'-FOOT 6"-INCH TALL CONCRETE BASE. THE MAXIMUM HEIGHT OF THE LIGHT POLES FOR FIXTURE MOUNTING SHALL AND NOT TO EXCEED 20'-FEET. COORDINATE POLE BASE IN FIELD TO VERIFY EXACT LIGHT POLE ORDER DIMENSION. ** POLE SHAFT 4"-INCH X 11'-FEET WITH 0.125"-INCH THICK POLE WALL TO BE RATED AT 1.05 EPA. BOLTS TO BE PROVIDED PER LIGHT POLE BASE DETAIL AND PER MANUFACTURER REQUIREMENTS. ** CONTRACTOR TO SUBMIT ANY FIXTURE ALTERNATES THAT DIFFER FROM SPEC'D TO ARCHITECT FOR APPROVAL ** CONTRACTOR TO SUBMIT CUT SHEETS ON ALL FIXTURES TO ARCHITECT FOR APPROVAL						

POLE BASE SCHEDULE -

SHAFT BASE SIZE	BOLT CIRCLE	BOLT PROJECTION	BASE SQUARE	BOLT SIZE	ANCHOR BOLT	TEMPLATE
4C	8.5"-INCH TO 9.625"-INCH	3.125"-INCH	9.938"-INCH	3/4"-INCH X 18"-INCH X 3"-INCH	AB18-0	ABTEMPLATE FJ50045
** SEE MANUFACTURER SPECIFICATIONS.						

FIXTURE SCHEDULE -

MARK	SYMBOL	FIXTURE	MOUNTING HEIGHT	FINISH	LUMENS	COLOR/ TEMP	B-U-G	CRI	POWER	MANUFACTURER	MODEL NO.
PARKING AREA LIGHTING											
AL-1		OUTDOOR AREA LED LUMINAIRE, SQUARE POLE MOUNTED, DARK SKY FRIENDLY	20'-0"	MATCH EXISTING (BRONZE)	9,843 L	4,000K	B2 U0 G2	70	73.0 VA	LITHONIA LIGHTING	RSX1-LED-P2-40K-R3-MVOLT-9PA-DBXD
AL-2		OUTDOOR AREA LED LUMINAIRE, SQUARE POLE MOUNTED, DARK SKY FRIENDLY	20'-0"	MATCH EXISTING (BRONZE)	9,384 L	4,000K	B1 U0 G1	70	51.3 VA	LITHONIA LIGHTING	RSX1-LED-P1-40K-R2-MVOLT-9PA-DBXD-HS
BUILDING MOUNTED LIGHTING											
WL-1		OUTDOOR DECORATIVE WALL LED LUMINAIRE, DARK SKY FRIENDLY	SEE PLANS	BLACK	7,516 L	3,500K	B1 U5 G5	80+	63.0 VA	BROUNLEE LIGHTING	7115-49-463-35K
WP-1		OUTDOOR LED WALL PACK, DARK SKY FRIENDLY	SEE PLANS	BLACK	1,961 L	4,000K	B0 U0 G1	70	14.6 VA	LITHONIA LIGHTING	DSXW1-LED-P2-40K-10CRI-T3M-HS
CA-1		OUTDOOR 6"-INCH LED SQUARE DOWNLIGHT WITH BAFFLE	SEE PLANS	BLACK	1,155 L	4,000K	--	90+	13.1 VA	JUNO LIGHTING	JPDZ6-5QDB-1000LM-4000K-90CRI-FRPC
** POLE LIGHT FIXTURE MOUNTING HEIGHTS ARE FROM FINISH GRADE TO TOP OF FIXTURE. POLE DIMENSIONS SHALL BE MOUNTING HEIGHT MINUS BASE HEIGHT. ** POLE LIGHT FIXTURES ON SITE PHOTOMETRIC PLAN LABELED WITH "HSS" TO HAVE HOUSE-SIDE SHIELD (HSS-R = RIGHT / HSS-L = LEFT). L/R BASED FROM TOP OF FIXTURE LOOKING TOWARDS THE FREE END. ** POLE LIGHT FIXTURES ON SITE PHOTOMETRIC PLAN LABELED WITH "EGS" TO HAVE EXTERNAL GLARE SHIELD (EGS-R = REAR / EGS-F = FRONT) ** CONTRACTOR TO SUBMIT ANY FIXTURE ALTERNATES THAT DIFFER FROM SPEC'D TO ARCHITECT FOR APPROVAL ** CONTRACTOR TO SUBMIT CUT SHEETS ON ALL FIXTURES TO ARCHITECT FOR APPROVAL											



KEY -

- 1:AL-2 EXISTING POLE W/ NEW REPLACEMENT FIXTURE
- 2:AL-2 NEW POLE TO MATCH EXISTING W/ AREA LIGHT FIXTURE

PHOTOMETRIC STATISTICS	
PARKING LOT:	
A. AVERAGE:	2.0 FC
B. MAXIMUM:	12.4 FC
C. MINIMUM:	0.1 FC
D. COEFFICIENT VARIANCE:	0.73
PARCEL AREA:	
A. AVERAGE:	1.5 FC
B. MAXIMUM:	12.4 FC
C. MINIMUM:	0.0 FC
D. COEFFICIENT VARIANCE:	1.11
BUILDING ENTRANCE:	
A. AVERAGE:	5.0 FC
SITE PERIMETER PHOTOMETRIC STATISTICS:	
A. NORTH MAXIMUM:	0.9 FC
B. EAST MAXIMUM:	0.1 FC
C. SOUTH MAXIMUM:	0.0 FC
D. WEST MAXIMUM:	0.0 FC

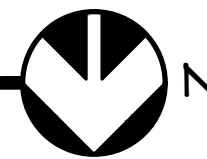
** PHOTOMETRIC CALCULATION POINTS DIRECTLY BELOW OR WITHIN A LUMINAIRE'S DISPLAY LINE MAY SHOW HIGH FOOTCANDLE ZONES THAT DIMINISH WITHIN 12'-24" INCHES.

SITE PHOTOMETRIC NOTES -

- ALL OUTDOOR AREA LIGHTING (PARKING LOT LIGHTING FIXTURES) ARE EXISTING LOCATIONS AND SHALL REMAIN, UNLESS NOTED OTHERWISE.
- NEW OUTDOOR LIGHTING UTILIZED FOR GENERAL ILLUMINATION IS DESIGNED TO DIMINISH GLARE AND LIGHT POLLUTION TO ADJACENT PARCELS AND/OR ROADWAYS PER THE ARCHITECTURAL PLANS. SEE SITE PHOTOMETRIC PLAN FOR LIGHT LEVELS OF NEW FIXTURES ONLY.
- SITE PHOTOMETRIC PLAN ILLUSTRATES ILLUMINATION LEVELS FOR ALL SITE AREA AND BUILDING WALL MOUNTED FIXTURES INCLUDING THOSE PREVIOUSLY DENOTED AS EXISTING EXISTING TO REMAIN. ALL EXISTING AREA LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW AREA LIGHT FIXTURE MOUNTED ON EXISTING LIGHT POLES. EXISTING LIGHT POLES AND POLE BASES TO REMAIN UNCHANGED AS PREVIOUSLY APPROVED. NEW AREA LIGHTS PROVIDED ON EXISTING POLES ARE TO MAINTAIN WITH PHOTOMETRIC COMPLIANCE, PEDESTRIAN SAFETY, AND IMPROVE LIGHT PERFORMANCE WITH LIMITED GLARE ADMITTANCE FIXTURES.
- FIXTURES ARE TO BE PROVIDED WITH HOUSE-SIDE SHIELDS AS/WHERE REQUIRED AND IF SHOWN ON PLANS.
- ALL EXTERIOR LIGHT FIXTURES (AREA AND BUILDING MOUNTED) ARE "DARK SKY FRIENDLY" COMPLIANT (UNLESS NOTED OTHERWISE) WITH THE INTERNATIONAL DARK SKY ASSOCIATION (IDA) PER LOCAL ORDINANCE.
- NO LIGHT MEASURED AT FIVE (5) FEET GROUND LEVEL AT THE PROPERTY LINES ADJUTING RESIDENTIAL PROPERTIES IS GREATER THAN 0.1 FOOTCANDLES AND NO GREATER THAN 1.0 FOOTCANDLES AT COMMERCIAL PROPERTIES PER LOCAL ORDINANCE.
- WHERE BUILDING MOUNTED LUMINAIRES OR SITE POLE MOUNTED LUMINAIRES EMT GLARE SHALL BE PROVIDED WITH EXTERNAL GLARE SHIELDS AS REQUIRED. COORDINATE WITH ARCHITECT.

SITE PHOTOMETRIC PLAN

1" = 20'



SEE SHEET A-2 FOR BUILDING MOUNTED LIGHT FIXTURE DETAILS

PROJECT -
9151 HIGHLAND RD.
WHITE LAKE, MI 48386

JOB NO.
25149-6

SHEET NO.
A5-3

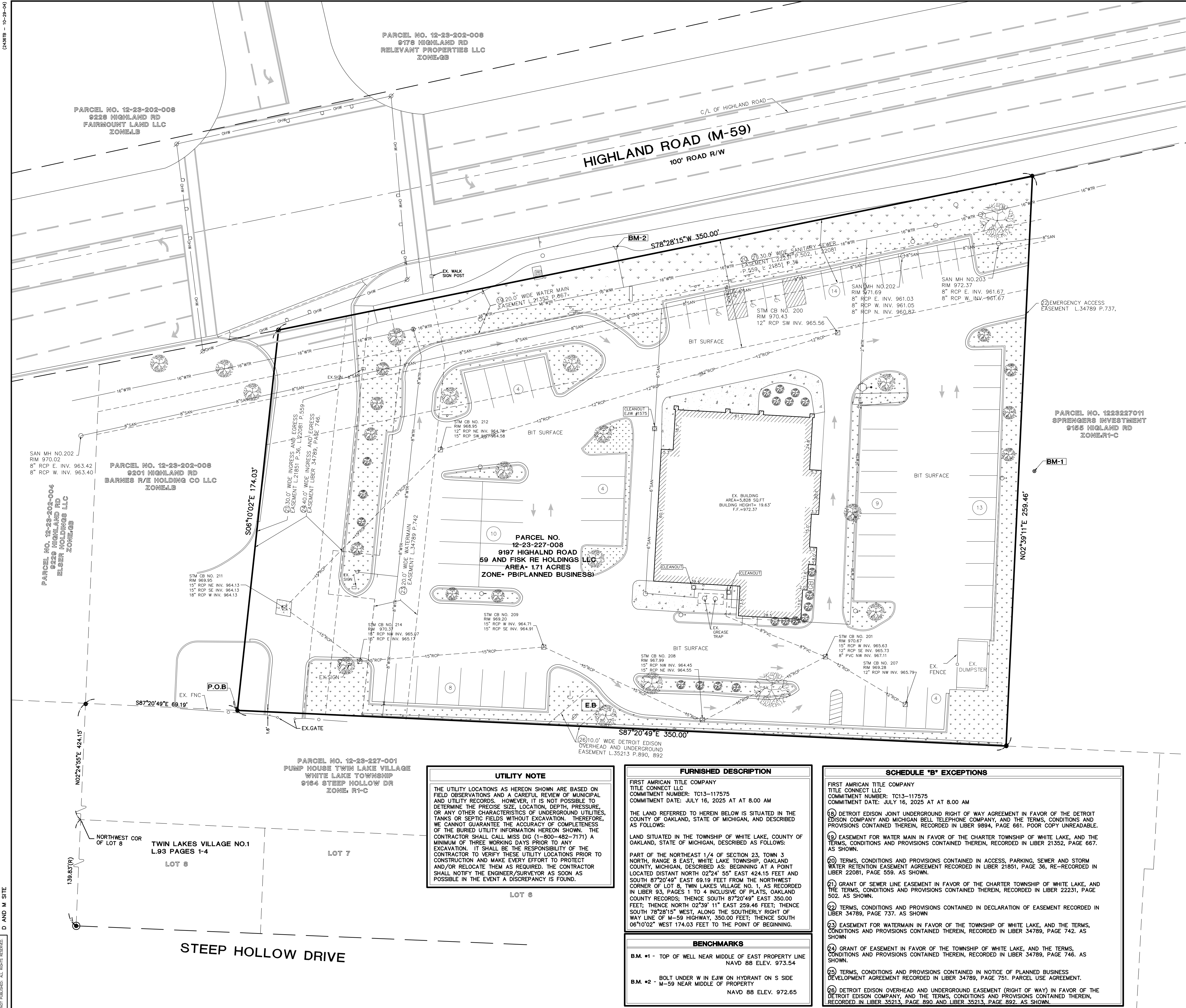
PHOTOMETRIC PLAN

SHEET TITLE -

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02/17/26 SITE PLAN APPROVAL
05/04/26 SITE PLAN APPROVAL
07/09/26 SITE PLAN RE-SUB

R.A. CHIESIA ARCHITECTS, P.C.
43260 Garfield Rd. Suite 210
Clinton Township, Michigan 48038
(586) 263-3519



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

LEGEND

MONUMENT / SECTION CORNER	FOUND PROPERTY IRON
SET PROPERTY IRON	EXISTING CATCHBASIN
EXISTING CATCHBASIN	EXISTING MANHOLE/CATCHBASIN
EXISTING MANHOLE/CATCHBASIN	EXISTING MANHOLE
EXISTING MANHOLE	EXISTING HYDRANT
EXISTING HYDRANT	EXISTING VALVE
EXISTING VALVE	EXISTING SANITARY SEWER
EXISTING SANITARY SEWER	EXISTING STORM SEWER
EXISTING STORM SEWER	EXISTING WATERMAIN
EXISTING WATERMAIN	EXISTING FENCE LINE
EXISTING FENCE LINE	EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND ELECTRIC LINE	EXISTING UNDERGROUND GAS LINE
EXISTING UNDERGROUND GAS LINE	EXISTING UNDERGROUND TELEPHONE LINE
EXISTING UNDERGROUND TELEPHONE LINE	EXISTING CENTERLINE
EXISTING CENTERLINE	EXISTING OVERHEAD ELECTRICAL WIRES
EXISTING OVERHEAD ELECTRICAL WIRES	EXISTING MAILBOX / NEWSPAPER BOX
EXISTING MAILBOX / NEWSPAPER BOX	EXISTING SIGN
EXISTING SIGN	EXISTING DECIDUOUS TREES
EXISTING DECIDUOUS TREES	EXISTING CONIFEROUS TREES
EXISTING CONIFEROUS TREES	EXISTING UTILITY POWER POLE
EXISTING UTILITY POWER POLE	EXISTING TELEPHONE RISER
EXISTING TELEPHONE RISER	EXISTING TRAFFIC SIGN
EXISTING TRAFFIC SIGN	EXISTING GAS BOX
EXISTING GAS BOX	EXISTING ELECTRIC TRANSFORMER

FLOODPLAIN INFORMATION

WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN
MAP NUMBER: 26125C0337F
EFFECTIVE DATE: SEPTEMBER 29, 2006
FLOOD ZONE: X
AREA OF MINIMAL FLOOD HAZARD

ZONING INFORMATION

ZONED-B-3 PLANNED BUSINESS
SETBACKS:
FRONT: -50'
REAR: -TBD
SIDE: -TBD

UTILITY CONTACTS

GAS DTE GAS COMPANY ONE ENERGY PLAZA DETROIT, MI 48226 (800) 338-0178	ELECTRIC CONSUMERS ENERGY COMPANY ONE ENERGY PLAZA JACKSON, MI 49201 (800) 477-5050
ZONING WHITE LAKE TOWNSHIP ZONING & PLANNING 7525 HIGHLAND ROAD WHITE LAKE, MI 48383 (248) 698-3300	WATER AND SEWER WHITE LAKE TOWNSHIP WATER AND SEWER DEPARTMENT 7527 HIGHLAND ROAD WHITE LAKE, MI 48383 (248) 698-7700

CERTIFICATION

TO: FIRST AMERICAN TITLE, 59 & FISK RE HOLDINGS LLC, A MICHIGAN LIMITED LIABILITY COMPANY, TITLE CONNECT LLC,
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 9, 13, 14, 16, 17 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/23/2025.
DATE OF PLAN OR MAP: 05-12-26
BRIAN D. FERGUSON
401 BALSAM STREET P.O. 159
CARROLLTON, MI 48724
PHONE: (989) 752-6500 • FAX (989) 752-6600

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

FURNISHED DESCRIPTION

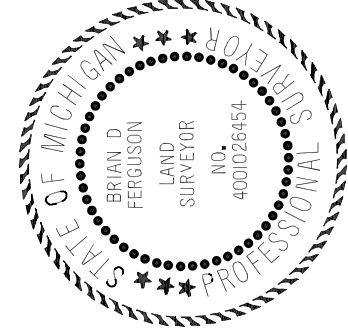
FIRST AMERICAN TITLE COMPANY
TITLE CONNECT LLC
COMMITMENT NUMBER: TC13-117575
COMMITMENT DATE: JULY 16, 2025 AT 8.00 AM
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:
LAND SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT LOCATED DISTANT NORTH 02°24' 55" EAST 424.15 FEET AND SOUTH 87°20'49" EAST 69.19 FEET FROM THE NORTHWEST CORNER OF LOT 8, TOWN 3 NORTH, RANGE 8 EAST, VILLAGE NO. 1, AS RECORDED IN LIBER 93, PAGES 1 TO 4 INCLUSIVE OF PLATS, OAKLAND COUNTY RECORDS; THENCE SOUTH 87°20'49" EAST 350.00 FEET; THENCE SOUTH 02°24' 11" EAST 259.46 FEET; THENCE SOUTH 78°28'15" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF M-59 HIGHWAY, 350.00 FEET; THENCE SOUTH 06°10'02" WEST 174.03 FEET TO THE POINT OF BEGINNING.

BENCHMARKS

B.M. #1 - TOP OF WELL NEAR MIDDLE OF EAST PROPERTY LINE
NAVD 88 ELEV. 973.54
B.M. #2 - BOLT UNDER W IN E/W ON HYDRANT ON S SIDE
M-59 NEAR MIDDLE OF PROPERTY
NAVD 88 ELEV. 972.65

SCHEDULE "B" EXCEPTIONS

FIRST AMERICAN TITLE COMPANY
TITLE CONNECT LLC
COMMITMENT NUMBER: TC13-117575
COMMITMENT DATE: JULY 16, 2025 AT 8.00 AM
(18) DETROIT EDISON JOINT UNDERGROUND RIGHT OF WAY AGREEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 9894, PAGE 661. POOR COPY UNREADABLE.
(19) EASEMENT FOR WATER MAIN IN FAVOR OF THE CHARTER TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 21352, PAGE 667. AS SHOWN.
(20) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ACCESS, PARKING, SEWER AND STORM WATER RETENTION EASEMENT AGREEMENT RECORDED IN LIBER 21851, PAGE 36, RE-RECORDED IN LIBER 22081, PAGE 559. AS SHOWN.
(21) GRANT OF SEWER LINE EASEMENT IN FAVOR OF THE CHARTER TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 22231, PAGE 502. AS SHOWN.
(22) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENT RECORDED IN LIBER 34789, PAGE 737. AS SHOWN.
(23) EASEMENT FOR WATERMAIN IN FAVOR OF THE TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 34789, PAGE 742. AS SHOWN.
(24) GRANT OF EASEMENT IN FAVOR OF THE TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 34789, PAGE 746. AS SHOWN.
(25) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NOTICE OF PLANNED BUSINESS DEVELOPMENT AGREEMENT RECORDED IN LIBER 34789, PAGE 751. PLANNED BUSINESS AGREEMENT.
(26) DETROIT EDISON OVERHEAD AND UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 35213, PAGE 880 AND LIBER 35213, PAGE 882. AS SHOWN.



PREPARED UNDER THE SUPERVISION OF:

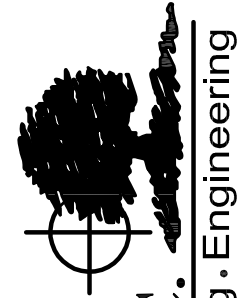
FILE:	2025-429
PROJECT MGR:	JDM
DESIGNED BY:	FR
DRAWN BY:	FR/JP
CHECKED BY:	
SCALE:	1" = 20'
SHEET:	1 OF 1

GRAND MANAGEMENT AND DEVELOPMENT- JASON KISHMISH
30201 ORCHARD LAKE ROAD
FARMINGTON HILLS, MI 48354
(248) 594-5639

9197 HIGHLAND ROAD
WHITE LAKE, MI.

SECTION 23, T3N-R8E
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN

ALTA/NSPS LAND TITLE SURVEY



D&M SITE INC.
Surveying, Inspection, Testing, Engineering
401 BALSAM STREET PO BOX 159, CARROLLTON, MICHIGAN 48724
PHONE (989) 752-6500 • FAX (989) 752-6600

1

2025.429


$$\frac{3}{16}'' = 1'-0''$$

$$\frac{3}{16}'' = 1' - 0''$$


NTS

Architectural elevation drawing of a building facade. The drawing shows a cross-section of the building with various materials and structural elements. Annotations include:

- NEW BOXED CORNICE DETAIL W/ PRE-FIN ALUMINUM GRAVEL STOP OVER ALUM. COIL TRIM FACING
- NEW SIMULATED WOOD VENEER OVER EXTERIOR METAL FRAMING PER PLANS
- EXISTING STOREFRONT GLAZING SYSTEM TO BE REMOVED & REPLACED W/ NEW TINTED INSULATED GLASS & ANODIZED ALUMINUM BLACK FRAMES W/ THERMAL BREAK
- FIN. FLOOR
- TOP OF BUILDING (21'-0")
- RTU LOC'D BEYOND, TYPICAL (NOT VISIBLE FROM PEDESTRIANS)
- TOP OF EX. BLDG. ROOF LINE BEYOND
- NEW WALL PACK
- NEW BOXED CORNICE DETAIL W/ PRE-FIN ALUMINUM GRAVEL STOP OVER ALUM. COIL TRIM FACING
- TOP OF BUILDING (17'-2")
- REMOVE & REPLACE EXISTING EIFS W/ NEW PER PLANS (TYPICAL)
- EX. MODULAR BRICK VENEER TO REMAIN (TYPICAL)
- EX. MODULAR BRICK SOLDIER COURSE TO REMAIN - PROVIDE STAINED FINISH (TYP.)
- FIN GRADE (VARIES)
- EX. DRIVE-THRU WINDOW

WEST ELEVATION

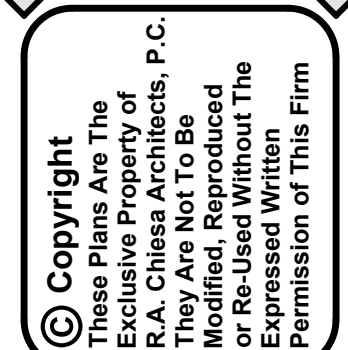
$$\frac{3}{16}'' = 1'-0''$$


NTS

SHOWN FOR REFERENCE


$$\frac{3}{16}'' = 1'-0''$$

GLAZING AT 21% OF FACADE / NON-REFLECTIVE



02/27/26	SITE PLAN APPR'VL
05/04/26	SITE PLAN APPR'VL

SHEET TITLE -

ELEVATIONS

PROJECT -	5,506 S.F.
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JOB NO.
25149-6
SHEET NO.

A-2