

ZeerCO Management Corporation

**30201 Orchard Lake Road, Suite 250
Farmington Hills, MI 48334
Phone (248) 702-0113 ~ Fax (248) 702-0117
Email: mikezeer@aol.com**

December 21, 2021

RE: 8300 Pontiac Lake Proposed Development

Dear Township of White Lake ,

ZeerCO is excited about the opportunity to develop the above referenced property in the Township of White Lake. We are proposing a 52 unit apartment project along with a commercial component on the site. We are hoping to fulfill as many of the requirements that are listed in your ordinance for this property. Attached you will find a preliminary site plan rendering that we have reviewed a few times with Sean Oneil and others from the Township. We feel that this site plan covers a majority of the said requirements and will be a beautiful fit for your Township. Please add us to the next Township Planning Board hearing to present and discuss in further detail our proposed site plan. You may contact me at any time should you have any questions or comments.

Truly Yours,



Michael Zeer, President
ZeerCO Management Corporation
Cell: (248) 892-3444



BUILDING SETBACK SCHEDULE:
PONTIAC LAKE SETBACK:
3 STORIES OR LESS: 30 FEET
EACH STORY OVER 3: ADDITIONAL 5 FEET
EACH 100 FEET OF BLDG LENGTH: ADDITIONAL 5 FEET
MINIMUM SEPARATION BETWEEN BUILDINGS 20 FEET
PLUS 2 FEET FOR EACH 10 FEET EXCEEDING 40 FEET

BUILDING 1:
PONTIAC LAKE SETBACK: 1-STORY, 30 FEET PLUS
EACH 100 FEET OF BLDG LENGTH: 60' / 100' * 5' = 3'
30' + 3' = 33', PROVIDED 33.00' TO EX. TOP OF BANK

BUILDINGS 1 & 2:
SIDE TO SIDE SEPARATION:
BUILDING 1 50' END
50' - 40' PER ORDINANCE = 10' / 10' = 1 * 2' = 2'
BUILDING 2 40' END, 0'
20' + 2' + 0' = 22', PROVIDED 22'

BUILDING 2:
PONTIAC LAKE SETBACK: 2-STORY, 30 FEET PLUS
EACH 100 FEET OF BLDG LENGTH: 125' / 100' * 5' = 6.25'
30' + 6.25' = 36.25', PROVIDED 36.00' TO EX. TOP OF BANK

BUILDING 2 & 3:
SIDE TO SIDE SEPARATION: EACH 40' END, 20' SEPARATION

BUILDING 3:
PONTIAC LAKE SETBACK: 2-STORY, 30 FEET PLUS
WIDTH:
EACH 100 FEET OF BLDG LENGTH: 125' / 100' * 5' = 6.25'
30' + 6.25' = 36.25', PROVIDED 36.25' TO EX. SEAWALL
END:
EACH 100 FEET OF BLDG LENGTH: 40' / 100' * 5' = 2'
30' + 2' = 32', PROVIDED 39.50' TO EX. SEAWALL

BUILDINGS 3 & 4, FRONT TO FRONT SEPARATION:
BUILDING 3 125' LONG
125' - 40' PER ORDINANCE = 85' / 10' * 2' = 17'
BUILDING 4 100' LONG
100' - 40' PER ORDINANCE = 60' / 10' * 2' = 12'
20' + 17' + 12' = 49', PROVIDED 76.97'

BUILDING 4:
PONTIAC LAKE SETBACK: 3-STORY, 30 FEET PLUS
END:
EACH 100 FEET OF BLDG LENGTH: 40' / 100' * 5' = 2'
30' + 2' = 32', PROVIDED 65.96' TO EX. TOP OF BANK

BUILDINGS 4 & 5:
SIDE TO SIDE SEPARATION: EACH 40' END, 20' SEPARATION

BUILDINGS 5 & 6:
SIDE TO SIDE SEPARATION: EACH 40' END, 20' SEPARATION

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

NOTE: ALL WATERMAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT (EXTENDING 3' BEYOND EDGE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY. ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.

BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
3 WORKING DAYS
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

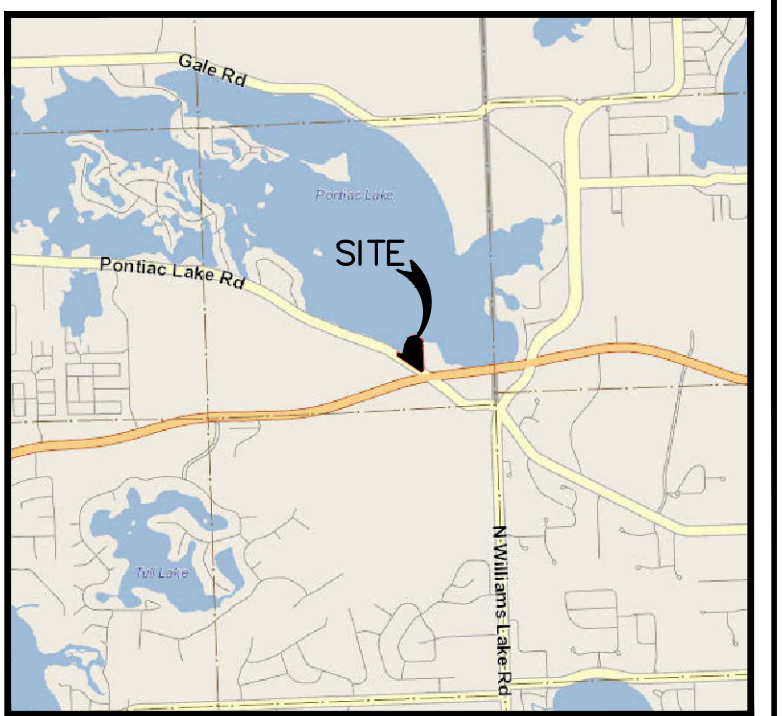
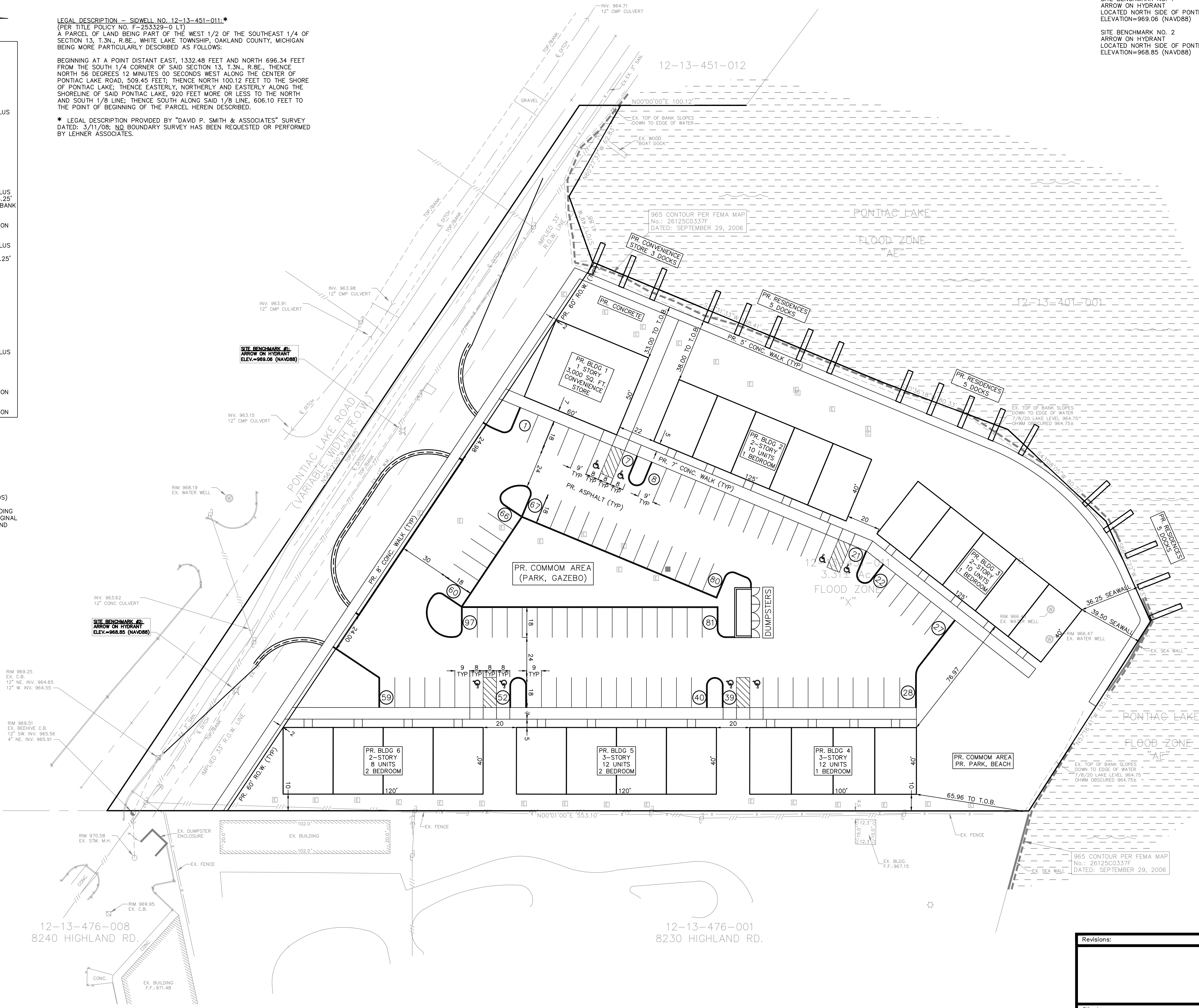
SOUTH 1/4 COR.
SECTION 13,
T.3N., R.8E.,
WHITE LAKE TWP.,
OAKLAND CO., MI
(L-07)

SOUTHEAST COR.
SECTION 13,
T.3N., R.8E.,
WHITE LAKE TWP.,
OAKLAND CO., MI
(M-07)

LEGAL DESCRIPTION - SLDWELL NO. 12-13-451-011:
(PER TITLE POLICY NO. F-253329-0 LT)
A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT EAST, 1332.48 FEET AND NORTH 696.34 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13, T.3N., R.8E., THENCE NORTH 56 DEGREES 12 MINUTES 00 SECONDS WEST ALONG THE CENTER OF PONTIAC LAKE ROAD, 509.45 FEET; THENCE NORTH 100.12 FEET TO THE SHORE OF PONTIAC LAKE; THENCE EASTERLY, NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID PONTIAC LAKE, 920 FEET MORE OR LESS TO THE NORTH AND SOUTH 1/8 LINE; THENCE SOUTH ALONG SAID 1/8 LINE, 606.10 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

* LEGAL DESCRIPTION PROVIDED BY "DAVID P. SMITH & ASSOCIATES" SURVEY DATED: 3/11/08; NO BOUNDARY SURVEY HAS BEEN REQUESTED OR PERFORMED BY LEHNER ASSOCIATES.



VICINITY MAP

LEGEND

- OVERHEAD UTILITY LINES
- EXISTING DITCH
- EXISTING FENCE
- EXISTING SANITARY MANHOLE OR CLEANOUT
- EXISTING STORM SQ. CATCH BASIN
- EXISTING STORM ROUND CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE IN WELL
- EXISTING TELEPHONE RISER
- EXISTING CABLE RISER
- EXISTING ELEC. TRANSFORMER
- EXISTING ELECTRICAL METER
- GAS METER
- WATER SHUT OFF
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD

SITE PLAN NOTES:

LOCATION: 8300 PONTIAC LAKE RD., WHITE LAKE MI

PARCEL ID#: 12-13-451-011

ACREAGE: 3.31± GROSS ACRES, 2.68± NET ACRES WITH 60' R.O.W.

ZONING: PG PONTIAC GATEWAY

ADJACENT ZONING:

WEST: NO ZONING, PONTIAC LAKE
NORTH: NO ZONING, PONTIAC LAKE
EAST: PG PONTIAC GATEWAY
SOUTH: R1-G SINGLE FAMILY RESIDENTIAL
AND GB GENERAL BUSINESS

LOT SIZE:	REQUIRED	PROVIDED
MINIMUM LOT AREA:	5,000 SFT	144,020 SFT
MINIMUM LOT WIDTH:	N/A	509.45 FT
SETBACKS:		
FRONT:	0 FT	0 FT
REAR (NO ALLEY):	25 FT	N/A
SIDE (INTERIOR):	0 FT	10 FT
PONTIAC LAKE:		
3 STORIES OR LESS:	30 FT	N/A
EACH STORY OVER 3:	+5 FT	SEE BUILDING SETBACK SCHEDULE
EACH 100 FT BLDG LENGTH:	+5 FT	SEE BUILDING SETBACK SCHEDULE

BUILDING SEPARATION: 20 FT SEE BUILDING SETBACK SCHEDULE
20 FT + TWO (2) FT FOR EACH TEN (10) FT EXCEEDING FORTY (40) FT

BUILD TO LINE COVERAGE: 75% 23%

MAXIMUM BUILDING HEIGHT:

FEET: 70 70

STORIES: 6 3

MINIMUM FLOOR HEIGHT:

FIRST/GROUND FLOOR: 14 FT 14 FT

UPPER FLOORS: 10 FT 10 FT

OFF-STREET PARKING:

MULTIPLE-FAMILY DWELLINGS:

DWELLING UNIT PLUS 1/4 OF A SPACE PER BEDROOM

FOR GUEST PARKING IN COMMON AREAS.

1 BEDROOM UNITS: 32

EXTRA SPACES: 8

2 BEDROOM UNITS: 20

EXTRA SPACES: 10

SUBTOTAL: 70

CONVENIENCE STORE 15

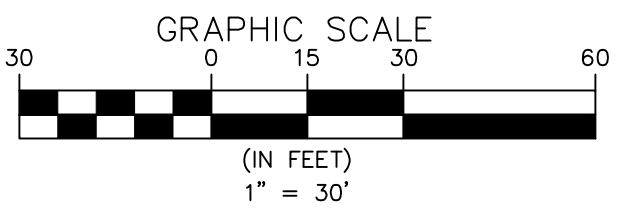
3,000 SQ. FT., 1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA

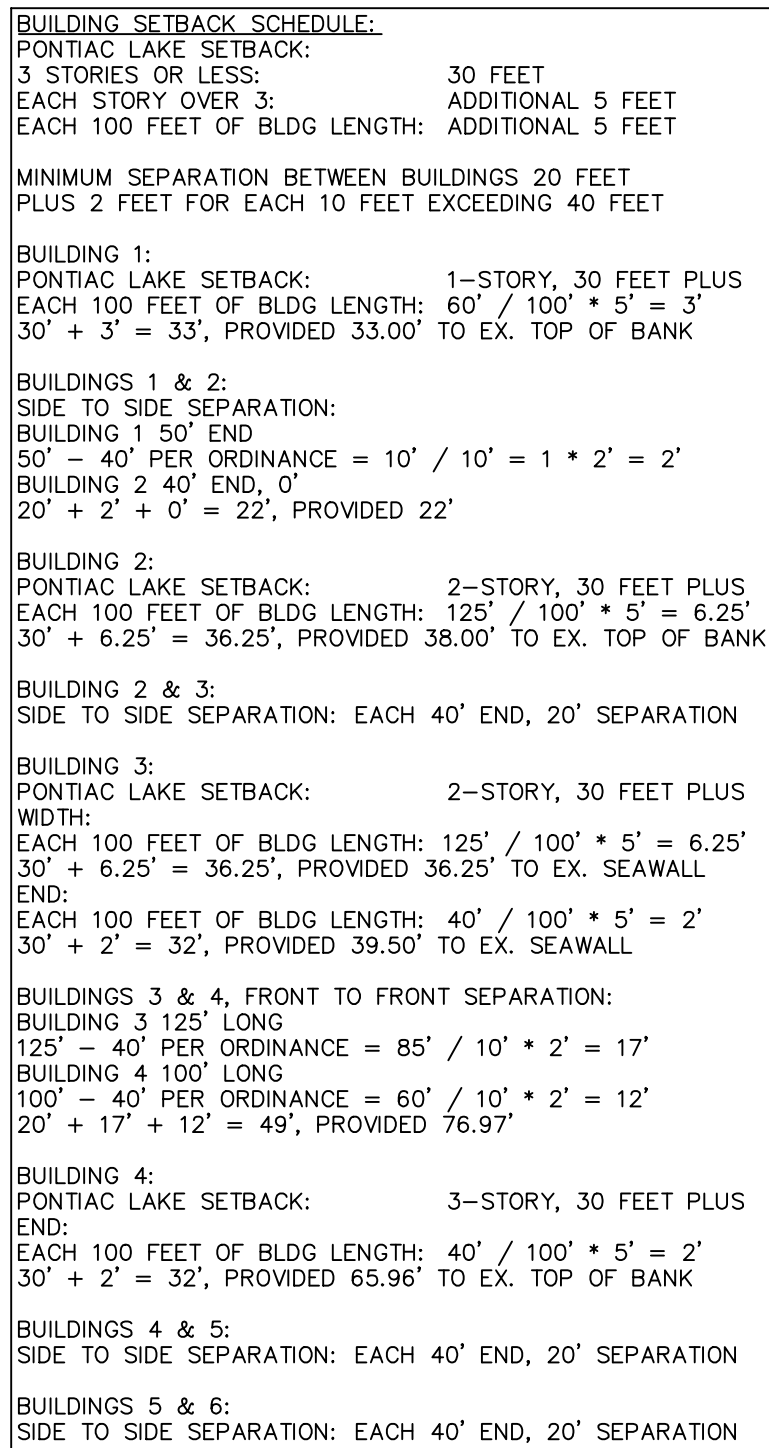
TOTAL: 85 97

BARRIER FREE: 4 8



Revisions:	Lehner Associates, Inc. Civil Engineers Surveying Planning Consulting Serving Michigan Since 1912 17001 Nineteen Mile Road, Suite 3 Clinton Township, Michigan 48038 o: 586.412.7050 f: 586.412.7114 www.lehnerassociates.com	Scale: 1"=30' Paper Size: 24"x36" Date: 11-15-21 Drawn By: S.K. Checked By: E.O. Job No.: 21-306 Sheet No.
Client:	8300 PONTIAC LAKE ROAD PARCEL 12-13-451-011 PRELIMINARY SITE PLAN	
ZEERCO HOLDINGS, LLC MICHAEL ZEER 30201 ORCHARD LAKE ROAD SUITE 250 FARMINGTON HILLS, MI 48334 248.702.0113 o, 248.892.3444 c mzeer@zeercoholdings.com		
PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN		





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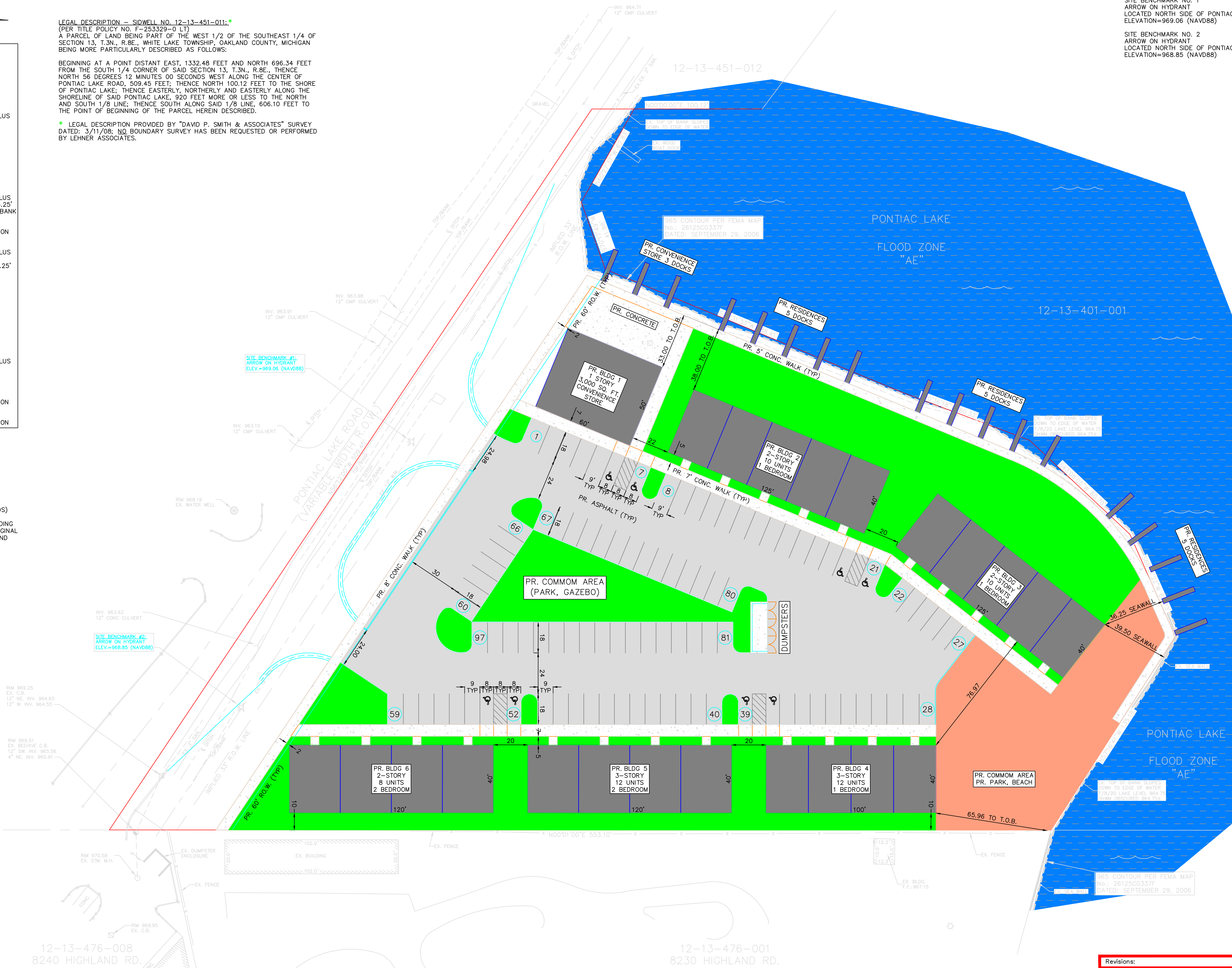
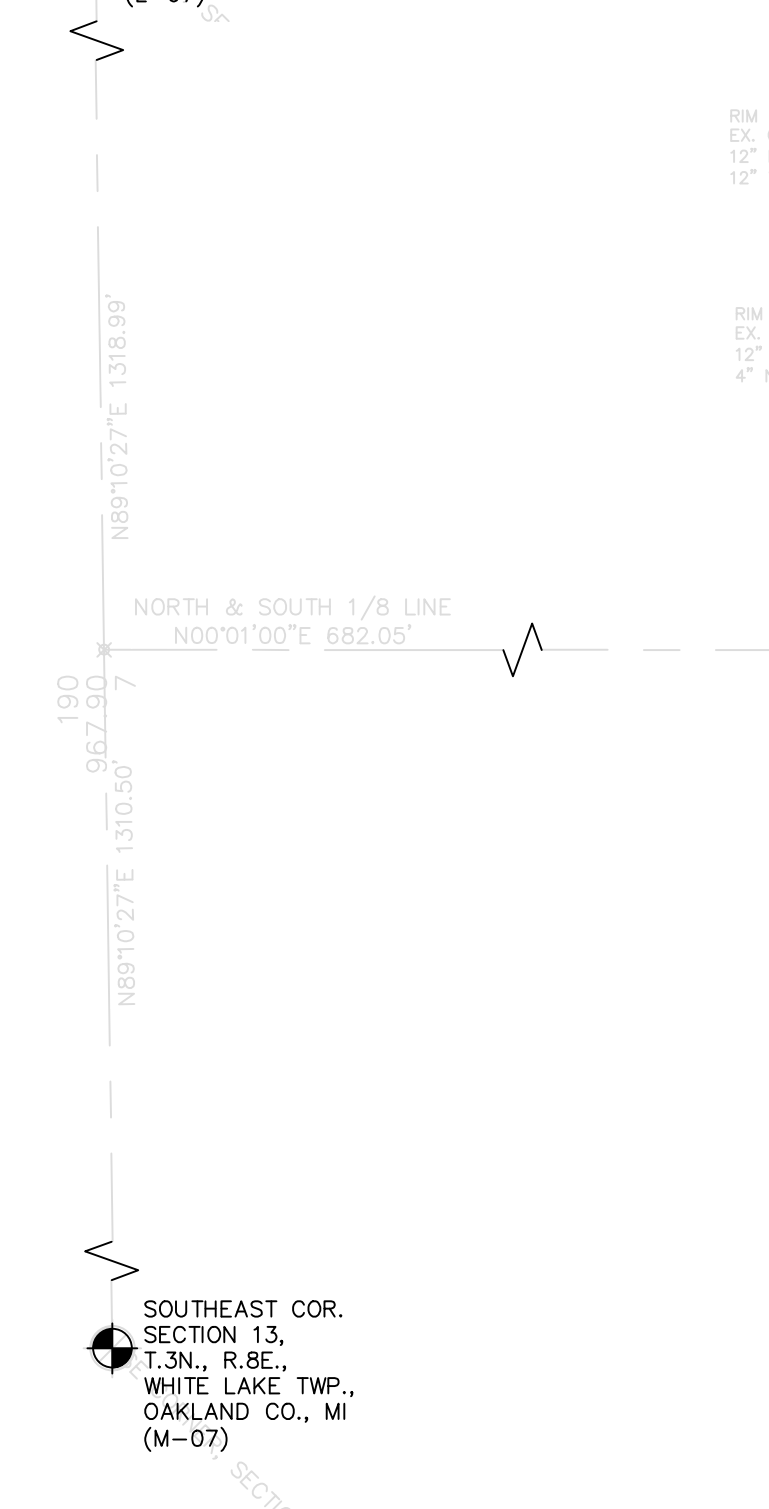
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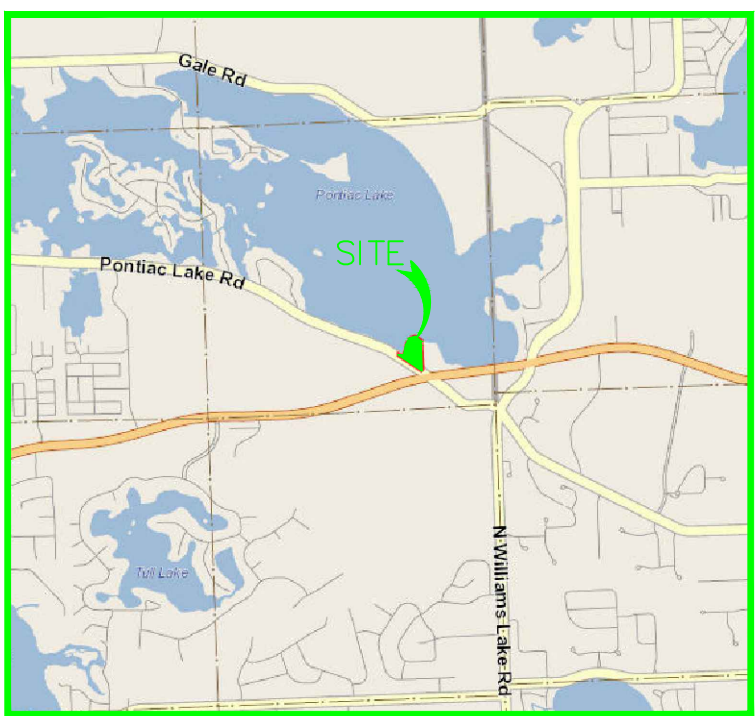


SOUTH 1/4 COR.
SECTION 13,
T.3N., R.8E.,
WHITE LAKE TWP.,
OAKLAND CO., MI
(1-07)



BENCHMARKS:
SITE BENCHMARK NO. 1
ARROW ON HYDRANT
LOCATED NORTH SIDE OF PONTIAC LAKE ROAD
ELEVATION=969.06 (NAVD88)

SITE BENCHMARK NO. 2
ARROW ON HYDRANT
LOCATED NORTH SIDE OF PONTIAC LAKE ROAD
ELEVATION=968.85 (NAVD88)



VICINITY MAP



LEGEND

- | | |
|------|---------------------------------------|
| | OVERHEAD UTILITY LINES |
| | EXISTING DITCH |
| | EXISTING FENCE |
| | EXISTING SANITARY MANHOLE OR CLEANOUT |
| | EXISTING STORM SQ. CATCH BASIN |
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| | EXISTING VALVE IN WELL |
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| | EXISTING CABLE RISER |
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| | GAS METER |
| | WATER SHUT OFF |
| | LIGHT POLE |
| | UTILITY POLE |
| | GUY WIRE |
| | P.I. SIGN |
| | SECTION CORNER |
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PARCEL ID#: 12-13-451-011
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ZONING: PG PONTIAC GATEWAY

LOT SIZE:	REQUIRED	PROVIDED
MINIMUM LOT AREA:	5,000 SFT	144,020 SFT
MINIMUM LOT WIDTH:	N/A	509.45 FT
SETBACKS:		
FRONT:	0 FT	0 FT
REAR (NO ALLEY):	25 FT	N/A
SIDE (INTERIOR)	0 FT	10 FT
PONTIAC LAKE:		
3 STORIES OR LESS:	30 FT	N/A
EACH STORY OVER 3:	+5 FT	
EACH 100 FT BLDG LENGTH:	+5 FT	SEE BUILDING SETBACK SCHEDULE
BUILDING SEPARATION:	20 FT	SEE BUILDING SETBACK SCHEDULE
20 FT + TWO (2) FT FOR EACH TEN (10) FT		EXCEEDING FORTY (40) FT
BUILD TO LINE COVERAGE:	75%	23%
MAXIMUM BUILDING HEIGHT:		
FEET:	70	70
STORIES:	6	3
MINIMUM FLOOR HEIGHT:		
FIRST/GROUND FLOOR:	14 FT	14 FT
UPPER FLOORS:	10 FT	10 FT
OFF-STREET PARKING:		
MULTIPLE-FAMILY DWELLINGS:		
DWELLING UNIT PLUS 1/4 OF A SPACE PER BEDROOM		
FOR GUEST PARKING IN COMMON AREAS.		
1 BEDROOM UNITS:	32	
EXTRA SPACES:	20	
2 BEDROOM UNITS:	20	
EXTRA SPACES:	10	
SUBTOTAL:	70	
CONVENIENCE STORE	15	
3,000 SQ. FT., 1 SPACE PER	200 SQ. FT. OF GROSS FLOOR AREA	
TOTAL:	85	97
BARRIER FREE:	4	8



Revisions:	 Lehner Associates, Inc. <i>3rd Engineers Surveying Planning Consulting</i> Serving Michigan Since 1912 17001 Nineteen Mile Road, Suite 3 Clinton Township, Michigan 48038 o: 586-412-7050 f: 586-412-7114 www.lehnerassociates.com	Scale: 1"=30'
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