

Director's Report

Project Name: Taco Bell (Bogie Lake Road & Highland Road)

Description: Preliminary Site Plan Approval

Date on Agenda this packet pertains to: January 6th, 2022

☐ Public Hearing

☐ Special Land Use

☒ Initial Submittal

☐ Rezoning

☐ Revised Plans

☐ Other: _____

☒ Preliminary Approval

☐ Final Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on conditional approval from reviewer's
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 10/15/2021
McKenna & Associates	Planning Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 10/17/2021
Jason Hanifen	WLT Fire Marshal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 10/07/2021
Aaron Potter	Director of DPS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 10/16/2021
Jeanine Smith	Assessor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See memo dated 10/01/2021



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

October 15, 2021

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

RE: Taco Bell Preliminary Site Plan Review – 1st Review

Ref: DLZ No. 2145-7233-16

Design Professional: L+A Architects Inc.
A.I.A./Kem-Tec

Dear Mr. O' Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned plan dated September 29, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This 1.069 acre site is located at the northeast corner of M-59 and Bogie Lake Road.

Site Improvement Information:

- Construction of a 2,235 sf fast food restaurant.
- Associated paved and curbed parking area.
- ADA parking and barrier free access ramps.
- Water and sanitary sewer service.
- Storm water management facilities.

We offer the following comments with respect to our review:

General

1. The Nonexclusive Access Easement at the rear of the property will need to be amended to reflect the new location of the proposed access aisle.

Paving/Grading

1. All proposed barrier free ramps and ADA parking spaces will need to meet ADA standards in terms of slopes and dimensions; further details will be required at the time of Final Site Plan/Final Engineering Plan submittal.
2. Preliminary grading of the site has been proposed and demonstrates general drainage patterns; additional grades for greenspace areas will be required at time of Final Site Plan/Final Engineering Plan review to ensure positive drainage on entire site.
3. The existing sidewalk along Bogie Lake Road may require maintenance in some areas as it appears at least one area may need repair (north of sanitary MH#20074).
4. Plan sheet C3.1 shows the turning radius profile for a 40' long fire truck and the path necessary for navigating the site. Please note the plans indicate the truck would be required to turn around by backing into the hatched area on the south side of the parking lot. We defer further comment to the Township Fire Department.

Watermain

1. We defer to the Fire Department with regard to any items related to fire suppression including hydrant spacing. Note there is an existing fire hydrant near the south east corner of the subject property.
2. Plans show a 1.5" copper service lead for the building which satisfies the level of detail required for this submittal. The plans indicate the service tap will be made via tapping sleeve and well; please note that a well is not required for the service lead connection.

Sanitary Sewer

1. A proposed 6" sanitary sewer lead has been indicated along with a 1000-gallon grease trap meeting the level of detail required for this level of submittal. Please note that the wastewater flowing through the grease trap shall only come from the kitchen, an additional lead for black water shall come from the building and connect to the proposed sewer lead downstream of the grease trap.

Stormwater Management

1. Many of the existing utility structures are double labeled making them difficult to read and identify, please review and revise as necessary.
 2. Please show existing off site storm sewer to clarify ultimate stormwater discharge point. Plans reference the Meijer plans and subject property being part of the Meijer drainage district, however, existing storm sewer shown on the plans does not appear to connect to the Meijer storm system.
 3. Please clarify if stormwater treatment will be accomplished within the existing Meijer detention system or if pre-treatment will be required prior to stormwater leaving the site.
-

4. The plan shows a proposed connection of an 18" diameter storm pipe to the existing 12" diameter storm sewer. We question the basis for this design and note that the intent on the site shall not be to restrict storm water flows which would result in parking lot detention. Please clarify.

Recommendation

The plan demonstrates engineering feasibility and we therefore recommend approval of the Preliminary Site Plan subject to the above items being addressed at the time of Final Site Plan/Final Engineering Plan submittal. To help facilitate our review of the Final Site Plan /Final Engineering Plan, please provide a response letter addressing the above comments.

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

Sincerely,

DLZ Michigan



Michael Leuffgen, P.E.
Department Manager



Victoria Loemker, P.E.
Senior Engineer

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

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October 17, 2021

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

Subject: Taco Bell
Preliminary Site Plan Review #2
Zoned: Planned Business (PB) District

Applicant(s): Greg Lautzenheiser, L & A Architects

Location: 6305 Highland Road
Meijer Outlot
North side of Highland Road, east of Bogie Lake Road

Dear Mr. O'Neil:

We have received an application for preliminary site plan review for a 1.07 acre vacant outlot on the existing Meijer property. There is not an address for this site and its parcel number is 12-20-276-033. The site is currently zoned Planned Business District (PB). The petitioner is proposing a new 2,235 square foot drive-thru fast food restaurant.



Approximate site boundaries. Source: Oakland County Property Gateway



COMMENTS

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

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant	Planned Business	Planned Business
North	Recreation	PB – N of proposed parcel ROS – N of entire parcel	GB – N of proposed parcel PD – N of entire parcel
East	Commercial	Planned Business	General Business
South	Commercial – across Highland Rd. ¹	Planned Business	Planned Business
West	Transportation/Utility Communication	Planned Business	Planned Business

¹The southern most portion of the site, across Highland Road has utilities (i.e. sanitary lift station, electrical panels) on it.

2. **Proposed Use.** The applicant is proposing a 2,235 square foot, one-story drive thru restaurant, which is a permitted use within the Planned Business district.
3. **Building Placement; Architecture and Design.** The site and the building comply with the setback requirements for the PB District. Architecture and design are covered under number 11, below.

Applicable Requirement	Required by the Zoning Ordinance in the PB District or specific for the proposed use	Proposed/Existing
Front Yard Setback	60 feet	77'-8" (Highland Rd.) 33'-5" (Bogie Lake Rd.) ¹
Side Yard Setback	TBD by Planning Commission	33'-5" (west) 75'-7" (east)
Rear Yard Setback	TBD by Planning Commission	174'-11"
Building Height	35 feet or 2 stories	23'
Minimum Lot Area	10 acres	1.069 acres ²
Minimum Lot Width	TBD by Planning Commission	137.67 feet
Lot Coverage	Governed by parking, loading, landscaping, etc.	<u>Not provided</u>

¹ See note number 10; under specific use standards

² The proposed parcel is part of a development agreement

4. **Site Circulation and Parking.** The site does not have a curb cut on to Highland Road; rather it is accessed from a curb cut off of Bogie Lake Road and a proposed shared access easement with the McDonald's to the east. Because of the location of the drive thru lane in relation to the Bogie Lake Road entrance, there may be a traffic conflict. The petitioner should address this at final site plan review. There is a possibility of vehicles backing up onto Bogie Lake Road to enter the drive thru lane and blocking the fire lane. The alternative (with



the current curb cut location) is to have cars that are entering off of Bogie Lake Road to turn right, circle around the building and enter the drive thru lane from the northeast side of the property.

The parking spaces on the far east side of the site are 17' in length and about a 5' wide (presumably landscaped) area. The Zoning Ordinance allows parking spaces that are 17' if they abut a sidewalk or landscaped area at least 7' wide. As proposed, the landscaped area is only 5' in width. A 6" concrete curb and gutter is provided abutting all parking areas, at the end of all parking areas and stalls in accordance with the Zoning Ordinance. The proposed drive thru lane is 24' wide; the Zoning Ordinance requires a 25' wide lane. **The petitioner needs to address the landscaped area adjacent to the 17' parking spaces and the drive thru lane width.**

Fast food restaurant uses are required to have one parking space for every 75 square feet of gross floor area. A total of 30 spaces are required. The site plan proposes 37 spaces on site, including two barrier free spaces on the east side of the site, closest to the building in compliance with the Zoning Ordinance.

Additionally, restaurants operating drive-thru windows with indoor seating are required to provide eight (8) stacking spaces. The applicant has provided 9 stacking spaces, which satisfies this requirement.

5. **Pedestrian Circulation.** Per Section 5.21 of the Zoning Ordinance, a six (6) foot wide public sidewalk is required along Bogie Lake Road, and an eight (8) foot wide sidewalk is required along Highland Road. A sidewalk currently exists along each road, although **the petitioner needs to provide the width of those sidewalks.**
6. **Landscaping and Screening.** A landscape plan was not provided with the submitted application materials. The applicant notes in the site information & standards section (sheet A0.5) that 13,040 sq. ft. of landscaping is provided, meeting the 6,987 sq. ft. required. In the 3D renderings provided with the application, landscaping elements are depicted. The applicant should submit a landscape plan indicating location, type, size, and maintenance of the plant material at the time of final site plan review.
7. **Lighting.** Section 5.18(G) of the Zoning Ordinance includes the standards for outdoor lighting. A photometric plan was submitted, although no details were provided for lighting mounted on the building. The Zoning Ordinance does not require a review of the lighting plan until final site plan review. As proposed, the pole lights appear to meet the Zoning Ordinance requirements with the exception of a 1.1 foot-candle at the Bogie Lake curb cut and a 1.1 foot-candle on the northeast property line. Additionally, the photometric site plan indicates that the average foot-candle level in the parking and drive areas is 5.28. **The Zoning Ordinance allows a maximum foot candle average of 2.0.** A thorough review, including building mounted fixtures, will have to be conducted at final site plan review. Details were not supplied as to the outdoor light fixtures that are mounted on the building. Additionally, the petitioner is proposing a "purple light wall washer" on the Highland Road, Bogie Lake Road and east elevations. The Planning Commission should determine whether or not this type of lighting is appropriate.
8. **Signs.** Section 5.9 of the Zoning Ordinance regulates signs. The following signs are proposed:
 - One, 25' high pylon sign is proposed at the southeast corner of the site, along Highland Road. Per the First Amendment to the Development Agreement (for the Meijer Development), only one freestanding sign can be located within the area of the Meijer 72-acre development. That sign is constructed and



located along the Highland Road frontage. Taco Bell, or another tenant in this outlot, can have signage on this multi-tenant sign.

- Highland Road frontage: One wall sign on the corner tower that consists of the logo bell and the words, "Taco Bell", internally illuminated.
- East elevation (main entrance): One logo bell and a separate "Taco Bell" individual letter sign located above the canopy; both internally illuminated. Two mural type signs, illuminated from above, 4' x 8' in size.
- West (Bogie Lake Road) Elevation: One wall sign that consists of the logo bell and the words, "Taco Bell", internally illuminated. One mural type sign, illuminated from above, 4' x 8' in size.
- Rear elevation: One, internally illuminated wall sign that reads, "Taco" "Bell logo" then "Bell"

The petitioner needs to provide the area of the (Highland Road) frontage in order to calculate the permitted area of wall signage. Additionally, a maximum of one wall sign is permitted for each principal building, although instances where a parcel has frontage on two streets, an additional wall sign may be permitted on the building facing the secondary thoroughfare, which is no greater than 5% of the wall area on which the sign is placed.

Per the Zoning Ordinance, area, quantity, location and dimensions of all signs are required the Preliminary Site Plan. Signage details, including the remaining standards of Section 5.9, are required on the Final Site Plan. **If the Planning Commission approves the preliminary site plan, it should be subject to resolution of the above notes and subject to the submission of all of the required information, per Section 5.9.**

9. **Trash Disposal.** The site plan indicates a trash enclosure will be located to the rear of the building, adjacent to the loading and unloading area. The enclosure is 9'-5" x 26' and is located on a 7" thick concrete pad. The proposed enclosure consists of plastic lumber pickets and is 5'-9" in height. **The Zoning Ordinance requires enclosures to be between 6' and 8' in height.** The gate consists of the same plastic lumber pickets. The Zoning Ordinance requires trash storage enclosures to be constructed of the same decorative masonry materials as the building which they are accessory to. The petitioner needs to revise the material and the height of the enclosure and fence to meet the Zoning Ordinance requirements as noted in section 5.19(N)(i).
10. **Specific Use Standards.** Section 4.17 highlights five standards which restaurants operating drive-thru windows must satisfy prior to approval.
 - a. **A front yard setback of at least sixty (60) feet shall be required.** Though the applicant satisfies this requirement adjacent to Highland Road, they do not comply with this requirement adjacent to Bogie Lake Road. If the Planning Commission deems it appropriate to only consider the Highland Road yard as a "front yard," the proposed layout would be in compliance with the Zoning Ordinance.
 - b. **Entrance and exit drives shall be at least one hundred (100) feet from any street intersection and two hundred (200) feet from any residential district.** The existing drive approach on Bogie Lake Road appears to be more than 100 feet from the Highland and Bogie Lake Road intersection, but the dimension is not specifically noted on the plan. From aerial photos, the site does not appear to be adjacent to any residential districts within 200 feet, but this should be confirmed on the site plan itself. The Zoning Ordinance Section 6.8.B requires preliminary site plan submittals to show both existing zoning and the zoning of adjacent parcels.



- c. **An outdoor lighting plan shall specify the type of fixtures to be used, light intensity, and method of shielding the fixtures so that light does not project onto adjoining properties or on any public or private street or right-of-way. Dropped fixtures shall not be allowed.** See notations above regarding lighting.
- d. **An obscuring fence, screen wall, or land form buffer shall be provided in accordance with the provisions of Section 5.19 on all sides abutting a residential district.** The site has no sides abutting a residential district.
- e. **Adequate off-street waiting space shall be provided to prevent drive-through customers from waiting on a public or private street.** The applicant has provided one more stacking space than the minimum required by the Zoning Ordinance, although as noted above, the petitioner should address the possibility of traffic congestion on site due to the drive thru traffic, and ways to address it, through directional signage, relocation of the drive thru ordering board and/or other mitigating efforts.

11. Architectural Character Requirements (property located on Highland Road Corridor)

The bulk of the exterior consists of gray Hardie plank siding (although on the elevations, it appears beige, the specifications indicate that it is a gray color). A “corner tower” is located on the southwest corner of the building and consists of 18” wide painted panels with the appearance of a rusted metal. Above each bank of windows, is a purple Hardie reveal panel. A black metal Hardie trim board “outlines the purple panels, and top and corners of the building. On the east elevation, black Hardie panels frame the entrance as well as the murals and the wall signage. The west elevation also consists of the gray Hardie plank and purple and black panels interspersed on the façade. The cooler and freezer are located in the rear of the restaurant and are contained in a projection that extends 8’ from the rear façade and is 21’-9 ½” in length and 13’ in height. The rear elevation consists of the gray Hardie plank siding on the rear wall and black Hardie panels on the cooler and freezer projection.

In accordance with the Highland Road Corridor Plan the development must meet the following requirements:

- a. **Exterior building materials shall be composed primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass, or equivalent materials.** The building does not consist primarily of these materials. The petitioner needs to address this item.
- b. **Building should address the street with entrances, windows, and architectural features facing the street. No overhead doors shall face the street, unless approved by the Planning Commission based upon a finding that the door is recessed back from the front facade and properly screened from public view.** The primary entrance is on the east elevation although there is an entrance door on the Highland Road frontage. The west (Bogie Lake Road) elevation only has the drive thru windows and two small windows adjacent to the corner tower. The petitioner needs to address this also.
- c. **Buildings should be designed with varied architectural details to provide visual interest.** The building does have varied architectural details, albeit of (primarily) inferior materials.



- d. **All buildings shall have windows at eye level. Windows should cover at least thirty (30%) percent of the front facade. Reflective glass may be permitted for office uses but shall not be used for retail stores. The windows shall not be obscured at any time, except by signage as permitted in Section 5.9.** This requirement appears to have been met partially, although the petitioner needs to provide calculations on the final site plan. The west (Bogie Lake Road) elevation should have more windows to meet the spirit of this requirement.
- e. **Side and Rear Facade Design. Wherever a side or rear facade is visible from a street, or if parking is located at the side or rear of a building, the facade shall be designed to create a pleasing appearance, using materials and architectural features similar to those present on the front of the building.** The Bogie Lake Road elevation needs to meet this requirement as it is visible from a major road and lacking in an overall pleasing appearance.
- f. **Mechanical Equipment, including but not limited to heating, ventilating and air conditioning equipment, and antennas, shall be placed in an inconspicuous location or screened from view.** The petitioner needs to address this item. Mechanical equipment is visible on all elevations and it does not appear that there is any screening.
- g. **Lighting shall be shielded from adjacent property and designed to reflect continuity with the pedestrian orientation of the area. Floodlights, wall pack units, and other types of unshielded lights, and lights where the lens or bulb is visible outside of the light fixture are not permitted except in service areas where the lights will not generally be visible by the public or adjacent residential properties. Lights underneath canopies must be fully recessed into the canopy to minimize glare from the light source.** A detailed lighting plan with specifications on all light fixtures must be submitted at final site plan review.

RECOMMENDATION

As noted above, there are several issues, which require correction or clarification. Once the issues are adequately addressed, then we would recommend that the Planning Commission recommend preliminary site plan review approval to the Township Board.

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

Respectfully submitted,

McKENNA

Kathleen M. Jackson
Senior Principal Planner

cc: Mr. Sean O'Neil, AICP
Mr. Justin Quagliata
Ms. Hannah Micallef



Fire Department
Charter Township
of White Lake

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 10/07/2021

Project: Taco Bell (Meijer Outlet)

File #: Not shown

Date on Plans: 9/29/2021

The Fire Department has the following comments with regards to the 2nd review of preliminary site plans for the project known as Taco Bell.

1. This Plans as submitted has satisfied the requirements of the Fire Department.

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

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

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



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

WHITE LAKE TOWNSHIP DEPARTMENT OF PUBLIC SERVICES

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

October 16, 2021

Sean O'Neil
Planning Director
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

Re: Taco Bell Preliminary Site Plan Review

Sean,

I defer to the Township Engineer for the review of this preliminary Site Plan with the following exceptions:

Note 11 on sheet C5.0 indicates that the Township shall connect services 2 inch and smaller. While the Township can provide the connection, an 20 % admin fee will be charged per ordinance. It will usually be less expensive for the developer to use their own properly licensed and bonded contractor for the connection which we will inspect.

A plumbing fixture schedule or drain schedule were not provided with this plan set. Sheet numbering suggests that this will be forthcoming with future submittals. Below are preliminary estimates of connection and permit fees that will be required prior to the issuance of a building permit. These estimates will be updated through the planning process and ultimately as-built:

Preliminary Water Fees Estimate (not including tapping cost to be determined):

New Water Service Permit and Inspection	\$75.00
Irrigation System Permit and Inspection	\$50.00
Capital Connection Fee for 1.5"	\$2,607.15
Meter	\$392.70
Transmitter	\$96.00
Flanges	\$100.00
Meter Installation	\$75.00

Total	\$3,395.85
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Preliminary Sanitary Fees Estimate:

Commerce Twp. WWTP Connection Fee	\$11,785.00
White Lake Capital Connection Fee (\$2100 per REUx 7.8 REUs)	\$16,380.00
Oakland County Inspection Permit	\$200.00
White Lake Plumbing Permit	\$50.00

Total	\$28,410.00
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Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Aaron Potter". The signature is fluid and cursive, with the first name "Aaron" and last name "Potter" clearly distinguishable.

Aaron Potter
DPS Director
White Lake Township

Memo

To: Sean O'Neil, Planning

From: Jeanine A Smith

Date: October 1, 2021

Re: Project Name: Taco Bell

Parcel Number: 12-20-276-033

Comments: Please note current parcel number for this property.

This plan is part of a much larger parcel. If the intent is to divide this parcel an application must be made at the Assessing Department.



CHARTER TOWNSHIP OF WHITE LAKE

SITE PLAN AND PLAT REVIEW APPLICATION

White Lake Township Community development Department, 7525 Highland Road, White Lake Michigan 48383 (248)698.3300 x163

APPLICANT AND PROPERTY INFORMATION

Applicant: GREG LAUTZENHEISER (L+A ARCHITECTS)
Phone: (248) 524-4700 Fax: (248) 524-9740
Address: 441 S. LIVERNOIS RD., ROCHESTER HILLS MI, 48307
(Street) (City) (State) (Zip)
Applicant's Legal Interest in Property: ARCHITECT FOR PROPOSED PROPERTY OWNER
Property Owner: MEIJER, INC. Phone: SEE ATTACHED
Address: TITLE COMMITMENT
(Street) (City) (State) (Zip)

PROJECT INFORMATION

Project Name: TACO BELL Parcel I.D. No.: TBD
Proposed Use: FAST FOOD RESTAURANT Current Zoning: PB
Existing Use: VACANT LAND Parcel Size: 1.069 AC Floor Area / No. of Units 2235

TYPE OF DEVELOPMENT

- ☐ Subdivision ☐ Site Condominium ☒ Commercial
☐ Multiple Family ☐ Special Land Use ☐ Industrial
☐ Adult Entertainment

SITE PLAN SUBMITTAL CHECKLIST

- ☒ PDF File and One Paper Copy (sealed) as required by Zoning Ordinance 58
☒ Application Review Fees

* PLANS WILL NOT BE ACCEPTED UNLESS FOLDED *

REQUIRED SIGNATURES

Matthew Smith

(Signature of Property Owner)

9/29/21

(Date)

G. Lautzenheiser

(Signature of Applicant)

9/29/2021

(Date)



Meijer Real Estate

Matthew Levitt
Real Estate Manager
2350 3 Mile Rd NW
Grand Rapids, MI 49544
Telephone: (616) 791-3909
matt.levitt@meijer.com

September 29, 2021

Mr. Justin Quagliata
White Lake Township
7525 Highland Rd
White Lake, MI 48383

Re: Meijer 227 White Lake Twp – Authorization for Submission

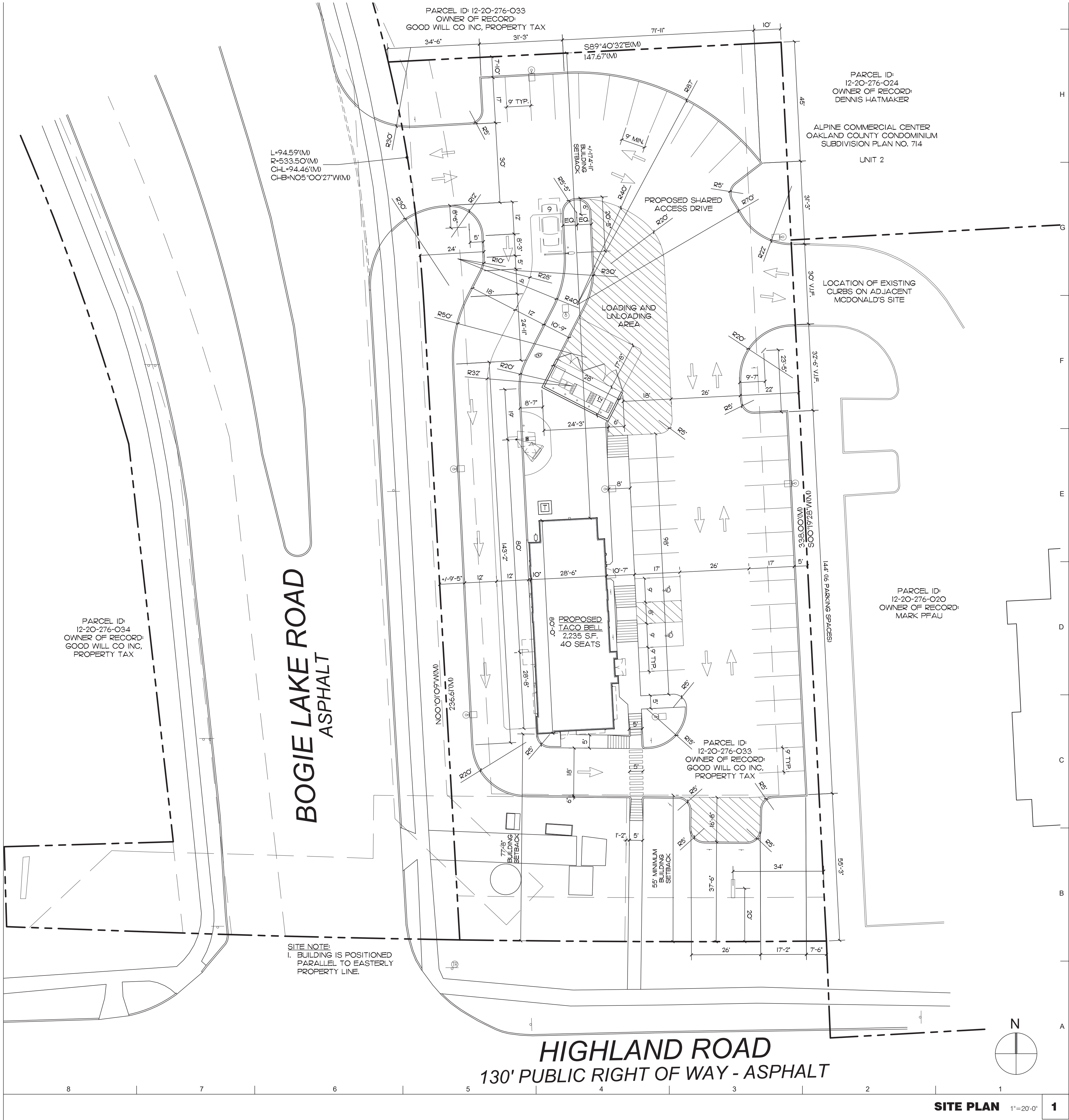
Dear Mr. Quagliata:

Please accept this letter on behalf of Meijer, Inc. authorizing Greg Lautzenheiser of L+A Architects, Inc. to submit a Site Plan Application on behalf of Meijer, Inc. for the parcel as described in the attached legal description of the proposed land division. If there are any additional questions, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink that reads "Matthew Levitt". The signature is written in a cursive, flowing style.

Matthew Levitt
Real Estate Manager
Meijer, Inc.



L + A
ARCHITECTS
INC. A.I.A.

441 S. LIVERNOIS ROAD
SUITE 265
ROCHESTER HILLS, MI 48307
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT # 20023

DATE	REMARKS

CONTRACT DATE:
BUILDING TYPE: END. MED40
PLAN VERSION: MARCH 2020
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:
PA/PM:
DRAWN BY.:
JOB NO.:

**GREAT LAKES
TACO, L.L.C.**
6305 Highland Road (M-59)
White Lake Twp., Michigan 48383



ENDEAVOR 2.0
DIMENSIONAL
SITE PLAN

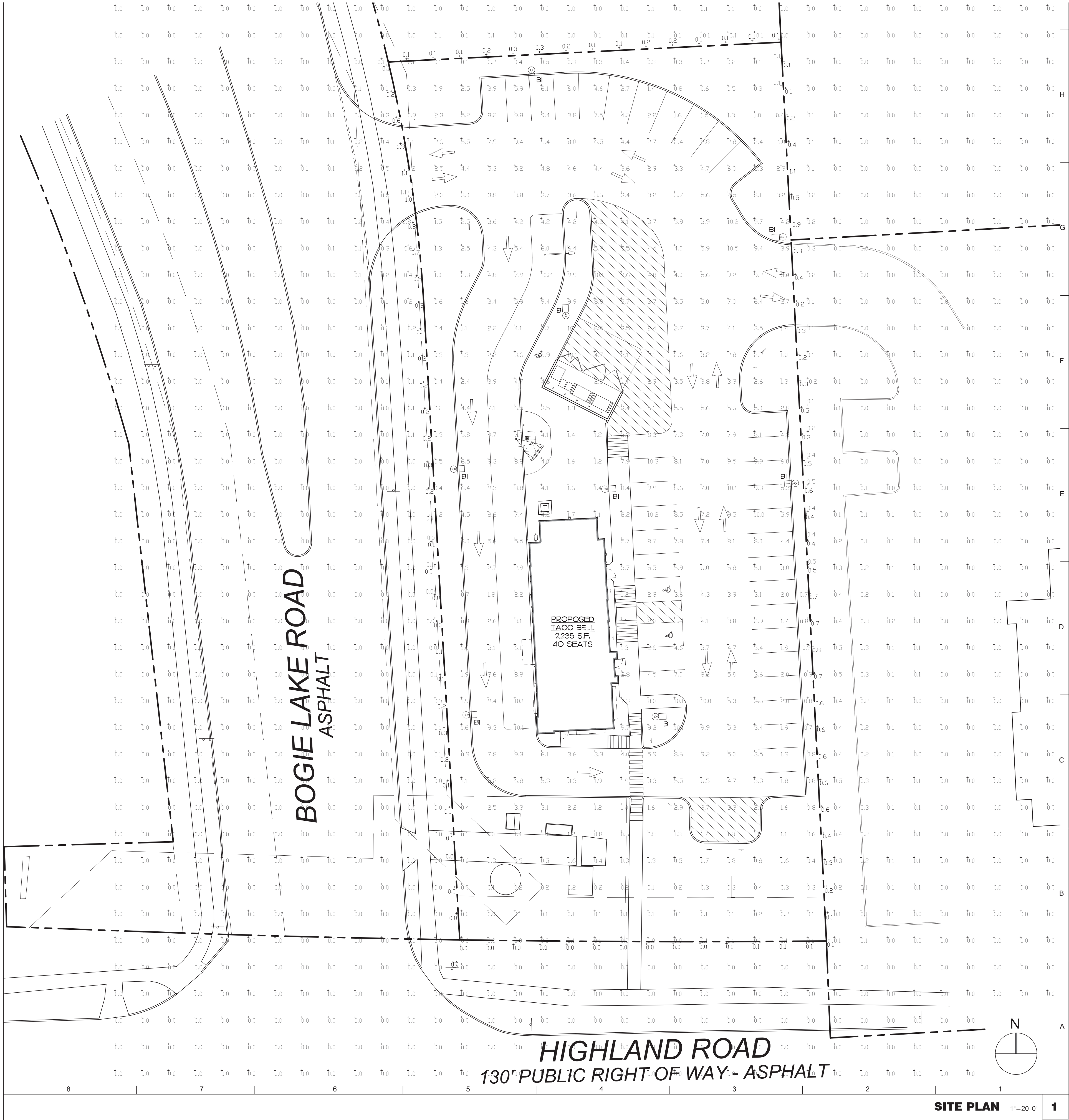
A0.6

PLOT DATE: 9/29/2021

NOT USED

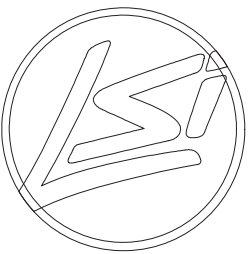
N.T.S.

B



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 * FAX (513) 793-6023

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CALCULATIONS @ GRADE	Illuminance	Fc	1.02	10.5	0.0	N.A.	N.A.	
PROPERTY LINE	Illuminance	Fc	0.29	1.1	0.0	N.A.	N.A.	
DRIVING & PARKING SUMMARY	Illuminance	Fc	5.28	10.5	1.1	4.80	9.55	

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens
⊙	2	B	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-SINGLE-20' MH	1.000	1.000	1.000	31922
⊙	6	B1	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-IL-SINGLE-20' MH	1.000	1.000	1.000	20027
								Arr. Watts
								232

SITE PLAN 1"=20'-0" 1

SITE LIGHTING NOTES N.T.S. A



L + A
ARCHITECTS
INC. A.I.A.
441 S. LIVERNOIS ROAD
SUITE 265
ROCHESTER HILLS, MI 48307
PHONE (248) 524-4700 FAX (248) 524-9746
PROJECT # 20023

DATE	REMARKS

CONTRACT DATE:
BUILDING TYPE: END. MED40
PLAN VERSION: MARCH 2020
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:
PA/PM:
DRAWN BY:.
JOB NO.:

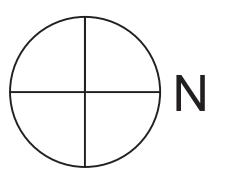
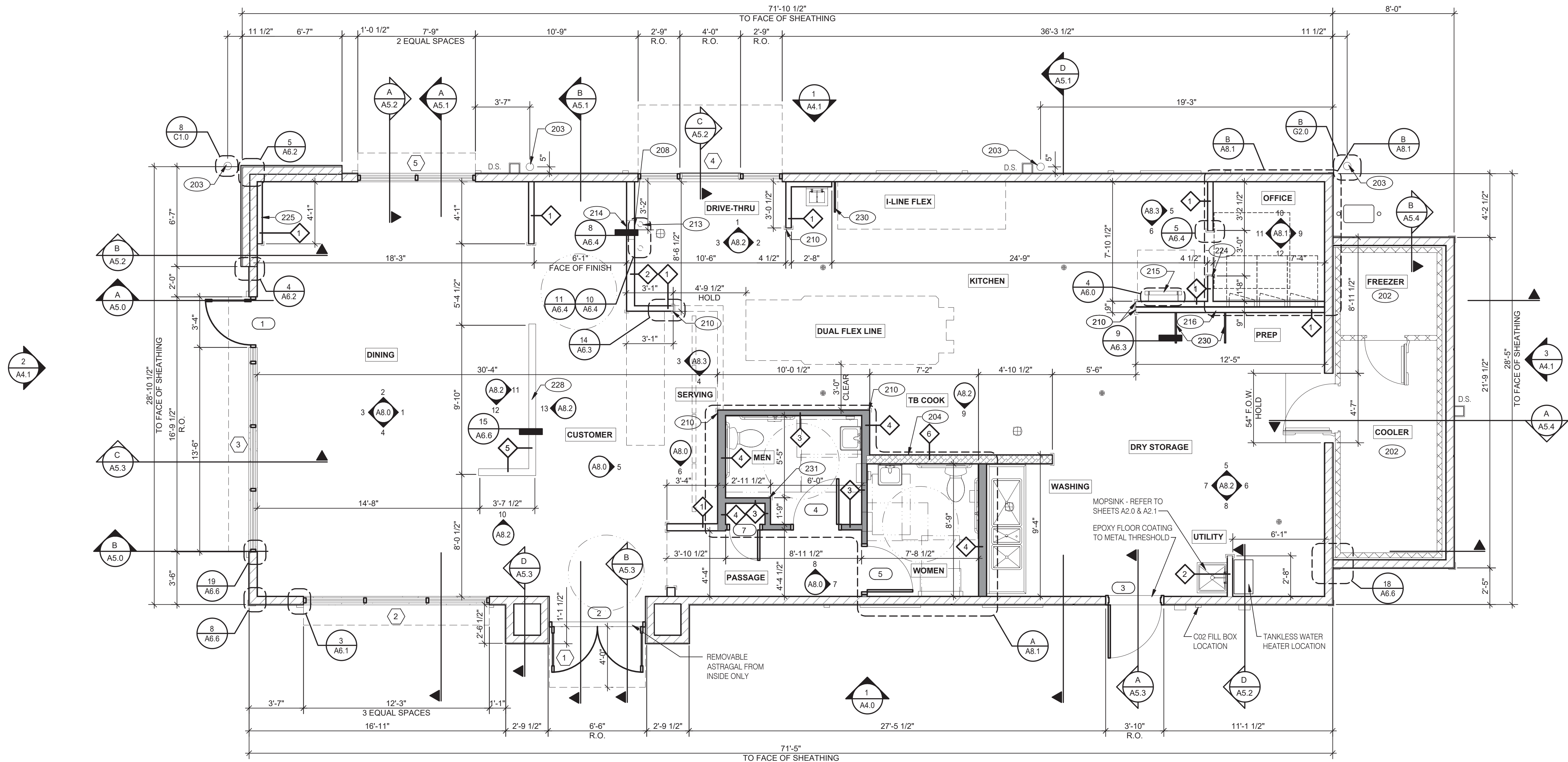
GREAT LAKES
TACO, L.L.C.
6305 Highland Road (M-59)
White Lake Twp., Michigan 48383



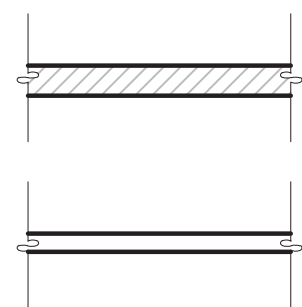
ENDEAVOR 2.0
PHOTOMETRIC
SITE PLAN

A0.7

PLANT DATE: 9/29/2021



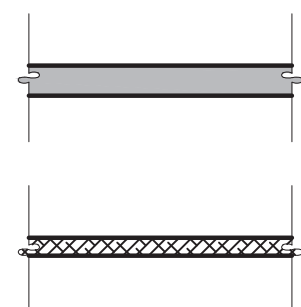
FLOOR PLAN 1/4" = 1'-0" 1



TYPICAL EXTERIOR WALL:
2X6 WD STUDS AT 16" O.C. W/ SHEATHING AS SCHEDULED (SEE STRUCT. DWGS.) AND R-19 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N. GC SHALL PROVIDE 2 LAYERS OF GRADE 'D' 60 lb BUILDING PAPER.

TYPICAL INTERIOR WALL:
WD STUDS AT 16" O.C. AS INDICATED

- 1 2X4 WOOD STUDS
- 2 2X6 WOOD STUDS



INTERIOR SOUND-RATED WALL:
TYPICAL INTERIOR WALL W/ 3-1/2" UNFACED FIBERGLASS BATT INSULATION.

- 3 2X4 WOOD STUDS
- 4 2X6 WOOD STUDS

HOOD WALL:
INTERIOR NON-COMBUSTIBLE WALL WITH 20 GA. S.S. PANEL BEHIND HOOD. EXTEND MIN. 18" BEYOND END OF HOOD. METAL STUD FRAMING. REFER TO DETAIL 2/M3.0 FOR EXTENT OF S.S. PANEL.

- 6 6" METAL STUD

DASHED LINE INDICATES INTERIOR SUBSTRATE LOCATION.

- 5 2X4 WOOD STUDS

WALL HEIGHTS:
ALL INTERIOR NON-BEARING WALLS GO TO BOTTOM OF TRUSS, U.O.N. REFER TO STRUCTURE.

WALL SUBSTRATES:
- DINING ROOM:
1/2" GYPSUM WALLBOARD FROM FLOOR SLAB TO 6" ABOVE CEILING HEIGHT U.O.N. SEE 6 & 8/A6.3 (NOTE: THE CEMENT BOARD SPECIFICATION IS DESIGNED TO ALLOW THE G.C. FLEXIBILITY.)
- KITCHEN WALLS AND DINING ROOM CLOSET:
1/2" CEMENT WALLBOARD FROM T.O. SLAB T.O. 12" A.F.F. AT 12" A.F.F., USE 1/2" CDX PLYWOOD W/FRP SURFACE FINISH TO 6" ABOVE CEILING HEIGHT U.O.N. IF DOUBLE SIDE SHEAR WALL PLYWD IS SPECIFIED THE PLYWOOD SHALL BE CONTINUOUS FROM SILL PLATE TO TOP PLATE. SEE 4/A6.3.
- RESTROOM WALLS:
5/8" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 5/8" HI-IMPACT BRAND XP WALLBOARD, TYPE X CORE FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED.
- ALL OTHER FRAME WALL CONDITIONS:
1/2" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 1/2" GYPSUM WALLBOARD FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. FINISH AS SCHEDULE

WALL LEGEND

DIMENSIONS:

- A. ALL DIMENSIONS NOTED ARE TO FACE OF CONCRETE FOUNDATION, FACE OF SHEATHING ON EXTERIOR WALLS, AND FACE OF FINISH ON INTERIOR WALLS U.O.N.
- B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQUIRED. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS:

- A. SEE SHEET A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.
- B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

FINISH SUBSTRATES:

- A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.
- B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
- C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.

DECOR:

- A. SEE A2.0 FOR SEATING PLAN AND DETAILS.
- B. SEE A7.0 FOR FLOOR FINISHES.
- C. SEE A8.0 - A8.3 FOR WALL FINISHES.
- D. SEE A7.1 FOR CEILING FINISHES.

GENERAL:

- A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC AND (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT. FOR ADDITIONAL INFORMATION SEE SHEET A2.0
- B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.

FLOOR PLAN NOTES

- 202 NO FRP BEHIND W-059 WALK-IN COOLER/FREEZER.
- 203 PIPE BOLLARD. SEE DETAIL.
- 204 HOOD WALL, SEE WALL LEGEND.
- 208 KEEP CLEAR FOR UTILITIES & SYRUP LINES.
- 210 S.S. CORNER GUARD/WALL CAP [TM-2]. TYP. ALL CORNERS IN BACK OF HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER.
- 213 SYRUP LINE CHASE (ABOVE).
- 214 14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER.
- 215 ROOF LADDER.
- 216 ADD SECOND 2X4 WALL ON KITCHEN SIDE.
- 224 CASED OPENING, REFER TO DETAIL 5/A6.4
- 225 FUR OUT WALL AS INDICATED WITH 2X4 WOOD STUDS AT 16" O.C.
- 228 LOW WALL, BY G.C. COORDINATE WITH STRUCTURAL DRAWINGS
- 230 STAINLESS STEEL SPLASH GUARD.
- 231 CORNER GUARD TILE SCHLUTER.

KEY NOTES



L + A
ARCHITECTS
INC. A.I.A.

441 S. LIVERNOIS ROAD
SUITE 265
ROCHESTER HILLS, MI 48307

PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT # 20023

DATE	REMARKS

CONTRACT DATE:

BUILDING TYPE: END. MED 40

PLAN VERSION: MARCH 2021

BRAND DESIGNER:

SITE NUMBER:

STORE NUMBER:

PA/PM:

DRAWN BY:.

JOB NO.:

GREAT LAKES
TACO, L.L.C.

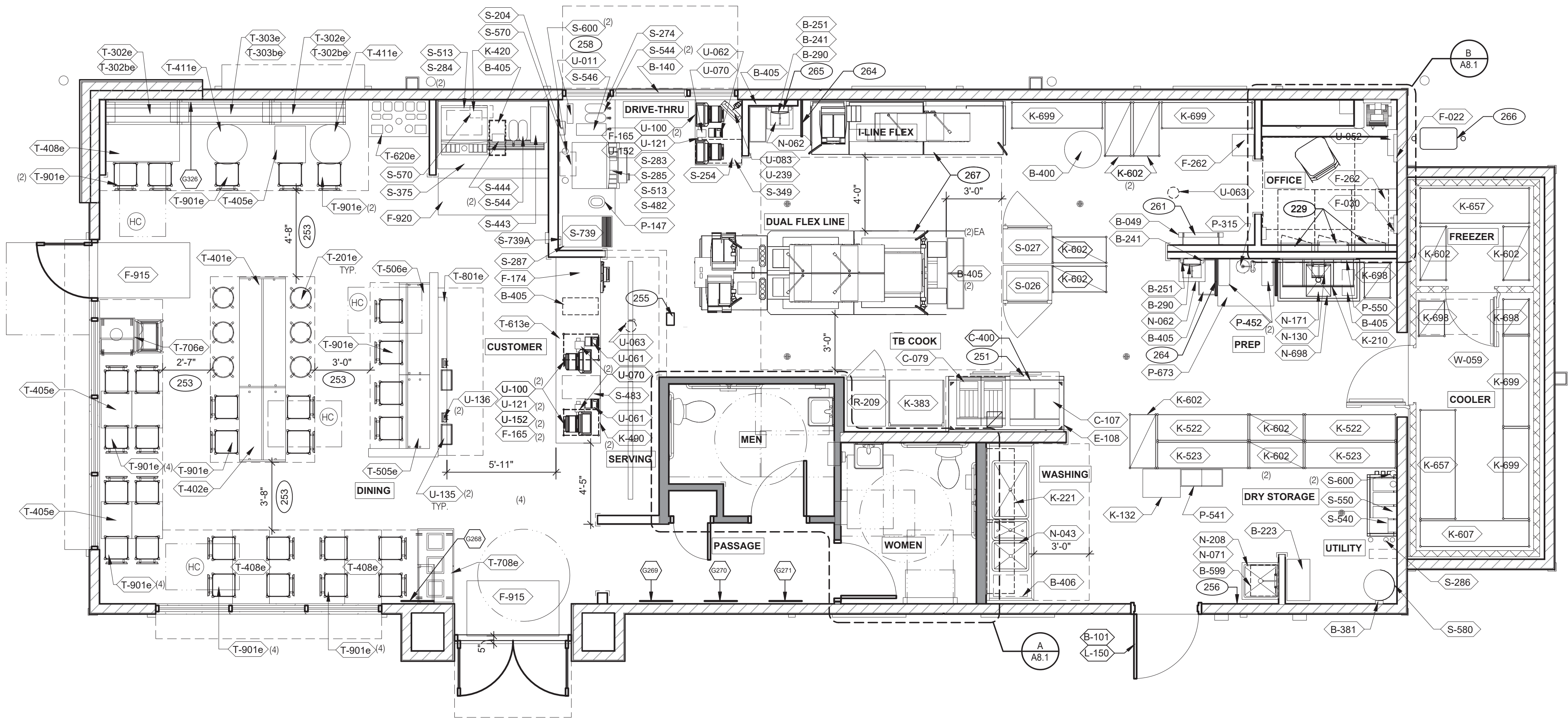
6305 Highland Road (M-59)
White Lake Twp., Michigan 48383



ENDEAVOR 2.0
FLOOR PLAN

A1.0

PLOT DATE: 9/29/2021



NTD:
OPTIONAL: ROLL-A-SHADE INFINITY SYSTEM.
MATERIAL: SHEERWEAVE 2390 5% CHARCOAL
FASCIA SYSTEM: DARK BRONZE

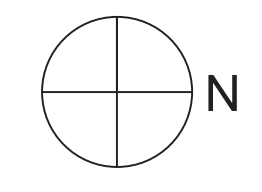
CONTACT - RIC BERG
951.245.5077 EXT. 113
RIC.BERG@ROLLASHADE.COM



L + A
ARCHITECTS
INC. A.I.A.
441 S. LIVERNOIS ROAD
SUITE 265
ROCHESTER HILLS, MI 48307
PHONE (248) 524-4700 FAX (248) 524-9746
PROJECT # 20023

DATE	REMARKS

CONTRACT DATE:
BUILDING TYPE: END. MED 40
PLAN VERSION: MARCH 2021
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:
PA/PM:
DRAWN BY.:
JOB NO.:



EQUIPMENT AND SEATING PLAN 1/4" = 1'-0" **A**

GREAT LAKES
TACO, L.L.C.
6305 Highland Road (M-59)
White Lake Twp., Michigan 48383



ENDEAVOR 2.0
EQUIPMENT
AND SEATING
PLAN

A2.0
PLOT DATE: 9/29/2021

TAG	QTY	ITEM DESCRIPTION
T-105	5	RETRO CHAIR - 18
T-201e	6	BARREL BARSTOOL - 29 PURPLE WOOD SEAT
T-302be	2	BENCH BACK REST - 48"
T-302e	2	BENCH SEAT - 48"
T-303be	1	BENCH BACK REST - 60"
T-303e	1	BENCH SEAT - 60"
T-401e	1	HUB TABLE - 72" - HIGH TOP
T-402e	1	HUB TABLE - 48" - ADA
T-405e	5	LAMINATE TABLE - 24 X 20 X 30 - 2 TOP
T-408e	3	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-411e	2	SS TABLE - 24 DIA X 30 - 2 TOP
T-415	1	SS TABLE - 24 DIA X 30 - 2 TOP
T-416	2	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-505e	1	COUNTER TOP - 48" X 20" X 30"
T-506e	1	COUNTER TOP - 60" X 20" X 30"
T-613e	1	POS COUNTER 121 - 3 POS

FURNITURE PACKAGE - BY FURNITURE VENDOR U.O.N. **E**

TAG	QTY	ITEM DESCRIPTION
T-620e	1	CONDIMENT COUNTER - RECTANGLE
T-706e	1	WASTE ENCLOSURE - SINGLE
T-708e	1	WASTE ENCLOSURE - 3 STREAM
T-801e	1	KIOSK 1/2 TOWER
T-901e	29	CHAIR - LAMINATE SEAT
T-903	4	BENCH SEAT - 48"
T-904	3	BENCH SEAT - 60"

X	QTY.	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
6328	1	HYPNOTIZE ME BELL	D	M01	H6'-4" X W17'-6"	SEE A8.0
6269	1	CAMO PATTERN	D	F01	28x40	SEE A8.0
6270	1	CAMO PATTERN	D	F02	28x40	SEE A8.0
6271	1	CAMO PATTERN	D	F01	28x40	SEE A8.0

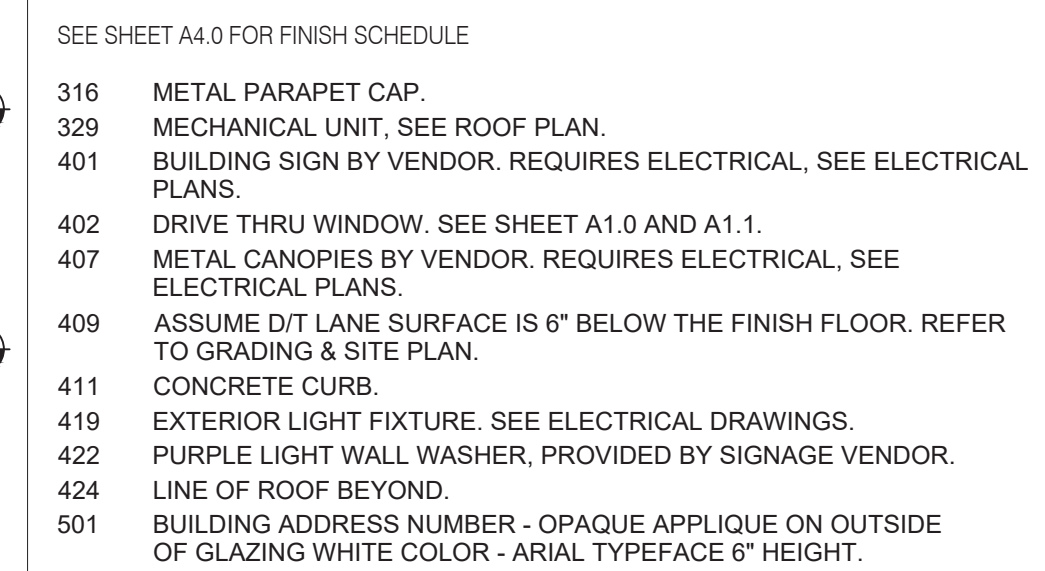
ARTWORK SCHEDULE **D**

GENERAL NOTES		C1
DECOR 1. REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITY 2. (HC) SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.		
STORAGE TYPE	LINEAR FT.	
DRY STORAGE	53	
COLD STORAGE	26	
FROZEN STORAGE	12	

SHELVING QUANTITIES **C2**

- 229 ELECTRICAL PANELS.
- 251 HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL).
- 253 MAINTAIN 36" MIN. CLEAR ACCESSIBLE AISLE EGRESS PATHS TO EXIT DOORS, 32" AT DOORWAYS AND GATED OPENINGS. (42" AISLE REQUIRED WHEN AISLE SERVES MORE THAN 50 SEATS).
- 255 ALERT LIGHT BOX FOR 3-COMP POWER SOAK.
- 256 PULL STATION @ 3'-8" A.F.F.
- 258 COORDINATE LOCATION OF HORIZONTAL PVC SYRUP CHASE THRU WALL TO COUNTER.
- 261 ROOF LADDER WITH BILCO LADDER UP SAFETY POST.
- 264 SPLASH GUARD.
- 265 AUTOMATIC HAND SOAP AND SANITIZER DISPENSERS PROVIDED BY ECOLAB.
- 266 GAS METER.
- 267 FOR DUAL-FLEX LINE AND I-FLEX LINE SUB-EQUIPMENT SEE SHEET A8.3.

KEY NOTES **B**



441 S. LIVERNOIS ROAD
SUITE 265
ROCHESTER HILLS, MI 48307
PHONE (248) 524-4700 FAX (248) 524-9746
PROJECT # 20023

PROJECT # 20023

CONTRACT DATE:
BUILDING TYPE: END. MED 40
PLAN VERSION: MARCH 2021
BRAND DESIGNER:

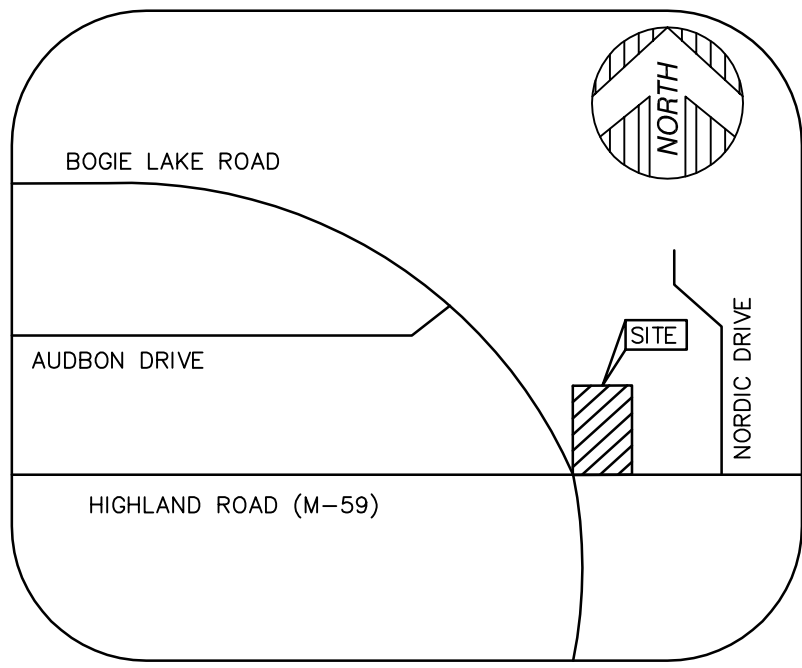
SITE NUMBER:
STORE NUMBER:
PA/PM:
DRAWN BY.:
JOB NO.:



A4.1

PLOT DATE: 9/29/2021





VICINITY MAP
(NOT TO SCALE)

PARKING

NO MARKED PARKING ON SITE

PROPOSED PARCEL AREA

46,541± SQUARE FEET = 1.068± ACRES

BENCHMARKS

BENCHMARK #1
TURN ARROW ON HYDRANT, FIRST HYDRANT
ALONG WEST SIDE OF BOGIE LAKE ROAD NORTH
OF HIGHLAND ROAD.
ELEVATION = 982.44' (NAVD 88)

BENCHMARK #2
TURN ARROW ON HYDRANT, FIRST HYDRANT
ALONG NORTH SIDE OF HIGHLAND ROAD EAST
OF BOGIE LAKE ROAD.
ELEVATION = 985.56' (NAVD 88)

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

LEGEND

	FOUND SECTION CORNER (AS NOTED)
	FOUND MONUMENT (AS NOTED)
	RECORD AND MEASURED DIMENSION
	RECORD DIMENSION
	MEASURED DIMENSION
	GROUND ELEVATION
	ELECTRIC METER
	UTILITY POLE
	GAS VALVE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL MANHOLE
	SANITARY MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	FIRE HYDRANT
	WATER GATE MANHOLE
	GENERATOR
	WATER VALVE
	WELL
	LIGHTPOST/LAMP POST
	SINGLE POST SIGN
	PARCEL BOUNDARY LINE
	PLATTED LOT LINE
	ADJOINER PARCEL LINE
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF GRAVEL
	OVERHEAD UTILITY LINE
	GAS LINE
	SANITARY LINE
	STORM LINE
	WATER LINE
	ELECTRIC LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	BUILDING AREA
	ASPHALT
	CONCRETE



PROPERTY DESCRIPTION

LAND SITUATED IN THE COUNTY OF OAKLAND, TOWNSHIP OF WHITE LAKE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST ¼ OF SECTION 20, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE CENTER OF SECTION; THENCE NORTH 00 DEGREES 31 MINUTES 08 SECONDS EAST ALONG THE NORTH-SOUTH ¼ LINE OF SAID SECTION 20, 198.92 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST, 519.78 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 16 SECONDS EAST, 513.36 FEET; THENCE 28.28 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 5821.58 FEET, CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 52 MINUTES 11 SECONDS EAST, 28.28 FEET; THENCE SOUTH 84 DEGREES 42 MINUTES 00 SECONDS EAST, 435.29 FEET; THENCE 118.86 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 5637.58 FEET, CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 18 MINUTES 14 SECONDS EAST, 118.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTE 09 SECONDS WEST, 236.61 FEET; THENCE 94.59 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 533.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 00 MINUTES 27 SECONDS WEST, 94.46 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 32 SECONDS EAST, 147.67 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 28 SECONDS WEST, 338.00 FEET; THENCE 137.67 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5637.58 FEET, CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 36 MINUTES 27 SECONDS WEST, 137.67 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

- ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. GLT2100144, DATED FEBRUARY 8, 2021, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENERAL TELEPHONE COMPANY OF MICHIGAN, A MICHIGAN CORPORATION RECORDING NO: LIBER 6239, PAGE 266. (DOES NOT CROSS SUBJECT PROPERTY)
 - RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENERAL TELEPHONE COMPANY OF MICHIGAN, A MICHIGAN CORPORATION RECORDING NO: LIBER 6239, PAGE 267. (DOCUMENT NOT LEGIBLE, EASEMENT SHOWN PER PREVIOUS SURVEY)
 - RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENERAL TELEPHONE COMPANY OF MICHIGAN, A MICHIGAN CORPORATION RECORDING NO: LIBER 6239, PAGE 279. (DOCUMENT NOT LEGIBLE, EASEMENT SHOWN PER PREVIOUS SURVEY)
 - TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE STORM SEWER EASEMENT RECORDED IN LIBER 20898, PAGE 749. (DOES NOT CROSS SUBJECT PROPERTY)
 - TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN ROAD AND GRADING EASEMENT RECORDED IN LIBER 27727, PAGE 92. (DOES NOT CROSS SUBJECT PROPERTY)
 - TERMS, COVENANTS AND CONDITIONS WHICH ARE RECITED IN MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED IN LIBER 30116, PAGE 168. MEMORANDUM OF AMENDED DEVELOPMENT AGREEMENT RECORDED IN LIBER 48877, PAGE 714. (SEE DOCUMENT FOR TERMS AND CONDITIONS)
 - RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND, A PUBLIC BODY CORPORATE RECORDING NO: LIBER 35774, PAGE 385. (AS SHOWN)
 - TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE WATER MAIN EASEMENT RECORDED IN LIBER 40404, PAGE 496. (AS SHOWN)
 - TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE SANITARY SEWER EASEMENT RECORDED IN LIBER 40542, PAGE 639. (AS SHOWN)
 - TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE ACCESS EASEMENT RECORDED IN LIBER 41482, PAGE 635. (AS SHOWN)

MANHOLE SCHEDULE

NUM	TYPE	RIM (FT)	SIZE (IN)	DIR	INV ELEV (FT)
20071	STORM CB	979.06	12	NE	973.64
		979.06	12	W	973.64
20072	STORM CB	979.21	12	E	974.01
		979.21	36	W	974.01
20073	STORM CB	979.94	12	SW	974.94
		980.25	8	N	970.75
20074	SANITARY MH	980.25	8	SE	970.51
		986.31	8	N	973.36
		986.31	8	S	972.91
20075	SANITARY MH	986.31	8	N	977.11
		986.31	36	W	975.51
20076	STORM CB	985.11	36	W	975.51

SURVEYOR'S CERTIFICATION

TO DORTCH ENTERPRISES; MEIJER, INC.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 01/05/2021.

DATE OF PLAT OR MAP: 01/21/2021

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kentec-survey.com



ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: DORTCH ENTERPRISES
6305 HIGHLAND, WHITE LAKE, MICHIGAN,
PART OF SECTION 20,
TOWN 3 NORTH, RANGE 8 EAST

REVISION	DATE	BY	DESCRIPTION
1	01-12-21	CMC	ADD TITLE WORK
2	01-22-21	MRJ	REVISED PER REVIEW COMMENTS

DRAWN BY:	CMC	01/21/2021
CHECKED BY:	ATS	01/21/2021
DATE:	JANUARY 21, 2021	
PROJECT NO:	20-03619	SCALE: 1" = 20'





GENERAL DEMOLITION NOTES

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

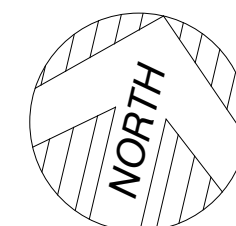
1. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
3. STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS OTHERWISE NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. THE CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
5. REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES CONCRETE SIDEWALKS, BRICK AND CURBED AREAS, ASPHALT, TRESS, ETC.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRIAGES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
8. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION, SIGNS SHALL BE PROTECTED OR STOCKPOILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION, THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY OF WARREN ENGINEER AND /OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
11. ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED/DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY KEM-TEC IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN & FIELD CONDITIONS.
12. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

DEMOLITION LEGEND

 CONCRETE PAVEMENT REMOVAL
 PROPERTY LINE
 LIMITS OF DISTURBANCE



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



DEMOLITION PLAN

SCALE: 1" = 20'

DEMOLITION PLAN

PREPARED FOR: GREAT LAKES TACO, LLC.
HIGHLAND (M-59) & BOGIE LAKE ROAD, WHITE LAKE
TWP, MI, 48383

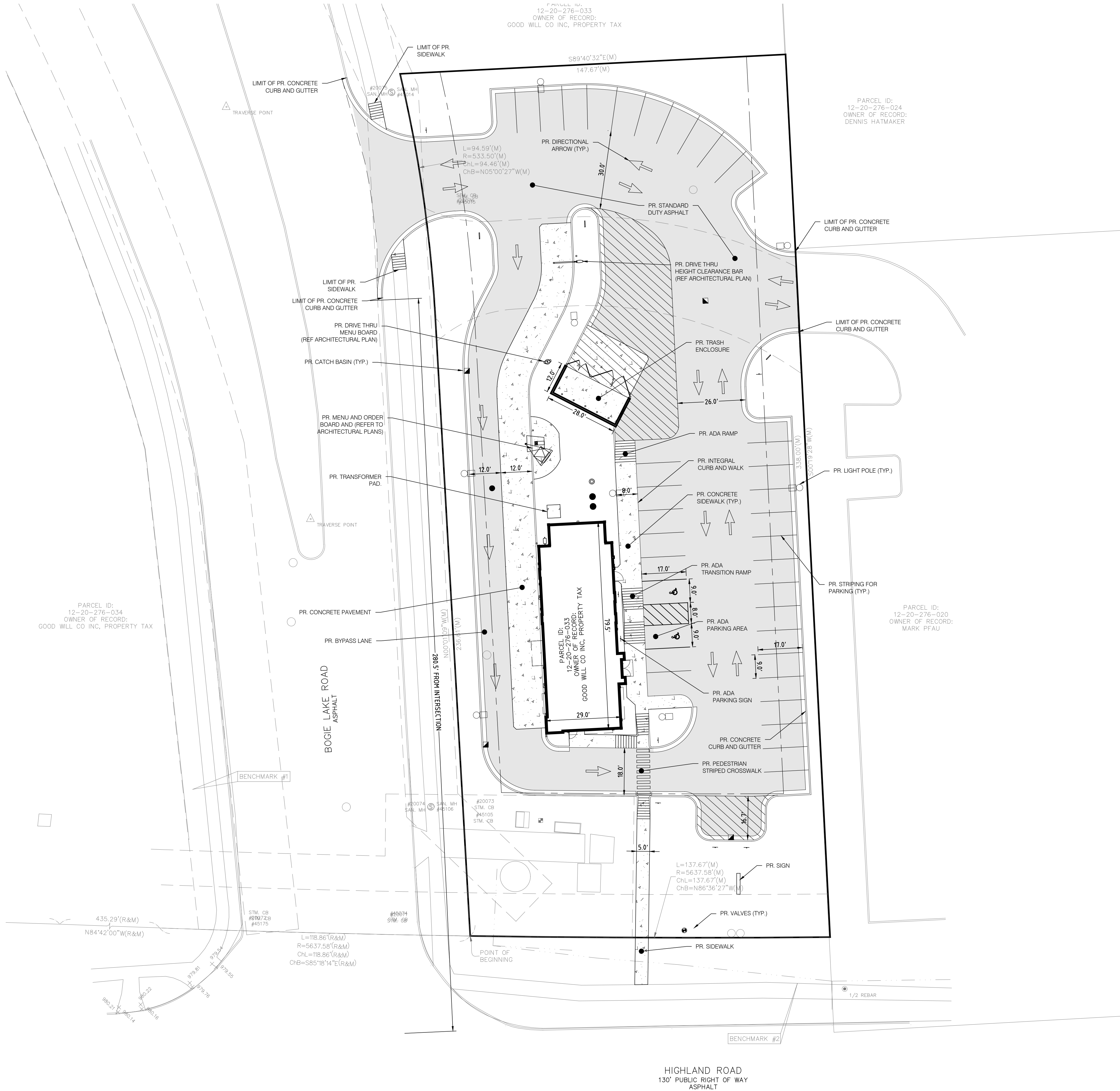
KEM-TEC
A GROUP OF COMPANIES
PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
SERVICES

Eastpointe (800) 265-7222	Detroit (313) 758-0577	Ann Arbor (734) 994-0888	Grand Blanc (888) 684-0001
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www.kemtecagroupofcompanies.com

CHECKED BY:				
DATE:	SEPTEMBER 29, 2021			
PROJECT NO.	-00000	SCALE	1" = 20'	
		REVISION	DATE	BY
		1	2021	GAE
		2	08.02.2021	GAE
		3	09.29.2021	GAE
				REVISED PER REVIEW COMMENTS
				ENGINEERING SUBMISSION
				SPA SUBMISSION

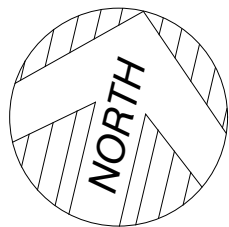
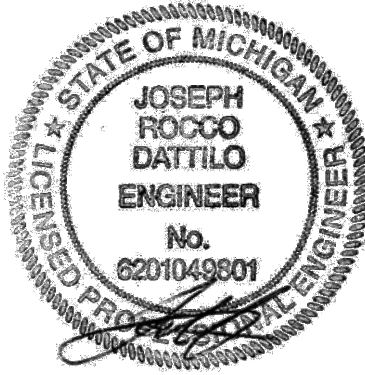
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SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED WATER STRUCTURES
- PROPOSED MANHOLE / CATCH BASIN

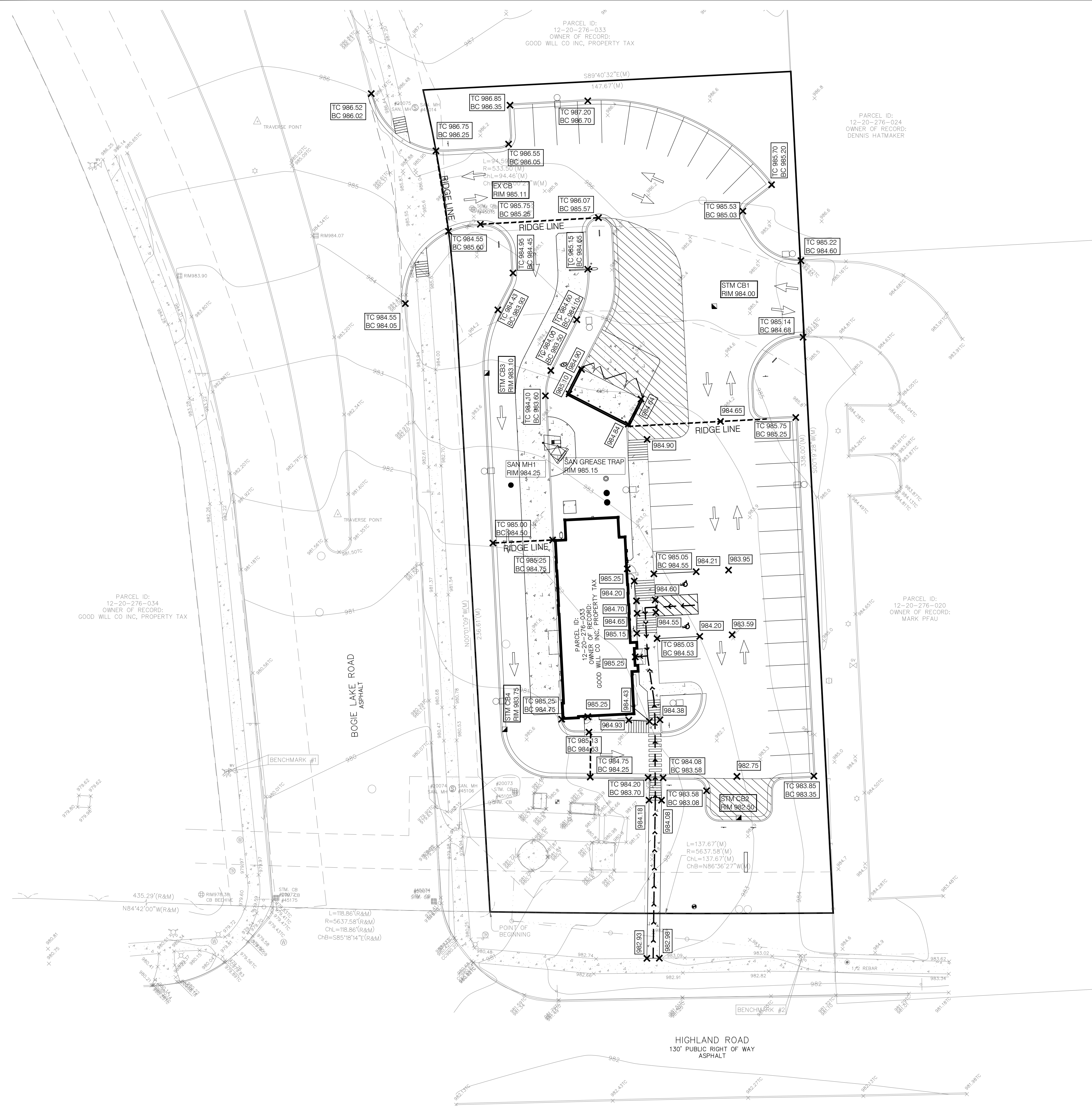
- SITE NOTES**
- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET REQUIREMENTS OF THE LOCAL ZONING ORDINANCE. SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION.
 - GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
 - ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT
 - PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE
 - RESTORATION OF ANY EXISTING HARD SURFACE AREA, OF ANY TYPE, REQUIRED AS A RESULT OF REMOVAL OF EXISTING SURFACING BY CITY OF WARREN FORCES OR AGENTS DURING THE COURSE OF MAINTENANCE OF WATER MAIN OR SANITARY SEWER LOCATED UNDER PAVEMENT, IS THE RESPONSIBILITY OF THE OWNER OF THIS SITE AND WILL NOT BE PERFORMED BY, NOR PAID FOR BY CITY OF White Lake Twp.
 - THE SITE IS NOT ADJACENT TO ANY RESIDENTIALLY ZONED PROPERTY.



SITE LAYOUT AND PAVING PLAN
SCALE: 1"= 20'

NO.	DATE	BY	REVISION	DESCRIPTION
3	09/29/2021	GAE		REVISED PER REVIEW COMMENTS
2	08/02/2021	GAE		ENGINEERING SUBMISSION
1	05/29/2020	GAE		SPA SUBMISSION

DESIGN: BDC	DATE: 09/29/2021	SCALE: 1" = 20'
CHECKED BY: GAE	DATE: SEPTEMBER 29, 2021	PROJECT NO: 00-00000



GRADING LEGEND

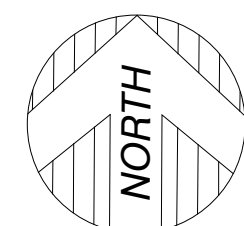
×	900.00	EXISTING GRADES
×	100.00	PROPOSED GRADES
<hr style="border: 1px solid black;"/>		PROPERTY LINE
<hr style="border-top: 1px dashed black;"/>		PROPOSED RIDGE LINE

GRADING NOTES

1. ALL WORKMANSHIP TO MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP AND OAKLAND COUNTY.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOF ROLLED USING A FULLY LOADED TANDEN AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/ PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE STABILIZED BY STOCKPILE SHOULD BE REINFORCED USING GEOTEXTILES OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED WHERE NECESSARY. AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT, IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL FILL THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL FILL COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WHITE LAKE TOWNSHIP AND SPECIFICATIONS.
12. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:
TC = TOP OF CURB
BC = BOTTOM OF CURB
13. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLANTING.



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



GRADING PLAN

SCALE: 1"= 20'

3	09/29/2021	GAE	REVISED PER REVIEW COMMENT'S
2	08/02/2021	GAE	ENGINEERING SUBMISSION
1	6.14.2021	GAE	SPA SUBMISSION
REVISION	DATE	BY	DESCRIPTION

DRAWN BY:	GAE	09/29/2021
CHECKED BY:		
DATE:	SEPTEMBER 29, 2021	
PROJECT NO:	18-00000	SCALE: 1" = 20'

C4.0

GRADING PLAN

PREPARED FOR: GREAT LAKES TACO, LLC.
HIGHLAND (M-59) & BOGIE LAKE ROAD, WHITE LAKE
TWP, MI, 48383

KEM-TEC
A GROUP OF COMPANIES

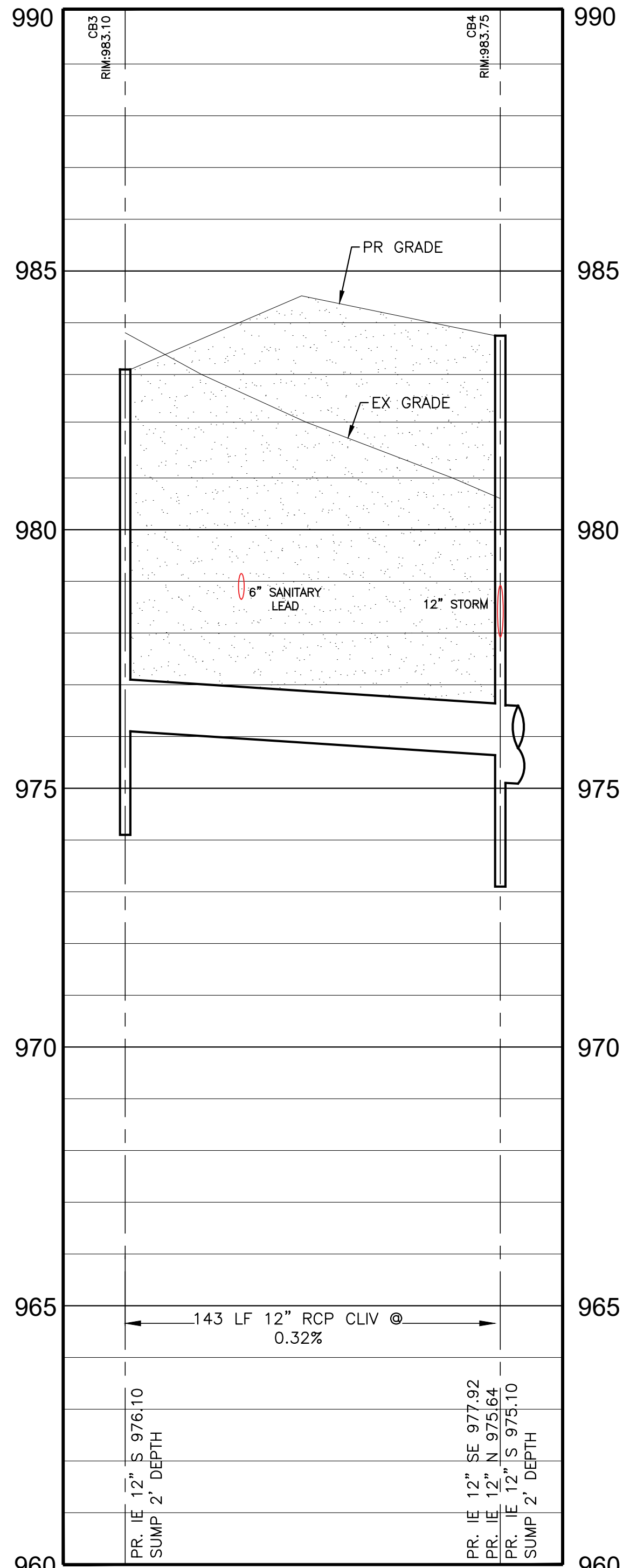
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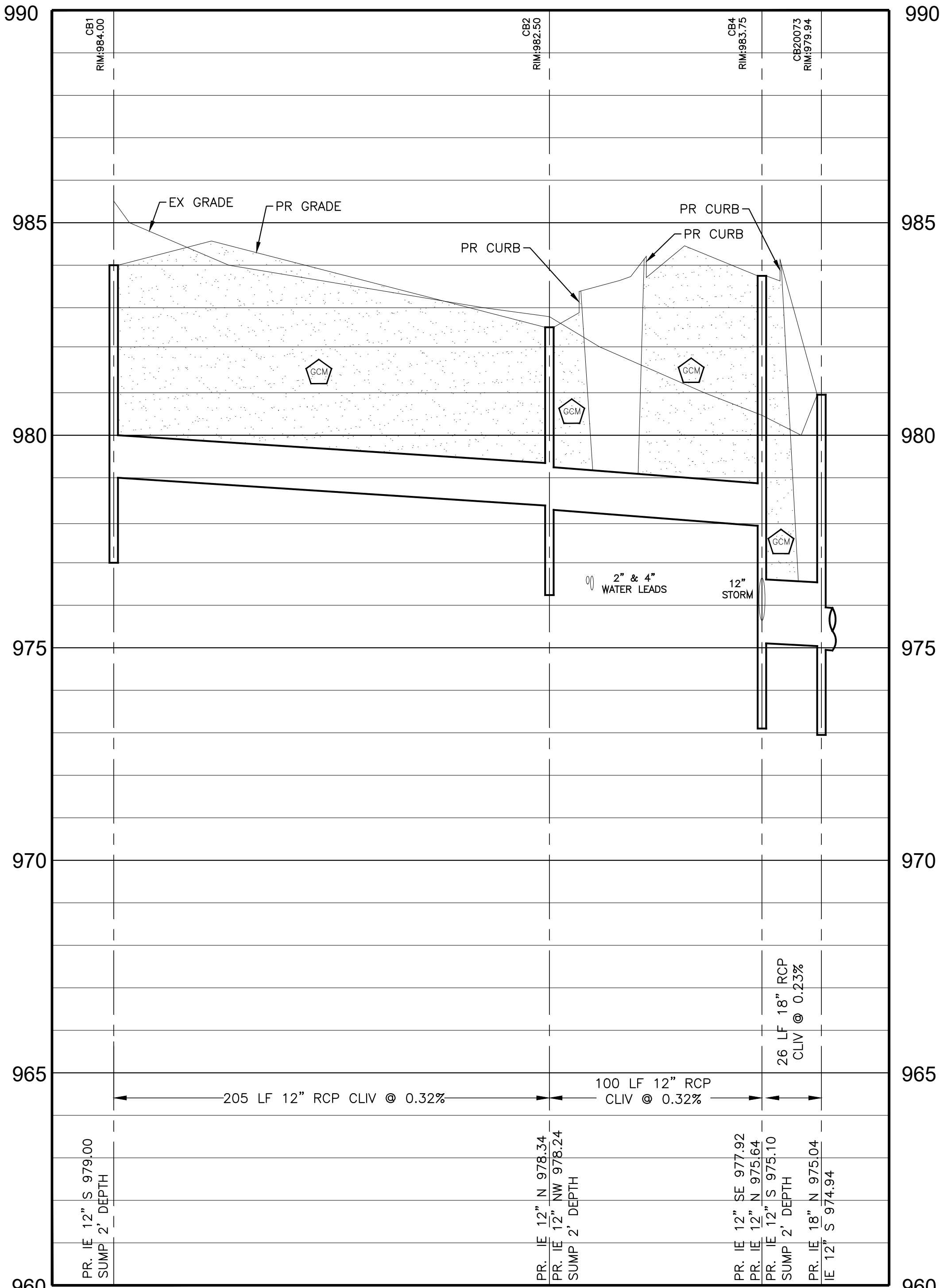
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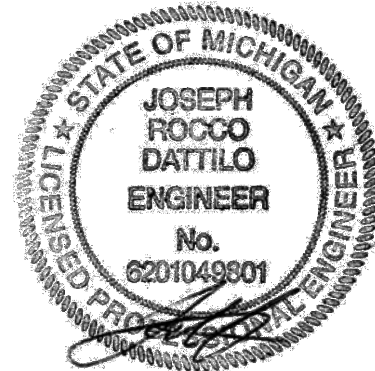
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STORM WATER
PROFILE CB3 - CB20073
SCALE: 1"= 40' HOR / 1"= 2' VERT

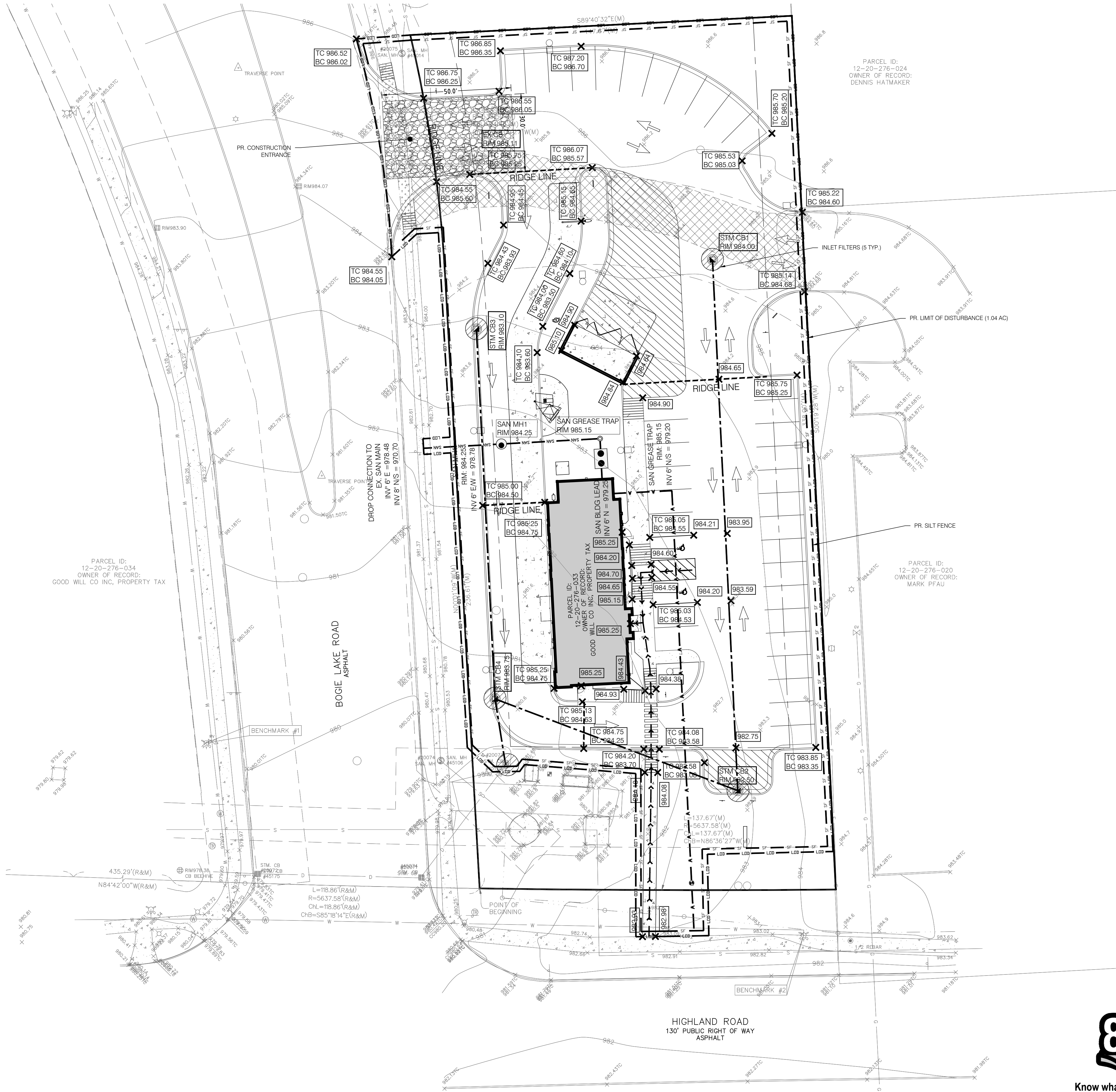


STORM WATER PROFILE CB1-CB 20073
SCALE: 1"= 40' HOR / 1"= 2' VERT



REVISION	DATE	BY	DESCRIPTION
3	09/29/2021	GAE	REVISED PER REVIEW COMMENTS
2	08/02/2021	GAE	ENGINEERING SUBMISSION
1	05/25/2020	GAE	SPA SUBMISSION

DRAWN BY: GAE	09/29/2021
CHECKED BY:	
DATE: SEPTEMBER 29, 2021	
PROJECT NO: 18-00000	SCALE: 1" = 20'



SOIL EROSION LEGEND

	PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED SILT FENCE
	PROPOSED INLET FILTER

SOIL EROSION & SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	AUG 2021	SEPT	OCT	NOV
TEMPORARY EROSION CONTROL MEASURES				
STRIP & STOCKPILE TOPSOIL / ROUGH GRADE				
STORM SEWER				
FOUNDATION / BLDG. CONSTRUCTION				
SANITARY SEWER & WATER MAIN				
INSTALL ALL OTHER UTILITIES				
SITE CONSTRUCTION & PAVEMENT				
PERMANENT EROSION CONTROL MEASURES				
FINISH GRADING				
LANDSCAPING				

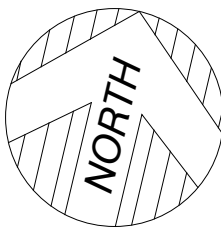
DISTURBED AREA = 1.04± ACRES

SOIL TYPE INFORMATION

MAP UNIT SYMBOL	MAP UNIT NAME
50B	UDIPSAMMENTS, UNDULATING

MAINTENANCE OF EROSION CONTROL DEVICES

- FILTERS MUST BE CLEANED PERIODICALLY SO THEY DONT CLOGGED.
- FILTER FENCING WHICH SAGS, FALLS OVER OR IS NOT STAKED IN, SHOULD BE PROMPTLY REPAIRED OR REPLACED.
- SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS.
- IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED.
- MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MULCH IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY NEED TO BE APPLIED TO HOLD THE MULCH IN PLACE.
- NEWLY SEEDED AREAS NEED TO BE INSPECTED FREQUENTLY FOR THE FIRST FEW MONTHS TO ENSURE THE GRASS IS GROWING. IF THE SEEDED AREA IS DAMAGED DUE TO RUNOFF, ADDITIONAL STORMWATER MEASURES MAY BE NEEDED.



SOIL EROSION & SEDIMENTATION CONTROL PLAN
SCALE: 1"= 20'

DATE	BY	REVISION	DESCRIPTION
09/29/2021	GAE	1	REVISION
09/29/2021	GAE	2	DATE
09/29/2021	GAE	3	REVISION
09/29/2021	GAE	4	REVISION
09/29/2021	GAE	5	REVISION
09/29/2021	GAE	6	REVISION
09/29/2021	GAE	7	REVISION
09/29/2021	GAE	8	REVISION
09/29/2021	GAE	9	REVISION
09/29/2021	GAE	10	REVISION
09/29/2021	GAE	11	REVISION
09/29/2021	GAE	12	REVISION
09/29/2021	GAE	13	REVISION
09/29/2021	GAE	14	REVISION
09/29/2021	GAE	15	REVISION
09/29/2021	GAE	16	REVISION
09/29/2021	GAE	17	REVISION
09/29/2021	GAE	18	REVISION
09/29/2021	GAE	19	REVISION
09/29/2021	GAE	20	REVISION



NOT TO SCALE

- a. All construction shall be in accordance with the Township's current standards and specifications.
- b. The Contractor shall notify the Township Engineer and/or the authority having jurisdiction, 48 hours prior to the beginning of construction.
- c. Contractor shall contact MISS DIG at 800-482-7171, 72 hours in advance of construction, for existing underground utility locations.
- d. In order to verify compliance with approved plans, full-time construction observation will generally be required during all phases of underground site construction including installation of sanitary sewer, storm sewers, drains, watermain and appurtenances as well as private street curbing and paving construction. Intermittent observations will be made for site grading, parking lot curbing and paving, retaining wall construction and other surface activity.







