

## Fairview Construction, Inc.

1700 W Big Beaver Rd Suite 120

Troy MI 48084

Direct: 248.602.2220 Fax: 248.220.4636

**DATE:** November 13, 2025

**TO: White Lake Township Board**

Charter Township of White Lake

7525 Highland Road

White Lake MI 48383

**Mr Sean O'Neil, AICP**- Community Development Director

**Mr Aaron Potter** – DPS Director

**Subject:** Request for Variances of Ordinances

Township Board Meeting Tuesday November 18, 2025 6:30 pm.

**Project:** West Valley Luxury Apartments Tax Parcel No: 12-36-176-003

805 West Valley Rd, White Lake Michigan.

Located on Union Lake Rd, one half mile north of Cooley Lake Rd.

**Zoning:** RM-1

**Permits:** All State and Federal permits applied and issued and are current.

Dear Township Board,

We are requesting the Township Board issue variance relief to the following variances at this time so that the project known as West Valley can continue with construction activities to provide the continuance of construction thru the winter and spring of 2025-2026.

These activities also facilitate the employment of many in the construction industry related to our site; we anticipate the activity of employment to provide 75 employees with work until the project ends.

As background, (see attached), the project consists of 13 multifamily apartment buildings. 69 units, and a greenspace for residents to relax.

Ordinances applicable-Aaron Potter:

See exhibit attached.

Completion punchlist exhibit.

We request the Township Board allow us the continuance of operations with Bank Letter of Credit for the amount handwritten on the completion punchlist as it relates to the sewer system.

We also agree to pay the required water and sewer fees on the remaining buildings not yet under construction and agree to no utility hook-ups to the sanitary sewer system until which time our lift station is operational and approved.

This request will allow us the flexibility to continue construction on our site and avoid any unnecessary and unique financial hardship and practical difficulties.

By moving this forward, we can obtain our building permits to keep our project on schedule and our deliverables of units to a manageable turnover, an expectance of our lender.

We thank you in advance for your consideration. We always demonstrate our ability to work with the Township and are very excited about the beautiful community we are constructing.

Respectfully Submitted,

*Michael Furnari Jr*

Michael Furnari Jr

Fairview Construction Inc.

CC: Robert G Nickoloff

Michael J Furnari

Attachments and Exhibits:

Email dated Oct 10, 2025

Completion punchlist

Water and sewer connection fees

Civil cover page

Site Plan with Building Lettering

OCWRC acceptance letter

Individual unit plans

Ordinances Email dated 11/14/2025

1. White Lake Township Ordinance and our agreement with Oakland County for sewer system operation requires us to follow OCWRC policy and procedures. County will not issue connection permits to sewer systems that have reached substantial completion. You could install the sewer leads from the home to the tap location and cap it. Connection will be completed and inspected when the sewer system is functional and the acceptance requirements are completed.
2. Water and sewer permits are required to be paid for at the time of Building permit. We can only issue three permits for connection until the acceptance requirements can be completed. Water services for the home can be installed and inspected and stubbed up at the curbbox location until the utilities are complete. This should not be an issue as the water in these homes can't be used till the sanitary is functional anyway.
3. Call for a punchlist inspection and bond out the incomplete utilities. This is a requirement of the zoning ordinance anyway.

If you decide that you want to discuss a variance of our ordinances I will need you to write up a request. I would recommend reviewing the utilities ordinance Sec. 38 of the Code of Ordinances and the Clear Zoning Ordinance section 6 on Site Development procedures. There is nothing that I can do about the sewer connections as we have contractual obligations with Oakland County. Considering these facts. Your best path of action forward in my opinion would be to follow the steps outlined above.

**Aaron D. Potter**

Director, Dept. of Public Services  
White Lake Township  
7525 Highland Road  
White Lake, MI 48383  
(248) 698-7700 x226  
[www.whitelaketwp.com](http://www.whitelaketwp.com)

**Scan to download our new app!**



**From:** Michael Furnari <[michael@fairviewco.com](mailto:michael@fairviewco.com)>

**Sent:** Friday, October 10, 2025 11:47 AM

**To:** Aaron Potter <[APotter@whitelaketwp.com](mailto:APotter@whitelaketwp.com)>; Bob Nickoloff <[BobN@fairviewco.com](mailto:BobN@fairviewco.com)>; Sean O'Neil <[SONeil@whitelaketwp.com](mailto:SONeil@whitelaketwp.com)>; Nick Spencer <[NSpencer@whitelaketwp.com](mailto:NSpencer@whitelaketwp.com)>

**Cc:** Michael Furnari <[michaelifurnari@gmail.com](mailto:michaelifurnari@gmail.com)>; Jeff Emery <[jeff@fairviewco.com](mailto:jeff@fairviewco.com)>

**Subject:** Re: Request for jobsite meeting

Are we talking about water or sewer?

Get [Outlook for iOS](#)

---

**From:** Aaron Potter <[APotter@whitelaketwp.com](mailto:APotter@whitelaketwp.com)>

**Sent:** Friday, October 10, 2025 7:53:30 AM

**To:** Bob Nickoloff <[BobN@fairviewco.com](mailto:BobN@fairviewco.com)>; Sean O'Neil <[SONeil@whitelaketwp.com](mailto:SONeil@whitelaketwp.com)>; Nick Spencer <[NSpencer@whitelaketwp.com](mailto:NSpencer@whitelaketwp.com)>

**Cc:** Michael Furnari <[michael@fairviewco.com](mailto:michael@fairviewco.com)>; Michael Furnari <[michaelifurnari@gmail.com](mailto:michaelifurnari@gmail.com)>; Jeff Emery



Which construction site is this email chain pertaining to?

Mark W. Davis

Senior Engineering Systems Coordinator

Oakland County Water Resources Commissioners Office

248-452-2172 (office)

248-897-2748 (cell)

**From:** Aaron Potter <APotter@whitelaketwp.com>

**Sent:** Friday, October 10, 2025 1:05 PM

**To:** Michael Furnari <michael@fairviewco.com>; Bob Nickoloff <BobN@fairviewco.com>; Sean O'Neil <SONeil@whitelaketwp.com>; Nick Spencer <NSpencer@whitelaketwp.com>

**Cc:** Michael Furnari <michaelifurnari@gmail.com>; Jeff Emery <jeff@fairviewco.com>; Davis, Mark <davisma@oakgov.com>

**Subject:** Re: Request for jobsite meeting

**CAUTION:** This message is from a sender outside of the Oakland County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fully functional with minor outstanding items. These are typically added to punchlist and bonded till final completion. This includes all acceptance documentation.

---

**From:** Michael Furnari <michael@fairviewco.com>

**Sent:** Friday, October 10, 2025 12:55:23 PM

**To:** Aaron Potter <APotter@whitelaketwp.com>; Bob Nickoloff <BobN@fairviewco.com>; Sean O'Neil <SONeil@whitelaketwp.com>; Nick Spencer <NSpencer@whitelaketwp.com>

**Cc:** Michael Furnari <michaelifurnari@gmail.com>; Jeff Emery <jeff@fairviewco.com>; Davis, Mark <davisma@oakgov.com>

**Subject:** Re: Request for jobsite meeting

What's substantial completion considered

Should I call mark davis for definition?

Get [Outlook for iOS](#)

---

**From:** Aaron Potter <APotter@whitelaketwp.com>

**Sent:** Friday, October 10, 2025 12:13:51 PM

**To:** Michael Furnari <michael@fairviewco.com>; Bob Nickoloff <BobN@fairviewco.com>; Sean O'Neil <SONeil@whitelaketwp.com>; Nick Spencer <NSpencer@whitelaketwp.com>

**Cc:** Michael Furnari <michaelifurnari@gmail.com>; Jeff Emery <jeff@fairviewco.com>; Davis, Mark <davisma@oakgov.com>

**Subject:** RE: Request for jobsite meeting

All,

We have discussed this with the Building Official and Community Development Director. What would need be done to avoid delays for you and keep your project moving forward as closely as possible to Bob's description of construction below and meet the intent of the Township Ordinance without variance requests would be as follows:





INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

Consulting Engineers Representing White Lake Township

4494 Elizabeth Lake Road

Waterford, MI 48328

Telephone: (248) 681-7800 (248) 681-2660 Fax

White Lake ownership  
PROJECT PUNCH LIST

Project Name: West Valley

Job #2445769611 First Inspection Date: 10/20/2025

Current Inspection Date: 11/6/2025

Contractor / Developer:

Superior Excavating, Inc.

Inspector:

Dan Hubble

Item	List of Deficiencies	Units	Quantity	Unit Price	Current Value
✓ 1	As-Built Plans shall be completed and approved	LS	1	\$ 7,500.00	\$ 7,500.00
2	<del>Construct offsite Sanitary Sewer along Union Lake Road</del>	LS	0	\$ 112,736.00	\$ -
3	<del>Install PRV Equipment</del>	LS	0	\$ 25,000.00	\$ -
✓ 4	Complete Construction and commission Sanitary Sewer Pump Station	LS	1	\$ 125,000.00	\$ 125,000.00
5	Construct sidewalk along Union Lake Road	SF	5055	\$ 7.00	\$ 35,385.00
6	Construct sidewalk within development (Will be completed at time of each unit construction)	SF	0	\$ 7.00	\$ -
✓ 7	OCWRC Testing on sanitary forcemain	LS	1	\$ 7,500.00	\$ 7,500.00
8	Restoration (Union Lake Road ROW)	LS	1	\$ 25,000.00	\$ 25,000.00
9	Restoration (On Site)	LS	1	\$ 60,000.00	\$ 60,000.00
10	<del>S-2, S-3, S-4, S-5, S-6 &amp; S-7 are all buried and need to be uncovered for further inspection.</del>	EA	0	\$ 500.00	\$ -
11	Fine grade around all fire hydrants and valve boxes. (Can be completed with each unit development)	LS	0	\$ 25,000.00	\$ -
✓ 12	S-1A and PS: finish installing pressure sewer system and building up man holes to grade	LS	1	\$ 15,000.00	\$ 15,000.00
13	Remove SESC measures on storm sewer for further inspection.	LS	1	\$ 10,000.00	\$ 10,000.00
14	Provide Copies of 3rd party testing (density)				\$ -
✓ 15	Waiver of lien, Bill of Sale for Utilities	LS	1	\$ 5,000.00	\$ 5,000.00
					\$ -
					\$ -
	*WILL THESE ITEMS BE DONE BY 11/14?				\$ -
					\$ -
	\$160,000				\$ -
	+ 25% \$ 40,000				\$ -
	\$200,000				\$ -
	Subtotal				\$ 290,385.00
	White Lake Township Contingency			25%	\$ 72,596.25
	Total				\$ 362,981.25

X:\Projects\2018\1845\002900 White Lk Twp West\Construction\Punchlists\WLT West Valley Punchlist 11-6-2025

[illegible]



[illegible]

TAX PARCEL No.: 12-35-176-003

R.C.O.C. GENERAL NOTES

- R.C.O.C. GENERAL NOTES**
1. CALL INSPECTOR OR PEDEST SUPERVISOR BEFORE BEGINNING ANY WORK IN R.O.W.
  2. "PREFORM SIGNING" IS REQUIRED BEFORE ANY WORK IN R.O.W. IS STARTED
  3. CLOSURES RESTRICTED TO 10' MAXIMUM WIDTH
  4. FLAG PERSON REQUIRED FOR TEMPORARY ONE LANE ROADS
  5. MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES
  6. HAND GO AROUND ALL UTILITIES
  7. KEEP ROADS CLEAN OF DIRT AND DEBRIS
  8. REMOVE OR RELOCATE TIED OBJECTS PRIOR TO EXCAVATION
  9. FIXED OBJECTS TO BE MINIMUM 8' OFF BACK OF CURB OR 12 FEET OFF EDGE OF PAVEMENT
  10. EXISTING EXCAVATIONS TO BE REINFORCED & REPAIRED NOT CLASS II SAND, COMPACTED TO BOX MAX. LIFT DENSITY S REQUIRED
  11. ALL EXCAVATIONS TO BE FLOORED WITH 12" FLOWABLE FILL TO VERIFY ALL UTILITY LOCATIONS
  12. ALL BORING PITS ARE TO BE SITUATED AT LEAST TEN FEET FROM EDGE OF PAVEMENT

### GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AT (248) 334-9921 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL KEEP THE TOWNSHIP ENGINEER ADVISED FOR INSPECTION ON A DAILY BASIS. LACKING SPECIFIC SCHEDULING WITH THE INSPECTOR, THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE TOWNSHIP ENGINEER OF ANY RECOMMENDING WORK RESUMING INSPECTION. FAILURE TO INFORM THE INSPECTOR OF THE TOWNSHIP ENGINEER OF WORK RESUMING WILL RESULT IN A ONE-HALF DAY INSPECTION CHARGE TO THE DEVELOPER.
2. THE DEVELOPER SHALL CONTACT THE TOWNSHIP PLANNING DEPARTMENT AT (248) 698-3300 TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE DEVELOPER'S PRIME SITE CONTRACTOR SHALL ATTEND AND ALL CHANGES MUST BE SUBMITTED TO THE TOWNSHIP PLANNING DEPARTMENT PRIOR TO SCHEDULING THE MEETING.
3. ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY WHITE LAKE TOWNSHIP.
4. THE CONTRACTOR SHALL CONTACT MISS DIE AT 1-800-485-7971, 70 HOURS IN ADVANCE OF CONSTRUCTION, FOR EXISTING UNDERGROUND UTILITY LOCATIONS.
5. ALL SOIL EROSION AND SILTATION MUST BE CONTROLLED AND CONTAINED ON-SITE.
6. ALL EXCAVATION, INCLUDING ALL UTILITIES AND LEADS, DEEPER OR WITHIN 10' OF THE EXISTING SURFACE, SHALL BE PROTECTED BY A SHIELD OR PROTECTIVE WALL. IF INFLUENCE OF ANY PAYMENT (INCLUDING SIDEWALK, DRIVE OR DRIVEWAY) PROTECTED, OR WHERE SAND BACKFILL, IT CALLED FOR ON THE PLAN, SHALL BE BACKFILLED AND PROTECTED WITH GRASS SEED (AND) MULCH, MINIMUM CLASS 4, 90 PERCENT WASHBURN UDT DENSITY (ALL OTHERS 90 PERCENT).
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND FACILITIES. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT THE PROPOSED UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE TOWNSHIP ENGINEER.
8. WHERE TWO UTILITIES CROSS, INCLUDING SANITARY SEWER LEADS, PROVIDE POROUS DRAINAGE TO THE UTILITY CROSSING. PROTECT THE UNDERSIDE OF THE HIGH-UTILITY OR AS SPECIFIED ON THE DETAIL SHEET.
9. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
10. ANY MAT TRACKED ONTO DENNO LAKE ROAD SHALL BE REMOVED DAILY.
11. IF DEMATERING IS DETERMINED TO BE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE AREA TO BE DEMATERED, SUBMIT A DEMATERING PLAN TO THE TOWNSHIP ENGINEER, AND THE TOWNSHIP ENGINEERING DIVISION FOR REVIEW. TO MONITOR AND TO DETERMINE THAT THEY WILL NOT PAY ANY DEMATERING COSTS. THE CONTRACTOR SHALL FOLLOW PROPERTIES DEMATERING PROCEDURES SHALL BE IN COMPLIANCE WITH WHITE LAKE TOWNSHIP ENGINEERING DIVISION.
12. A ROAD COMMISSION FOR OKLAHOMA COUNTY RIGHT-OF-WAY PERMIT IS REQUIRED FOR ANY WORK WITHIN THE WHITE LAKE ROAD AND CEDAR HILLS ROAD RIGHTS-OF-WAY (OR ANY PUBLIC ROAD RIGHT-OF-WAY) AND/OR ANY TOWNSHIP EASEMENT.
13. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
14. ALL PAYMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 ILLINOIS MANUAL ON HIGHWAY DESIGN AND CONSTRUCTION.
15. WHITE LAKE TOWNSHIP HAS NO REQUIREMENTS TO PROVIDE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN THE PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THE PLAN.
16. IN ORDER TO VERIFY COMPLIANCE WITH APPROVED PLANS, FULL-TIME CONSTRUCTION INSPECTION WILL GENERALLY BE REQUIRED DURING PHASES 1 THROUGH 4. THE CONSTRUCTION INCLUDING INSTALLATION OF SANITARY SEWER, STORM SEWERS, DRAINS, AND SIDEWALKS AND DRIVEWAYS SHALL BE SUBJECT TO INSPECTION. PARKING LOT CONSTRUCTION, INTERMENT OBSERVATIONS WILL BE MADE FROM THE STREET. PARKING LOT CURBING AND PARKING RETAINING WALL CONSTRUCTION AND OTHER SURFACE ACTIVITY

## WEST VALLEY

MULTI-FAMILY RESIDENTIAL COMMUNITY  
SECTION 36, T 3 NORTH, R 8 EAST, WHITE LAKE TOWNSHIP,  
OAKLAND COUNTY, MICHIGAN

APPLICANT:

JMF WHITE LAKE, L.L.C.

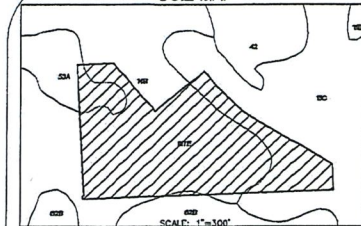
1700 WEST BIG BEAVER ROAD, SUITE 120

TROY, MI 48084

PHONE: 248-602-2220



## SOIL MAP



- 14B - OAKVILLE FINE SAND, 0 TO 6 PERCENT SLOPES  
15B - SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES  
15C - SPINKS LOAMY SAND, 8 TO 12 PERCENT SLOPES  
27 - MCUGHTON AND ADRIAN MUCKS  
42 - PITTS  
53A - TEDROW LOAMY SAND, 0 TO 3 PERCENT SLOPES  
62B - URBAN LAND-SPINKS COMPLEX, 0 TO 3 PERCENT SLOPES

## SHEET INDEX

1. COVER SHEET
2. TOPOGRAPHIC AND DRAINAGE PLAN
3. COMPATIBLE UPLAND PLAN
- 4-6. GRADING AND SEIC PLAN
7. DETAILED GRADING PLAN
8. LAKE SANITARY SEWER WATER MAIN PLAN
- 9-10. LAKE SANITARY SEWER FORCE MAIN & WATER MAIN PLAN
11. STORM SEWER SUE PLAN
12. FORCE MAIN PROFILES
13. WATER MAIN PROFILES
14. WATER MAIN PROFILES
15. PRESSURE EXHAUSTING VALVE DETAILS AND NOTES
16. SANITARY SEWER PUMP STATION DETAILS
17. SANITARY SEWER PUMP STATION CALCULATION CHARTS
18. OFF-SITE SANITARY DESIGN
- 19-20. STORM SEWER PLAN
- 21-22. STORM SEWER PROFILES
- 23-24. DETENTION BASIN PLAN
25. GRUNDAK DISTRIBUTION PLAN AND STORM SEWER CALCULATIONS
- 25A. CHITRAL DISTRICT WATER MANAGEMENT SYSTEM "WEST VALLEY & LAKE PROJE"
26. APPENDIX PLAN
27. SIGHT DISTANCE PLAN AT UNION LAKE ROAD
28. NOTES AND DETAILS
29. NOTES AND DETAILS

**OCWRC DETAILS:**

- OCNRC STANDARD LIFT STATION DRAINAGES (NDS-NDB)  
LOW PRESSURE SANITARY SEWER DETAILS AND NOTES (2)  
TYPICAL INDIVIDUAL HOME GRINDER PUMP SERVICE (1)

**DETAILS:**

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

OAKLAND COUNTY

- SOL EROSION AND SEDIMENTATION CONTROL DETAILS

## LANDSCAPE PLANS:

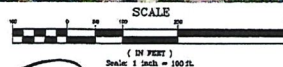
- LS-1 OVERALL LANDSCAPE PLANTING DETAIL  
LS-2 LANDSCAPE PLANTING DETAIL  
LS-3 LANDSCAPE PLANTING DETAIL  
LS-4 PLANT MATERIAL LIST & PLANTING DETAILS  
LS-5 OVERALL LANDSCAPE PLANTING DETAIL  
LS-6 OVERALL LANDSCAPE PLANTING DETAIL  
LS-7 ENTRANCE MONUMENT  
LS-8 ENTRY MONUMENT SECTION DETAILS

IRRIGATION PLANS:

- |       |                            |
|-------|----------------------------|
| IRR-1 | IRRIGATION PLAN            |
| IRR-2 | IRRIGATION PLAN            |
| IRR-3 | IRRIGATION PLAN            |
| IRR-4 | IRRIGATION PLAN            |
| IRR-5 | IRRIGATION PLAN            |
| IRR-6 | IRRIGATION NOTES & DETAILS |

## ARCHITECTURE PLANS:

- A101 FIRST FLOOR PLANS  
A102 TYPICAL UNIT ELEVATION  
A200 BUILDING PLANS  
A201 BUILDING ELEVATIONS  
A203 BUILDING ELEVATIONS  
AS-1 SITE PLAN



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

PROPERTY BOUNDARY & TOPO INFORMATION  
ALPINE ENGINEERING, INC.  
46892 WEST ROAD, SUITE 109  
NOVI, MICHIGAN 48377  
PHONE: 248.926.3765

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

**PERMIT READY**

REVISIONS			ENGINEER'S SEAL
NO.	REVISION	DATE	
1	ADD FOR ROAD PROFILE TO EXISTING	02-28-79	
2	ADD END VIEW TO EXISTING	02-28-79	
3	ADD END VIEW, SEE A, PAUL PERI, INC.	03-16-79	
4	REMOVE POB END	03-28-79	
5	REMOVE POB END	03-28-79	
6	REMOVE POB END	03-28-79	
7	REMOVE POB END	03-28-79	
8	REMOVE POB END	03-28-79	
9	REMOVE POB END	03-28-79	
10	REMOVE POB END	03-28-79	
11	REMOVE POB END	03-28-79	
12	REMOVE POB END	03-28-79	
13	REMOVE POB END	03-28-79	
14	REMOVE POB END	03-28-79	
15	REMOVE POB END	03-28-79	
16	REMOVE POB END	03-28-79	
17	REMOVE POB END	03-28-79	
18	REMOVE POB END	03-28-79	
19	REMOVE POB END	03-28-79	
20	REMOVE POB END	03-28-79	
21	REMOVE POB END	03-28-79	
22	REMOVE POB END	03-28-79	
23	REMOVE POB END	03-28-79	
24	REMOVE POB END	03-28-79	
25	REMOVE POB END	03-28-79	
26	REMOVE POB END	03-28-79	
27	REMOVE POB END	03-28-79	
28	REMOVE POB END	03-28-79	
29	REMOVE POB END	03-28-79	
30	REMOVE POB END	03-28-79	
31	REMOVE POB END	03-28-79	
32	REMOVE POB END	03-28-79	
33	REMOVE POB END	03-28-79	
34	REMOVE POB END	03-28-79	
35	REMOVE POB END	03-28-79	
36	REMOVE POB END	03-28-79	
37	REMOVE POB END	03-28-79	
38	REMOVE POB END	03-28-79	
39	REMOVE POB END	03-28-79	
40	REMOVE POB END	03-28-79	
41	REMOVE POB END	03-28-79	
42	REMOVE POB END	03-28-79	
43	REMOVE POB END	03-28-79	
44	REMOVE POB END	03-28-79	
45	REMOVE POB END	03-28-79	
46	REMOVE POB END	03-28-79	
47	REMOVE POB END	03-28-79	
48	REMOVE POB END	03-28-79	
49	REMOVE POB END	03-28-79	
50	REMOVE POB END	03-28-79	
51	REMOVE POB END	03-28-79	
52	REMOVE POB END	03-28-79	
53	REMOVE POB END	03-28-79	
54	REMOVE POB END	03-28-79	
55	REMOVE POB END	03-28-79	
56	REMOVE POB END	03-28-79	
57	REMOVE POB END	03-28-79	
58	REMOVE POB END	03-28-79	
59	REMOVE POB END	03-28-79	
60	REMOVE POB END	03-28-79	
61	REMOVE POB END	03-28-79	
62	REMOVE POB END	03-28-79	
63	REMOVE POB END	03-28-79	
64	REMOVE POB END	03-28-79	
65	REMOVE POB END	03-28-79	
66	REMOVE POB END	03-28-79	
67	REMOVE POB END	03-28-79	
68	REMOVE POB END	03-28-79	
69	REMOVE POB END	03-28-79	
70	REMOVE POB END	03-28-79	
71	REMOVE POB END	03-28-79	
72	REMOVE POB END	03-28-79	
73	REMOVE POB END	03-28-79	
74	REMOVE POB END	03-28-79	
75	REMOVE POB END	03-28-79	
76	REMOVE POB END	03-28-79	
77	REMOVE POB END	03-28-79	
78	REMOVE POB END	03-28-79	
79	REMOVE POB END	03-28-79	
80	REMOVE POB END	03-28-79	
81	REMOVE POB END	03-28-79	
82	REMOVE POB END	03-28-79	
83	REMOVE POB END	03-28-79	
84	REMOVE POB END	03-28-79	
85	REMOVE POB END	03-28-79	
86	REMOVE POB END	03-28-79	
87	REMOVE POB END	03-28-79	
88	REMOVE POB END	03-28-79	
89	REMOVE POB END	03-28-79	
90	REMOVE POB END	03-28-79	
91	REMOVE POB END	03-28-79	
92	REMOVE POB END	03-28-79	
93	REMOVE POB END	03-28-79	
94	REMOVE POB END	03-28-79	
95	REMOVE POB END	03-28-79	
96	REMOVE POB END	03-28-79	
97	REMOVE POB END	03-28-79	
98	REMOVE POB END	03-28-79	
99	REMOVE POB END	03-28-79	
100	REMOVE POB END	03-28-79	

DATE: 02-28-79

DESIGNED BY: AAL

FOR NUMBER: 17-91

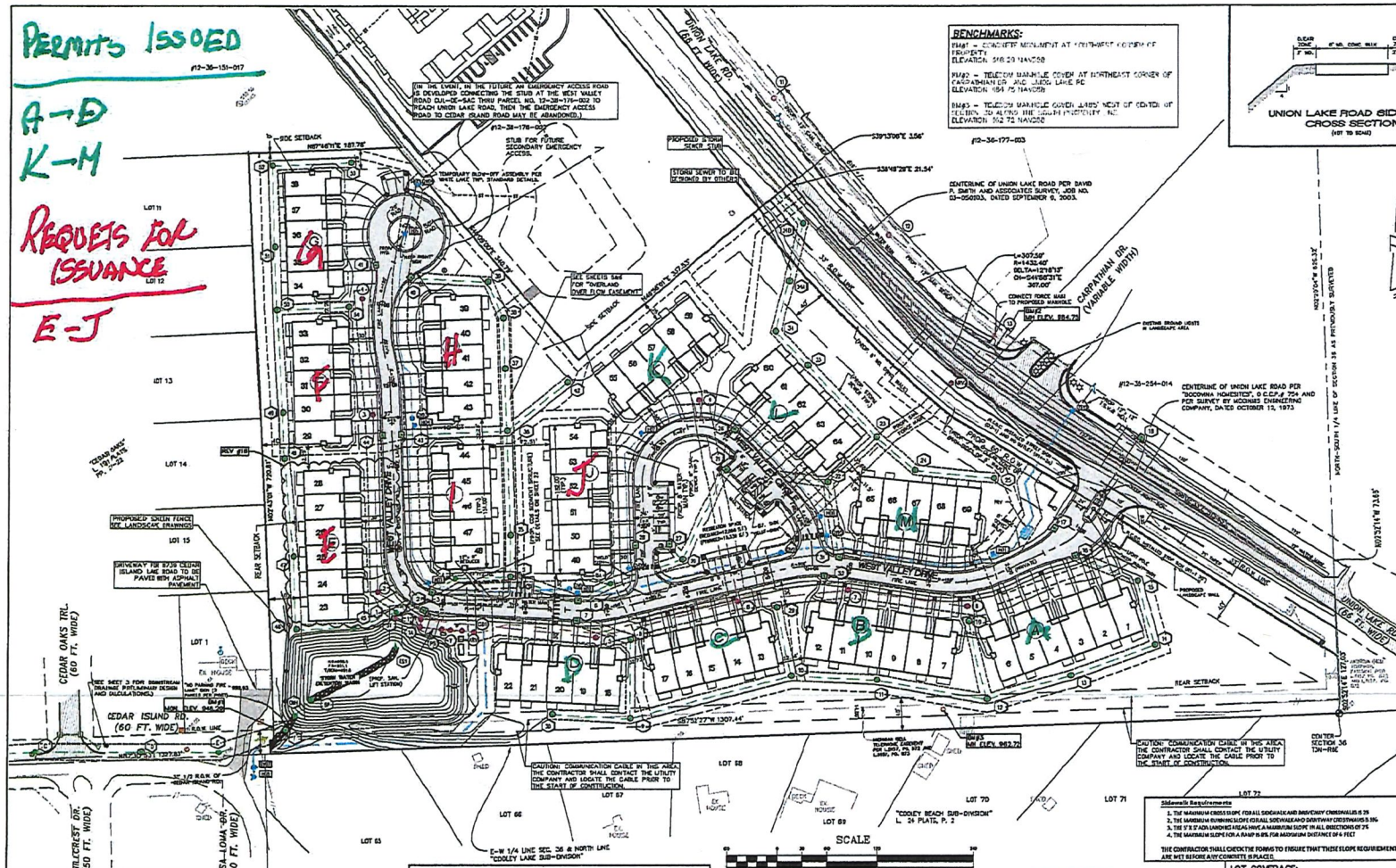


11/10/25

Permits ISSUED  
#12-36-151-017

A-D  
K-M

REQUESTS FOR  
ISSUANCE  
E-J



**BENCHMARKS:**  
B.M. = CONCRETE MONUMENT AT INTERSECTION OF  
PROPERTY ELEVATION: 516.23 HANCOCK  
B.M. = TELECOM MANHOLE COVER AT NORTHEAST CORNER OF  
CASHMAN DR. AND UNION LAKE RD.  
ELEVATION: 516.17 HANCOCK  
B.M. = TELECOM MANHOLE COVER EAST END OF CENTER OF  
CELEBRITY DR. ALSO THE NORTH PROPERTY AND  
ELEVATION: 512.72 HANCOCK



- NOTES**
1. ON-SITE SANITARY SEWERS, AND WATER MAINS SHALL BE CONSTRUCTED IN A 30'-FOOT W.D. EASEMENT.
  2. ALL SANITARY AND WATER MAIN IMPROVEMENTS WILL BE UNDERSTAKEN BY THE OWNER.
  3. CRITICAL STORM STRUCTURES SHALL BE FITTED WITH TRAPS.
  4. PROVISIONS PURSUANT TO OAKLAND COUNTY WATER RESOURCES COMMISSION JON. LUDSON CONTROL, MANHOLE WILL BE UNDERSTAKEN BY THE OWNER, BUT NOT LIMITED TO, BUT FENCE AND INLET FILTERS.
  5. "NO PARKING - FIRE LANE" SIGNAGE SHALL BE INSTALLED PROHIBITING PARKING ON ONE SIDE OF THE STREET.
  6. PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
  7. A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY WILL BE REQUIRED FOR ALL WORK IN THE UNION LAKE RD. & CEDAR ISLAND RD. RIGHT-OF-WAY.
  8. ALL WATER MAINS SHALL BE CLASS 40 DUCTILE IRON. ALL DATE VALVES SHALL BE PLACED IN DATE WELLS.
  9. ALL STRUCTURES DEEPT FOR INLETS WHICH CONNECT TO CATCH BASINS WILL BE A MINIMUM OF 4 FEET IN DIAMETER.
  10. THE DEVELOPMENT SHALL BE CONSTRUCTED AS A SINGLE PHASE.
  11. THE CONSTRUCTION TYPE OF THE PROPOSED BUILDINGS IS WOOD FRAMING WITH BRICK VENEER AND SLAB ON GRADE.
  12. THE FRONT PORCH LIGHTS AND THE COACH LIGHTS WILL UTILIZE 3" WATT BULBS.
  13. ALL STORM SEWER PIPE SIZES ARE SHOWN ON SHEETS 17-22.
- SEE SHEET 14-15 FOR PLANT SANITARY BASIS OF DESIGN.  
SEE SHEET 16 FOR LIST OF QUANTITIES.  
SEE SHEET 18 FOR OVERALL SANITARY SEWER BASIS OF DESIGN.
- DENSITY CALCULATION:**
- |                                 |               |
|---------------------------------|---------------|
| AREA OF RESIDENTIAL SITE        | = 13.14 AC.   |
| AREA OF 50' R.O.W.              | = 1.31 AC.    |
| DENSITY AREA = 13.14 - 1.31     | = 11.83 AC.   |
| AREA OF INTERNAL ROADS          | = 1.39 AC.    |
| NET DENSITY AREA = 11.83 - 1.39 | = 10.44 AC.   |
| RM-1 ZONING                     | = 34.622 S.F. |

**Access to Parking Spaces**  
Total Available Spaces: 136  
Access to Spaces: 136  
Total Required: 136  
Standard Available Spaces: 2  
Van Accessible Spaces: 2

**PARKING CALCULATIONS**  
2 SPACES FOR EACH UNIT, PLUS 1/4 SPACE FOR EACH BUNK.  
2 SPACES FOR EACH UNIT = 136 SPACES  
136 BUNKS/4 = 34 SPACES  
TOTAL SPACES REQUIRED = 173

SPACES PROVIDED:  
2 SPACES PER GARAGE = 136  
2 SPACES PER DRIVEWAY = 136  
ADDITIONAL PARKING SPACES:  
STANDARD PARKING: 2  
ACCESSIBLE PARKING: 2  
TOTAL ADDITIONAL SPACES = 27  
TOTAL SPACES PROVIDED = 303

**WETLANDS**  
NO WETLANDS DET ON SITE.

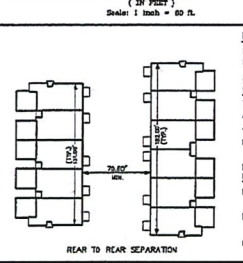
**FLOODPLAIN INFORMATION**  
THE SUBJECT PROPERTY LIES WITHIN A ZONE "X" FLOOD HAZARD AREA - "AREAS OF MINIMAL FLOODING". PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26125, SOUTH 7, MAP EFFECTIVE 9-29-2008.

**SIGN QUANTITIES**

SYMBOL	DESCRIPTION	QUANTITY	UNIT
R-1	30"x30" (STOP) SIGN W/STREET SIGN	1	1
R-2	30"x30" (STOP) SIGN W/STREET SIGN	3	3
R-3	30"x30" (STOP) SIGN W/STREET SIGN	2	2
R-4	30"x30" (STOP) SIGN W/STREET SIGN	2	2
R-5	30"x30" (STOP) SIGN W/STREET SIGN	10	10
R-6	17"x17" (STOP) SIGN W/STREET SIGN	2	2
R-7	17"x17" (STOP) SIGN W/STREET SIGN	2	2

**R.G.C. GENERAL NOTES**

1. CALL INSPECTOR OR PERMIT SUPERVISOR BEFORE BEGINNING ANY WORK IN R.O.W.
2. "PROPER SIGNING" IS REQUIRED BEFORE ANY WORK IN THE R.O.W. IS STARTED.
3. LANE CLOSURES RESTRICTED TO 9-3 PM MON-FRI.
4. FLAG PERSON REQUIRED FOR TEMPORARY ONE LANE ROAD.
5. MAINTAIN TRAFFIC AT ALL TIMES.
6. HAND DO ALL WORKS AT ALL TIMES.
7. KEEP WORK AREA CLEAN OF DEBRIS AND DEBRIS.
8. PROTECT ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
9. FILL EXCAVATIONS TO 12" MINIMUM 6 FEET OFF BACK OF CURB OR 12 FEET OFF TOP OF PAVEMENT.
10. PROTECT EXCESSIVE 3-DAYS REQUIRE GROUND MOUNTED SIGNS PER HOOT CODE/SEC 110.03.



**BUILDING SEPARATION**  
MIN. SEPARATION BETWEEN BUILDINGS = 20'  
DEPTH OF PROPOSED BUILDINGS = 70.82'

**SEE TO SIDE SEPARATION**  
BETWEEN BUILDINGS REQUIRED:  
70.82' = 40' (PER ORDINANCE) = 30.82'  
ADD 2' FOR EVERY 10' BEYOND 40' = 8.125'  
AND SECOND BUILDING = 8.125'

MIN. SEPARATION REQUIRED = 6.125' + 6.125' + 20' = 32.25'

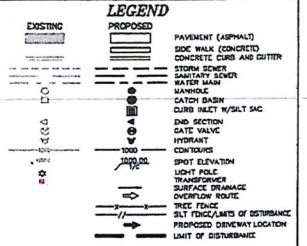
**REAR TO REAR SEPARATION**  
BETWEEN BUILDINGS REQUIRED:  
BUILDING LENGTH = 151.00'  
151.00' - 40' = 111.00', 11.1' X 2 = 22.2'  
BUILDING LENGTH = 182.00'  
182.00' - 40' = 142.00', 14.2' X 2 = 28.4'  
MIN. SEPARATION REQUIRED = 22.2' + 28.4' + 20' = 70.6'

**LOT COVERAGE:**

GROSS AREA OF SITE	= 13.14 AC.
BUILDING AREA	= 3.05 AC.
MAX. LOT COVERAGE ALLOWED	= 30%
PROPOSED LOT COVERAGE	= 3.05 / 13.14 = 23%

**PROPOSED IMPROVEMENTS**

1. MANHOLE SEWER TO BE PROVIDED BY CONSTRUCTING A GRAVITY SEWER FLOWING TO A PROPOSED LIFT STATION AT THE SOUTHWEST CORNER OF THE SITE, WITH DISCHARGE INTO FORCE MAIN TO A PROPOSED MANHOLE NORTHWEST OF CASHMAN DRIVE AND NORTHWEST SIDE OF UNION LAKE RD.
2. WATER SUPPLY TO BE PROVIDED BY CONSTRUCTING AN EXISTING 12" WATERMAIN ALONG UNION LAKE ROAD. PROPOSED WATERMANS SHALL BE 12" AND 8" AS SHOWN ON THE PLANS.
3. ON-SITE STORM WATER DETENTION SHALL BE PROVIDED PER OAKLAND COUNTY WATER RESOURCES COMMISSION STANDARDS. ALL STORM DRAINAGE EASEMENTS SHALL BE A MINIMUM OF 20' WIDE IF NECESSARY.
4. ROADWAYS SHALL BE 27' WIDE AND 34' WIDE WITH CONC. CURB & GUTTER WITH NORMAL PAVEMENT. ALL ROADWAYS SHALL BE PRIVATE. ALL INTERIOR DRIVEWAYS SHALL BE 5' WIDE. ALL 8" WIDE CONC. DRIVEWAYS TO BE CONSTRUCTED ALONG SOUTH END OF UNION LAKE ROAD AS SHOWN. SEE PAVEMENT CROSS SECTION AND CURB DETAILS ON SHEET 4.
5. ALL ELECTRIC, CABLE TV & TELEPHONE LINES SHALL BE LOCATED UNDERGROUND AND SHALL BE PLACED WITHIN EASEMENTS DEDICATED FOR SUCH USE.
6. FLOOD PROTECTION SHALL BE BY CURB SIDE POOLING.
7. LIGHTING SHALL BE PROVIDED BY PHOTOCELL LIGHTS LOCATED IN THE FRONT OF EACH BUILDING.



**WEST VALLEY MULTI-FAMILY RESIDENTIAL COMMUNITY**  
SECTION 16, TOWN 3 NORTH, RANGE 8 EAST  
WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08-29-18	ISSUED FOR PERMIT
2	09-10-18	ISSUED FOR PERMIT
3	09-10-18	ISSUED FOR PERMIT
4	09-10-18	ISSUED FOR PERMIT
5	09-10-18	ISSUED FOR PERMIT
6	09-10-18	ISSUED FOR PERMIT
7	09-10-18	ISSUED FOR PERMIT
8	09-10-18	ISSUED FOR PERMIT
9	09-10-18	ISSUED FOR PERMIT
10	09-10-18	ISSUED FOR PERMIT
11	09-10-18	ISSUED FOR PERMIT
12	09-10-18	ISSUED FOR PERMIT
13	09-10-18	ISSUED FOR PERMIT
14	09-10-18	ISSUED FOR PERMIT
15	09-10-18	ISSUED FOR PERMIT
16	09-10-18	ISSUED FOR PERMIT
17	09-10-18	ISSUED FOR PERMIT
18	09-10-18	ISSUED FOR PERMIT
19	09-10-18	ISSUED FOR PERMIT
20	09-10-18	ISSUED FOR PERMIT
21	09-10-18	ISSUED FOR PERMIT
22	09-10-18	ISSUED FOR PERMIT
23	09-10-18	ISSUED FOR PERMIT
24	09-10-18	ISSUED FOR PERMIT
25	09-10-18	ISSUED FOR PERMIT
26	09-10-18	ISSUED FOR PERMIT
27	09-10-18	ISSUED FOR PERMIT
28	09-10-18	ISSUED FOR PERMIT
29	09-10-18	ISSUED FOR PERMIT
30	09-10-18	ISSUED FOR PERMIT
31	09-10-18	ISSUED FOR PERMIT
32	09-10-18	ISSUED FOR PERMIT
33	09-10-18	ISSUED FOR PERMIT
34	09-10-18	ISSUED FOR PERMIT
35	09-10-18	ISSUED FOR PERMIT
36	09-10-18	ISSUED FOR PERMIT
37	09-10-18	ISSUED FOR PERMIT
38	09-10-18	ISSUED FOR PERMIT
39	09-10-18	ISSUED FOR PERMIT
40	09-10-18	ISSUED FOR PERMIT
41	09-10-18	ISSUED FOR PERMIT
42	09-10-18	ISSUED FOR PERMIT
43	09-10-18	ISSUED FOR PERMIT
44	09-10-18	ISSUED FOR PERMIT
45	09-10-18	ISSUED FOR PERMIT
46	09-10-18	ISSUED FOR PERMIT
47	09-10-18	ISSUED FOR PERMIT
48	09-10-18	ISSUED FOR PERMIT
49	09-10-18	ISSUED FOR PERMIT
50	09-10-18	ISSUED FOR PERMIT
51	09-10-18	ISSUED FOR PERMIT
52	09-10-18	ISSUED FOR PERMIT
53	09-10-18	ISSUED FOR PERMIT
54	09-10-18	ISSUED FOR PERMIT
55	09-10-18	ISSUED FOR PERMIT
56	09-10-18	ISSUED FOR PERMIT
57	09-10-18	ISSUED FOR PERMIT
58	09-10-18	ISSUED FOR PERMIT
59	09-10-18	ISSUED FOR PERMIT
60	09-10-18	ISSUED FOR PERMIT
61	09-10-18	ISSUED FOR PERMIT
62	09-10-18	ISSUED FOR PERMIT
63	09-10-18	ISSUED FOR PERMIT
64	09-10-18	ISSUED FOR PERMIT
65	09-10-18	ISSUED FOR PERMIT
66	09-10-18	ISSUED FOR PERMIT
67	09-10-18	ISSUED FOR PERMIT
68	09-10-18	ISSUED FOR PERMIT
69	09-10-18	ISSUED FOR PERMIT
70	09-10-18	ISSUED FOR PERMIT
71	09-10-18	ISSUED FOR PERMIT
72	09-10-18	ISSUED FOR PERMIT
73	09-10-18	ISSUED FOR PERMIT
74	09-10-18	ISSUED FOR PERMIT
75	09-10-18	ISSUED FOR PERMIT
76	09-10-18	ISSUED FOR PERMIT
77	09-10-18	ISSUED FOR PERMIT
78	09-10-18	ISSUED FOR PERMIT
79	09-10-18	ISSUED FOR PERMIT
80	09-10-18	ISSUED FOR PERMIT
81	09-10-18	ISSUED FOR PERMIT
82	09-10-18	ISSUED FOR PERMIT
83	09-10-18	ISSUED FOR PERMIT
84	09-10-18	ISSUED FOR PERMIT
85	09-10-18	ISSUED FOR PERMIT
86	09-10-18	ISSUED FOR PERMIT
87	09-10-18	ISSUED FOR PERMIT
88	09-10-18	ISSUED FOR PERMIT
89	09-10-18	ISSUED FOR PERMIT
90	09-10-18	ISSUED FOR PERMIT
91	09-10-18	ISSUED FOR PERMIT
92	09-10-18	ISSUED FOR PERMIT
93	09-10-18	ISSUED FOR PERMIT
94	09-10-18	ISSUED FOR PERMIT
95	09-10-18	ISSUED FOR PERMIT
96	09-10-18	ISSUED FOR PERMIT
97	09-10-18	ISSUED FOR PERMIT
98	09-10-18	ISSUED FOR PERMIT
99	09-10-18	ISSUED FOR PERMIT
100	09-10-18	ISSUED FOR PERMIT

**UTILITY WARNING**  
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLANS. WORK DETAINED FROM UTILITY OWNER AND NOT FIELD.

**811** Wherever you dig, Call before you dig.

**THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY UNDERGROUND UTILITIES THAT ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY UNDERGROUND UTILITIES THAT ARE NOT SHOWN ON THE PLANS.**

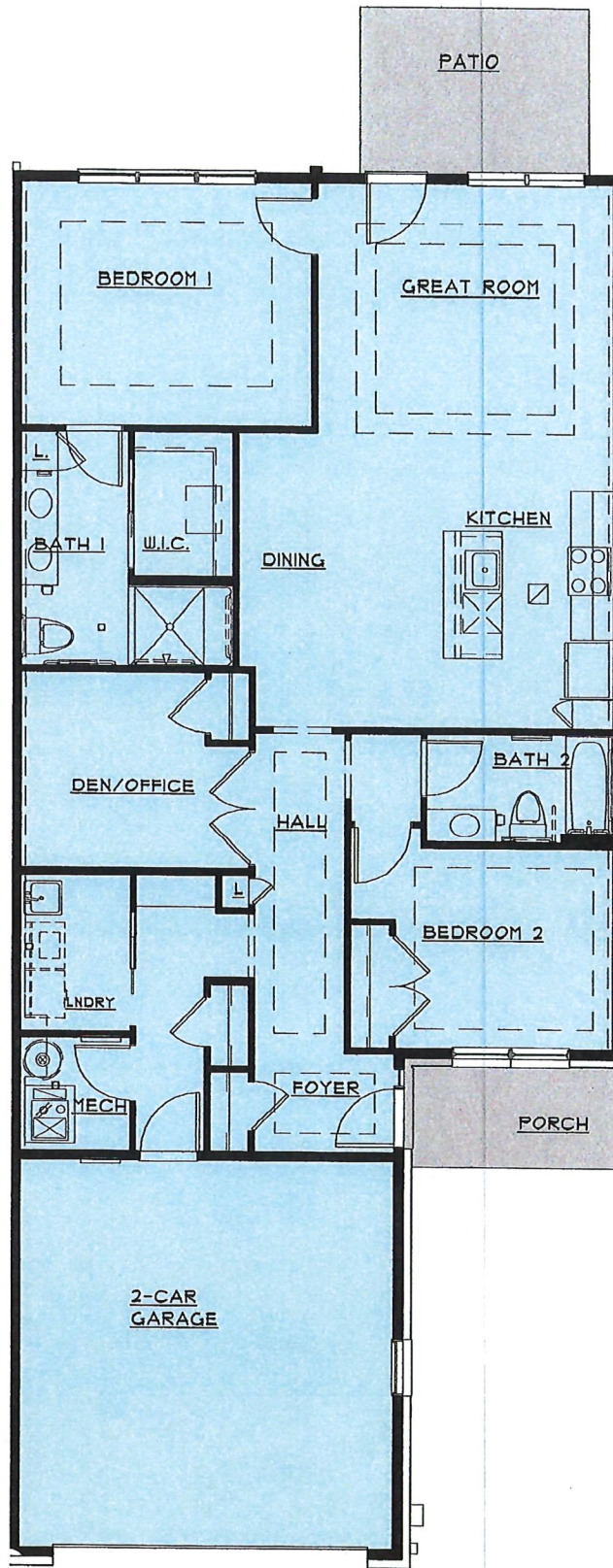
**DATE: 08-29-18** **DESIGNED BY: J.A. KLEIN** **CHECKED BY: J.A. KLEIN** **DATE: 08-29-18**

**COMPOSITE UTILITY PLAN**

**SEIBER KEAST LEHNER ENGINEERING / SURVEYING**

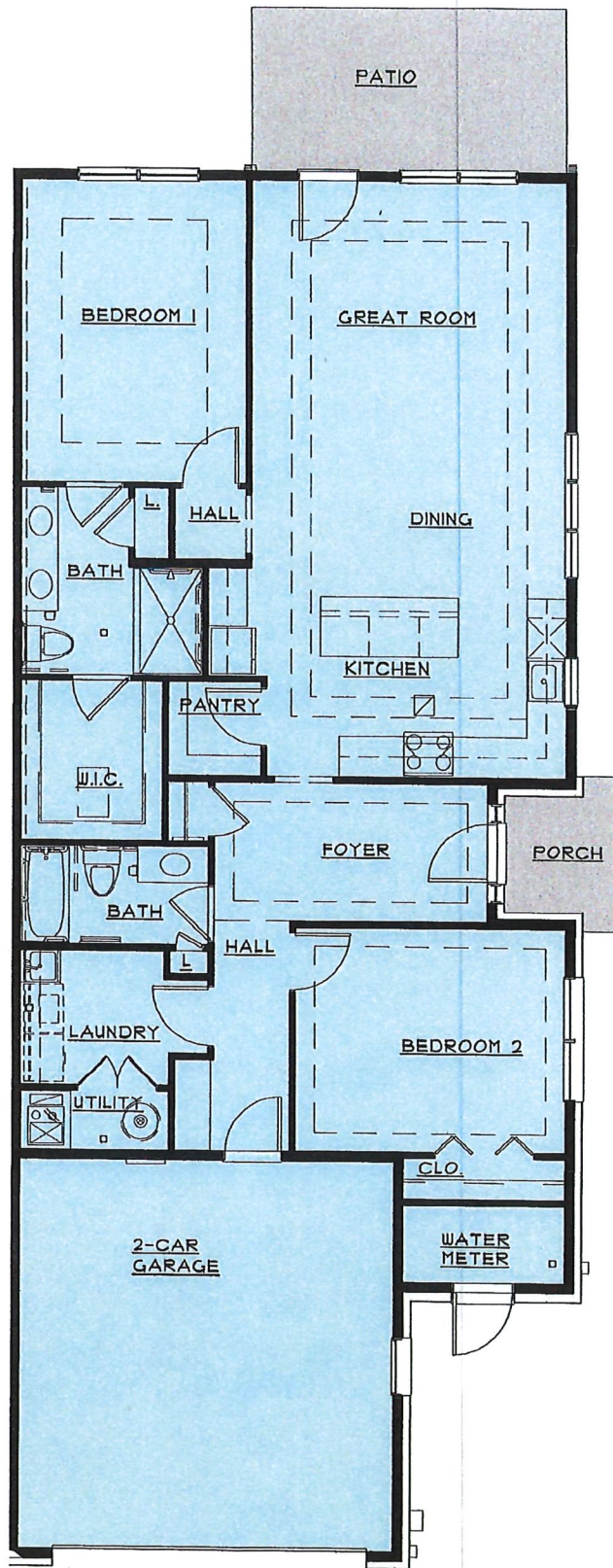
**SHEET 3**





**2** INTERIOR UNIT FIRST FLOOR PLAN - TYPE 'B'  
 -- SINGLE STORY DWELLING UNIT

SCALE: 1/8" = 1'-0"



1 END UNIT FIRST FLOOR PLAN - TYPE 'B'  
 -- SINGLE STORY DWELLING UNIT

SCALE: 1/8" = 1'-0"



**Bob Nickoloff**

---

**From:** Davis, Mark <davisma@oakgov.com>  
**Sent:** Friday, October 10, 2025 2:34 PM  
**To:** Aaron Potter; Michael Furnari; Bob Nickoloff; Sean O'Neil; Nick Spencer  
**Cc:** Michael Furnari; Jeff Emery; Bennett, Brian; Sandahl, M. Drew; Warren, Karen L; Schulz, Kevin T; Hunt, Jeremy M; Carley, Joseph; Michael Leuffgen  
**Subject:** RE: Request for jobsite meeting  
**Attachments:** 2025-08-18\_West Valley Sewer EXT Air test.doc

Aaron/Mike,

I have reviewed the status of the OCWRC Sanitary Inspection Permit 0121-2021 for West Valley Condominiums.

1. The OCWRC Office has inspected and tested the onsite gravity collection system only. (see attached test results)
    - a. The onsite gravity sewers, including the service leads constructed with the sanitary mains have passed the OCWRC inspections and testing. No punchlist items were issued.
  2. The OCWRC Office is waiting for the following proposed sanitary items to be constructed, inspected, and tested, before changing the system status to "online."
    - a. Pump Station construction.
    - b. Forcemain construction.
    - c. Offsite gravity sewer construction.
  3. The OCWRC Office also requires that Township approved As-Built Drawings be submitted to the OCWRC Office, prior to releasing the sewer service connection taps/permits.
    - a. Below is a screenshot of our remaining work order tasks to be completed.
- Once the items listed under No. 2 have been constructed and successfully passed preliminary testing by the Township, please contact the OCWRC Office 248-858-1105 to schedule inspections and final acceptance testing.

Work Order ID: 1021089							
<input type="checkbox"/>	SeqId	Name	Description	Status	Proceed	Rework	Assi
<input type="checkbox"/>	8	WRC-PRP-EGLEApproval	Receive EGLE Approval	COMPLETE	True	False	DAV
<input type="checkbox"/>	9	WRC-PRP-Permit Fees	Receive Permit Fees	COMPLETE	True	False	REE
<input type="checkbox"/>	10	WRC-PRP-IssuePermit	Issue Permit	COMPLETE	True	False	PUC
<input checked="" type="checkbox"/>	11	WRC-CDM-Permit Insp	Construction Drain Maintenance Permit Inspection	CURRENT	True	False	EAS
<input type="checkbox"/>	12	WRC-PMU-Start Up Ins	Pump Maintenance Start-Up Inspection	PENDING	False	False	SCH
<input type="checkbox"/>	13	WRC-SCU-Start Up Ins	Systems Control Start-Up Inspection	PENDING	False	False	HUN
<input type="checkbox"/>	14	WRC-PRP-Final Review	Permitting Plan Final Review	PENDING	False	False	DAV
<input type="checkbox"/>	15	WRC-MAP-Draw Online	Draw Online Project	PENDING	False	False	CHF
<input type="checkbox"/>	16	WRC-PRP-Rec Asbuilts	Receive Asbuilt Plans	PENDING	False	False	DAV
<input type="checkbox"/>	17	WRC-Map-Draw Record	Draw Record Drawing	PENDING	False	False	CHF
<input type="checkbox"/>	18	WRC-PRP-Close Ext	Permitting Close Water Extension Permit	PENDING	False	False	DAV
<input type="checkbox"/>	19	WRC-Map-Close	Close Project Polygon and Work Order	PENDING	False	False	CHF

Mark W. Davis  
Senior Engineering Systems Coordinator  
Oakland County Water Resources Commissioners Office  
248-452-2172 (office)  
248-897-2748 (cell)

**From:** Aaron Potter <APotter@whitelaketwp.com>

**Sent:** Friday, October 10, 2025 1:31 PM

**To:** Davis, Mark <davisma@oakgov.com>; Michael Furnari <michael@fairviewco.com>; Bob Nickoloff <BobN@fairviewco.com>; Sean O'Neil <SONeil@whitelaketwp.com>; Nick Spencer <NSpencer@whitelaketwp.com>

**Cc:** Michael Furnari <michaelifurnari@gmail.com>; Jeff Emery <jeff@fairviewco.com>; Bennett, Brian <bennettb@oakgov.com>

**Subject:** RE: Request for jobsite meeting

**CAUTION:** This message is from a sender outside of the Oakland County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

West Valley.

**From:** Davis, Mark <davisma@oakgov.com>

**Sent:** Friday, October 10, 2025 1:29 PM

**To:** Aaron Potter <APotter@whitelaketwp.com>; Michael Furnari <michael@fairviewco.com>; Bob Nickoloff <BobN@fairviewco.com>; Sean O'Neil <SONeil@whitelaketwp.com>; Nick Spencer <NSpencer@whitelaketwp.com>

**Cc:** Michael Furnari <michaelifurnari@gmail.com>; Jeff Emery <jeff@fairviewco.com>; Bennett, Brian <bennettb@oakgov.com>

**Subject:** RE: Request for jobsite meeting

Good afternoon,



Report Sheet # \_\_\_\_\_ of \_\_\_\_\_

Project: West Valley Sewer EXT		Date: 8/18/25
Municipality: WLT		WRC Permit #:0121-2021
Contractor: Superior Excavating	Consultant: DLZ	WRC WO#:1352188
Inspector (print name): Rob Fisher		Signature:

Complete the boxes that apply to this inspection:

YES NO N/A

- ☒ ☐ ☐ Testing personal have training documentation
- ☒ ☐ ☐ Test equipment has current certification and appears to be in good working condition
- ☒ ☐ ☐ Structures have been approved
- ☐ ☒ ☐ Punch List issued to contractor
- ☐ ☒ ☐ Items on Punchlist form to be inspected by C.V.T. or its designated representative (O&M inspections only)

Rob FisherC.V.T. inspector or (print name)  
C.V.T. representative

Signature

8/18/25

Date

- ☐
- Items on Punch List have been corrected.

Inspector (print name)

Signature

Date

MH to MH	Diameter of Pipe	Type of Pipe	Main Line Footage	House Lead Footage	Allowable Time- (see air test table)	Average Height of Ground Water Above Pipe (in feet) x 0.433 +3.5 psi = Test Pressure	Pressure at Beginning of Test	Pressure at End of Test	PSI Loss	Test Passed	Test Failed
PS-1A	8"	PVC Truss	26'	0	28 sec	0x0.433+3.5=3.5	4	0	4	X	
1A-1	8"	PVC Truss	10'	0	28 sec	0x0.433+3.5=3.5	4	0	4	X	
1-2	8"	PVC Truss	66'	60'	1:23sec	0x0.433+3.5=3.5	4	4	0	X	

Jim Nash

OAKLAND COUNTY WATER RESOURCES COMMISSIONER

Rev.: 02/08/02



## Bob Nickoloff

---

**From:** Aaron Potter <APotter@whitelaketwp.com>  
**Sent:** Friday, November 14, 2025 1:12 PM  
**To:** Michael Furnari; Bob Nickoloff  
**Cc:** Rik Kowall; Sean O'Neil; Nick Spencer  
**Subject:** West Valley  
**Attachments:** West Valley Water and Sewer Punchlist Bond.pdf; WEST VALLEY WATER AND SEWER ESTIMATES 11-14-25.pdf; Engineering Design Standards.pdf

Mike,

Sean and I met with the Supervisor yesterday. The Supervisor agrees that the Township Board should weigh in on a variance request for the bond requirements. There are numerous ordinances involved in this which I am going to begin to list for you here and Sean will add to it if needed when he gets back from vacation next week. The Supervisor is adamant that the utilities related items must be bonded and are non-negotiable. The Board will have to approve of the strategy to waive the bond requirements for the rest of the site development items on the list. I've attached the Punchlist. The bond with only the water and sewer items would be \$200,000. You will need to pay for the permits. Theoretically, if the Board were to agree to this, you would need to follow the three steps outlined in my October 10<sup>th</sup> email as follows:

1. White Lake Township Ordinance and our agreement with Oakland County for sewer system operation requires us to follow OCWRC policy and procedures. County will not issue connection permits to sewer systems that have reached substantial completion. (fully functional, all outstanding items bonded) You could install the sewer leads from the home to the tap location and cap it. Connection will be completed and inspected when the sewer system is functional and the acceptance requirements are completed. Nick Spencer sent you an email on 11/13/25 confirming this. We can not allow connections without inspections and functionality of the sewer system.
2. Water and sewer permits are required to be paid for at the time of Building permit. We can only issue three permits for connection until the acceptance requirements can be completed. Water services for the home can be installed and inspected and stubbed up at the curbbox location until the utilities are complete. This should not be an issue as the water in these homes can't be used till the sanitary is functional anyway. Cost of permits for each building water and sewer is attached. Water fees are due at time of Building Permit. Sewer fees are due at time of connection. (This is an error in the sewer code that will be corrected with the next ordinance revision). Again, no water or sewer taps can be connected as there is no functional sewer.
3. Call for a punchlist inspection and bond out the incomplete utilities. This is a requirement of the zoning ordinance anyway. \$200,000 for the water and sewer items on the punchlist only. Punchlist attached.

If you decide that you want to discuss a variance of our ordinances, I will need you to write up a request. I would recommend reviewing the utilities ordinance Sec. 38 of the Code of Ordinances and the Clear Zoning Ordinance section 6 on Site Development procedures. There is nothing that I can do about the sewer connections as we have contractual obligations with Oakland County. Considering these facts. Your best path of action forward in my opinion would be to follow the steps outlined above.

### **Sec. 38-106 Engineering and Design Standards**

*Design and construction of each water distribution system shall be done in strict accordance with the design and construction standards referenced in division 3 of this article.*  
(Ord. No. 22, § 4.5, 11-24-2009)

[https://library.municode.com/mi/white lake chrtr township, \(oakland co.\)/codes/code of ordinances?nodeId=COOR\\_CH38UT\\_ARTIIWASY\\_DIV4EXWASY\\_S38-106STDECO](https://library.municode.com/mi/white_lake_chrtr_township_(oakland_co.)/codes/code_of_ordinances?nodeId=COOR_CH38UT_ARTIIWASY_DIV4EXWASY_S38-106STDECO)

### **Sec. 38-108 Acceptance of Water Systems**

- a) Any new water system, extension and/or portion thereof constructed by any person, partnership, corporation, limited liability company or other legally recognized entity shall be transferred to the township upon satisfactory completion of all necessary inspections by the township and prior to the system, extension and/or portion thereof being placed in service.*
- (b) Acceptance of the system shall be made by the township supervisor, following recommendations for acceptance by the township engineer, township attorney and township department of public services director or his duly designated representative.*
- (c) The following may be provided and approved by township consultants and/or staff before the system is accepted by the township:*
- (1) As-built plans per the township's design and construction standards. As built plans submitted in digital form is acceptable as long as compatible with current township system.*
  - (2) Such bill of sale, easements and other dedication documents of conveyance, together with appropriate evidence of title, as may be required to convey title to the water distribution system to the township.*
  - (3) Documentation evidencing all required approvals from the state department of environmental quality or any other state or county agency with jurisdiction.*
  - (4) A maintenance bond equal to 50 percent of the value of said system, extension and/or portion thereof. The bond shall cover a period of two years from the installation of the water meter for the system. The purpose of the bond is to effectively warrant said system, extension and/or portion thereof from defects and design, material and/or workmanship as determined by the township department of public services director or his duly designated representative.*
- (Ord. of 8-17-2004; Ord. No. 22, § 4.7, 11-24-2009; Ord. of 11-18-2014(1), § 1; Ord. of 12-21-2021)*

[https://library.municode.com/mi/white lake chrtr township, \(oakland co.\)/codes/code of ordinances?nodeId=COOR\\_CH38UT\\_ARTIIWASY\\_DIV4EXWASY\\_S38-108REACWADISY](https://library.municode.com/mi/white_lake_chrtr_township_(oakland_co.)/codes/code_of_ordinances?nodeId=COOR_CH38UT_ARTIIWASY_DIV4EXWASY_S38-108REACWADISY)

### **Sec. 38-137 Water Permits**

- (a) Permits for new water service construction shall be required prior to commencement of construction. Permit fees shall be established by ordinance and be payable for each individual structure when connection is made to the water system or upon issuance of a building permit, whichever comes first. Water permit related work shall be completed within 12 months of permit application date. No water permits shall be issued until all required final plat or site plan approval is granted. Water permits can be applied for only after an address is secured from the township building department. Only three water permits shall be issued prior to township board acceptance of the water system pursuant to section 38-108.*
- (b) The party to whom such a permit is issued shall be responsible for notifying the department of public services 24 hours in advance of the date and time when such a connection is made so that proper inspection can be made by the department of public services.*
- (Ord. of 8-17-2004; Ord. of 8-21-2007; Ord. No. 22, § 5.6, 11-24-2009; Ord. of 12-21-2021)*

[https://library.municode.com/mi/white lake chrtr township, \(oakland co.\)/codes/code of ordinances?nodeId=COOR\\_CH38UT\\_ARTIIWASY\\_DIV5SEPISUPICO\\_S38-137WAPE](https://library.municode.com/mi/white_lake_chrtr_township_(oakland_co.)/codes/code_of_ordinances?nodeId=COOR_CH38UT_ARTIIWASY_DIV5SEPISUPICO_S38-137WAPE)

### **Sec. 38-515. - Township engineering design standards.**

*The provisions of the township engineering design standards, section E, sanitary sewer systems, as approved by the township board, and as may be amended or superseded from time to time in the future by the township board, are hereby incorporated by reference into this article. Where the provisions of the engineering design standards conflict with other provisions of this article, the provisions of the article shall govern.*

*(Ord. No. 108, § 4.15, 1-6-1998; Ord. of 2-19-2008)*



**Sec 20-63 (E) Subdivision Improvements** Generally subdivision planning and construction procedures are outlined in this section as well as the Zoning Ordinance Sec 6. Sean will provide further information when he gets back from vacation.

(e) Performance guarantees.

(1) Financial guarantees. In lieu of the actual installation of improvements, as required in subsection (d) of this section, the township may require a financial guarantee of performance. The township board is under no obligation to allow the use of a performance guarantee in connection with required subdivision improvements and may require that all improvements be installed before building permits may be issued or may allow performance guarantees for some, but not all, of the required improvements. Financial guarantees are not required for those improvements for which county or state agencies obtain performance guarantees, in accordance with the Land Division Act. Township performance guarantees shall be required for those improvements that have not been installed and approved prior to the date of application for final plat approval.

(2) Surety bonds. Surety bonds shall not be acceptable to the township.

(3) Cash deposit, certified check, or irrevocable bank letter of credit.

a. A deposit by the proprietor with the township clerk in the form of cash, a certified check or irrevocable letter of credit shall accrue to the township for administering the construction, operation or maintenance of the improvement. If an irrevocable letter of credit is provided, the form and contents of the irrevocable letter of credit shall be approved by the township.

b. The amount of the cash deposit, certified check or irrevocable bank letter of credit shall be equal to the total estimated cost of construction of the improvement, including contingencies and township administrative fees, as estimated by the proprietor's engineer and approved by the township engineer.

c. Length of escrow.

1. The township shall deposit the cash and/or certified check in an escrow account prior to issuance of permits for the work. Said deposit shall be maintained until the improvements are completed.

2. If the improvements are not completed within 12 months from approval of the final plat (24 months for road paving improvements), the township shall notify the proprietor and direct the proprietor to appear before the township board to show cause why the township should not utilize the financial guarantee to complete the improvements. Following the hearing, the township may, at its discretion, extend the time period for the proprietor to complete the improvements or declare the performance guarantee forfeited, in which case the township may proceed as provided by subsection (e)(6) of this section.

3. Upon application by the proprietor, the township may accept irrevocable bank letters of credit issued for a minimum period of one year. The letter of credit shall provide that it shall be automatically renewed for successive one-year periods until the improvements are completed or the performance guarantee is forfeited, pursuant to subsection (e)(6) of this section. Before any portion of the letter of credit is released, the township engineer shall review the status of the matter, and prepare a report as to the current estimated cost of completing all improvements secured by the letter of credit. Any excess amount shall be released.

4. Progressive payment. In the case of cash deposits or certified checks, the proprietor may request a partial refund of the cash escrow, to the extent of the estimated cost of the completed, inspected and approved portion of the improvements. There shall be no progressive reduction in the amount of the irrevocable bank letter of credit.

(4) Contingency fee. In addition to the actual estimate of costs, an amount of 25 percent shall be added to the calculated performance guarantee amount to cover contingency expenses that might occur, including unforeseen costs to complete any improvement required herein.

(5) Protection and repair bond. The township may also require, in addition to the security and the contingency fee, a bond to cover damage that might occur during construction to existing improvements, facilities and features on or around the construction site or to adjacent properties. This bond shall include the costs of any cleaning of construction debris from the subdivision and from adjacent parcels that might be necessary.

(6) Penalty in case of failure to complete the construction of an improvement. In the event the proprietor fails to complete the construction, within the period of time required by the conditions of the guarantee, for improvements under the township jurisdiction, the township may have such work completed. In order to accomplish this, the township may reimburse itself for the cost and expense thereof by appropriating the cash deposited by the proprietor, or by



collecting the irrevocable bank letter of credit. The township and its agents and employees are specifically authorized to enter onto the property and complete the required improvements. The township may act under this subsection without being required to give notice to the proprietor. If the amount of the performance guarantee is insufficient to complete the improvements, the township shall be entitled to seek reimbursement from the proprietor for any deficiency.

[https://library.municode.com/mi/white lake chrtr township, \(oakland co.\)/codes/code of ordinances?nodeId=COOR\\_CH20LADISU\\_ARTIIISURE\\_S20-63SUIM](https://library.municode.com/mi/white_lake_chrtr_township_(oakland_co.)/codes/code_of_ordinances?nodeId=COOR_CH20LADISU_ARTIIISURE_S20-63SUIM)

#### **Sec. 20-64. - Variances.**

(a) *General.* Variances from the provisions of this article shall apply only to improvements, standards and specifications set forth in this article in accordance with subsection (b) of this section. No variances shall be granted on procedures required herein. Variances from the specifications, standards and procedures under the jurisdiction of other agencies shall be in accordance with the policies of those agencies. Written verification and certification of any such variances shall be provided to the township prior to township approval of any aspect of the subdivision which includes or relates to the improvements which are the subject of said variance.

(b) *Application for and granting of variances.*

(1) Variances may be granted if the proprietor can show that strict compliance with the provisions of this article, as they apply to the subject property, will result in extraordinary hardship or practical difficulty. The proprietor shall make a formal request for such variance to the township board, in which the reasons for the request are clearly stated.

(2) No variance shall be granted unless the following findings are made:

a. There are such special circumstances or conditions affecting said property that strict application of the provisions of this article would clearly be impractical or unreasonable.

b. The conditions requiring the variance were not created by the proprietor.

c. The variance is necessary for the preservation and enjoyment of a substantial property right of the proprietor, and is not primarily intended for his economic gain.

d. The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

e. The variance will not have the effect of nullifying the intent and purpose of this article, the adopted master plan and the township zoning ordinance referred to in chapter 42.

f. The variance will not violate the provisions of the Land Division Act.

(3) The township board may request review of the requested variance by the township's consultants or other reviewing agencies at a cost to the applicant. A copy of these reports shall be made part of the record of the meeting at which action is taken and one copy of the report shall be transmitted to the proprietor.

(4) In granting a variance, the township board may attach conditions to the variance which will substantially secure the objectives of this article, and which will further the adopted policies expressed in the township's master plan, or part or parts thereof, and in various ordinances and resolutions.

(5) Variances from the provisions of the township zoning ordinance referred to in chapter 42 shall be granted only by the zoning board of appeals.

(6) Application for any such variance shall be submitted in writing by the proprietor to the township board at the time the preliminary plat is filed for tentative approval by the planning commission and all fees shall be paid at this time. The petition shall state fully the grounds for the application and all the facts relied upon by the petitioner.

(Ord. No. 115, art. 7, 11-20-2001)

[https://library.municode.com/mi/white lake chrtr township, \(oakland co.\)/codes/code of ordinances?nodeId=COOR\\_CH20LADISU\\_ARTIIISURE\\_S20-64VA](https://library.municode.com/mi/white_lake_chrtr_township_(oakland_co.)/codes/code_of_ordinances?nodeId=COOR_CH20LADISU_ARTIIISURE_S20-64VA)

Clear Zoning Ordinance.

[https://www.whitelaketwp.com/sites/default/files/fileattachments/planning/page/2311/2025\\_07\\_02\\_white\\_lake\\_clear\\_zoning\\_ordinance\\_secured.pdf](https://www.whitelaketwp.com/sites/default/files/fileattachments/planning/page/2311/2025_07_02_white_lake_clear_zoning_ordinance_secured.pdf)

Again, Sean will follow up with you on Monday when he returns from vacation so that you have all of the information that you need. I will follow up with you Monday as well. Rik has put you on the agenda for the November 18 Board meeting.

**Aaron D. Potter**

Director, Dept. of Public Services

White Lake Township

7525 Highland Road

White Lake, MI 48383

(248) 698-7700 x226

[www.whitelaketwp.com](http://www.whitelaketwp.com)

**Scan to download our new app!**

