

Director's Report

Project Name: Elizabeth Lake Retail

Description: Rezoning Request & Preliminary Site Plan Approval

Date on Agenda this packet pertains to: June 16th, 2022

- Public Hearing
- Initial Submittal
- Revised Plans
- Preliminary Approval
- Final Approval
- Special Land Use
- Rezoning
- Other: _____

| Contact | Consultants & Departments | Approval | Denial | Approved w/Conditions | Comments |
|------------------|---------------------------|--------------------------|--------------------------|-------------------------------------|-----------------------------|
| DLZ | Engineering Consultant | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See letter dated 06/07/2022 |
| Justin Quagliata | Staff Planner | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See letter dated 06/09/2022 |
| John Holland | WLT Fire Chief | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See letter dated 06/06/2022 |
| Dave Heiber | WLT Assessor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | See memo dated 06/07/2022 |



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

June 7, 2022

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

RE: White Lake Plaza- Preliminary Site Plan Review – 8th Review

Ref: DLZ No. 2145-7233-05

Design Professional: Washtenaw Engineering
Edward Alshaib, Architect

Dear Mr. O' Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned revised plan dated March 30, 2022. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is located on the south side of M-59 at the southwest corner of Elizabeth Lake Road. Total site acreage is 8.61 acres.

Site Improvement Information:

- Construction of five (5) retail and restaurant space buildings totaling 29,040 square feet (Phase I).
- Two (2) proposed future (Phase II) apartment buildings consisting of 44 units, with associated garages. Total square footage not specified.
- Associated paved and curbed parking and maneuvering aisles. Eighteen (18) ADA accessible parking spaces and associated loading spaces are also proposed.
- Eight (8) foot wide concrete sidewalk is proposed along both M-59 and Elizabeth Lake Road frontages.
- Site to be serviced by watermain and sanitary sewer, including a pump station for sanitary sewer.

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- Storm water runoff is proposed to be pretreated and detained in two (2) proposed hydraulically connected detention basins with discharge to the adjacent existing wetlands near the south end of the property.

Note that comments from our March 18, 2022 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard typeface.

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

- The exact limits of the wetlands should be shown. We are unclear as to whether a wetlands delineation has been performed. In addition, all natural water features on the site should be shown on the plan. Comment outstanding. Plan does not indicate whether a wetlands delineation has been performed. If it has, a note on plan indicating date of delineation and person(s) who performed delineation will suffice. Plans indicate that the wetland delineation was taken from another plan set related to offsite improvements and is outdated. A new wetland delineation shall be performed to demonstrate the current limits of the existing wetland. Plans propose the detention basins and access road to be constructed within the wetland buffer. We defer to the Township Building Department if this is allowable per the ordinance requirements. Comment partially addressed. A new wetland delineation dated June 16, 2021 has been included as part of this submittal. Proposed detention basins ~~and access road~~ are now shown to be located outside the wetland buffer. We note that all plan sheets should be updated to reflect the new wetland delineation; see wetland note on plan sheet SP-2. Comment outstanding. The new site layout proposes the access road entrance off Elizabeth Lake Road and the stub from the access road off M-59 as encroaching into the 25' wetland buffer. In addition, it appears that approximately 2.5' of fill will be required in the area of the access road off Elizabeth Lake Road based on existing grades. Clarify how this area will be graded down to wetlands while maintaining a slope within Township Ordinance requirements. We defer to the Township with respect as to whether the road encroachments into the wetland buffer shall be permitted. Comment outstanding. Please clarify complete extent of existing wetland limits including along Brendal Drain along the west side of the site. Plan Sheet SP-2 indicates wetland boundary along the west property line, if this is the case a 25 foot buffer must be indicated also. The access road entrances off Elizabeth Lake Road and stub from access road off of M-59 encroach into the 25' wetland buffer. Grading for the area of the access road off Elizabeth Lake Road has not been clarified to maintain a slope within Township Ordinance requirements. We defer to the Township with respect as to whether the road encroachments into the wetland buffer shall be permitted. **Comment partially addressed.** The wetland delineation survey requires clarification, a note on plan sheet SP-2 references*
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an expired wetland delineation. Please provide documentation supporting the new delineation has been completed by an individual meeting the requirement of “wetland specialist/ecologist” per Township Ordinance requirements. The revised plans clarify the approximate centerline of drain and the limits of the edge of water; Township Ordinance requirements indicate that a minimum 25-foot setback shall be provided from the edge of a drain or stream. This also needs to be further clarified with OCWRC and EGLE to see if additional setback requirements will further limit allowable construction area. As the retaining wall is currently shown approximately 5 feet off of the waters edge the plans will need to be revised to provide the minimum 25-foot setback or greater depending on WRC or EGLE requirements. Please also demonstrate on the plan set how access to the drain will be achieved for maintenance.

*Wetland delineation shall be verified by EGLE if required as regulated wetland locations may affect site layout. **The expired wetland delineation survey note has been removed. The design engineer intends to make a request to EGLE for wetland boundary verification. Any motion for approval shall be subject to EGLE concurrence on the wetland limits as this has the potential to significantly impact site layout.***

*Note that the detention basins are shown on the plans and appear to be outside of the 25-foot wetland buffer, however what is not shown is that significant grading activities will be required within the southern wetland setback to construct the detention pond which is not allowable by Township ordinance. The access road entrances off M-59 and Elizabeth Lake Road no longer appear to encroach into any wetland buffer. **This portion of the comment is no longer applicable. The Township will allow grading within the wetland setback but the actual detention basin itself cannot be in the buffer. At the time of Final Engineering Plan submittal, a buffer restoration plan and timeline shall be required. In addition, the applicant may be required to post with the Township a bond amount to ensure restoration work in the wetland buffer is completed in a timely manner. We defer to the Township with respect to this item. Also, additional requirements may be required by EGLE.***

- b) *It should be verified by the owner/ applicant that an access easement for the proposed southern and western drives from Elizabeth Lake Road and M-59 all the way to the southwest property line (reference Preliminary Site Plan Sheet SP-2) shall be granted. This will enable access to the property to the southwest for future development. The design engineer has stated in previous correspondence that the property owner will provide an access easement for the proposed access roads from Elizabeth Lake Road and M-59 all the way to the southwest property line. DLZ recommends further clarification be provided regarding how this future extension could work with any existing drain,*
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wetland, or buffers in this vicinity. **Comment remains as a notation. A 40' wide access easement is now shown for the access road off M-59 to the western property line; an easement is not required off Elizabeth Lake Road as a drive that would provide direct access to the property to the west is no longer proposed at this point of access. The design engineer states with regard to future extension of the road to the west the following in their review response letter: "Access easement has been provided to cross the drain at a perpendicular angle with height difference of roadway at 958 and drain top of bank at 951.46. This will leave plenty of access road to have a culvert installed and still cross over when needed. No impacts to wetland would be needed."**

- c) *White Lake Township Fire Department has deferred further comment to this office regarding turning radius for fire apparatus. The plan sheet SP-4 shows a fire truck "dropped" onto the plan in several areas. This does not sufficiently demonstrate space required for the turning movements. This is typically accomplished with AutoTURN software to show the required path of travel for a 40-foot-long vehicle to navigate the site. Please update the plans to show the path of travel required for a 40-foot vehicle to navigate the site. We also note there are outstanding items on the Fire Department review regarding fire hydrant coverage and placement. Turning movements for fire apparatus have been provided on the plan set. Note that the traffic sign near the drive thru exit of Building C will need to be relocated as it will be damaged by the movements. New layout shows turning movements and radii for a fire truck. Clarification will be required regarding the proposed drive slope on the Highland Road approach to demonstrate the angle of approach will not cause clearance issues with fire apparatus. DLZ continues to defer comment to the Fire Department regarding fire hydrant coverage as the on-site hydrant proposed may be difficult to access in proposed location. **Comment remains as a notation. An updated turning radius has now been provided to clearly show all turning movements for a fire truck. Hydrant locations have also been updated and we continue to defer to the Township Fire Department with respect to hydrant coverage.***
- d) *Please also refer to the 7-7-2021 DLZ letter regarding the Traffic Impact Assessment Review but note that the TIA was based on a previous layout for the proposed development. A revised TIS Review is in process and will be provided under separate cover. **A new TIS is in process and shall be submitted by Rowe Engineers.***
- e) *The development appears to be proposed as a phased development as it is noted that the apartments are to be built in the future. The phasing of the project should be clarified; we defer to the Township regarding the phasing. **Comment remains as a notation. A note has been added to the plans to mark future apartments as Phase 2.***
- f) *There are a couple of parking spaces which do not meet the minimum required width of 9' per Township Zoning Ordinance 5.11.Q. In addition, there is a space proposed as 18' in width. Is the intent for this to be two (2) 9' wide spaces? Please reference red lined plan for locations. Comment*
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addressed. Parking spaces are properly spaced as 9' wide spaces. Comment outstanding. Although this comment was previously addressed, it appears that there is now one (1) parking space adjacent to Building E on Sheet SP-2 that is shown as 8' wide; this space shall be adjusted to the 9' minimum required width. **Comment addressed. Space width has been revised to 9' minimum required width.**

- g) Buildings D and E sidewalks scale to less than 7' in width. 7' width is required per Zoning Ordinance 5.11.Q. xv. Comment addressed. Sidewalks have 7' width. Comment outstanding. Although this comment was previously addressed, it appears that the sidewalk proposed on the west side of the easternmost apartment building measures to 6.5' width. A minimum 7' width is required. **Comment addressed. Sidewalk width has been adjusted.**
- h) There is a potential that the drive thru traffic in the areas adjacent to the proposed loading zones/dumpster enclosures may become hindered due to truck traffic within the loading/dumpster areas. In addition, there is also the potential for conflict with the designated multiple uses in these areas i.e., supply truck blocking garbage truck from accessing dumpster should both trucks be on site at the same time. **Comment remains as notation. We defer to the Township as to whether this shall be acceptable.**
- i) Is the sidewalk shown along M-59 to the west of the property proposed or existing? If proposed, it appears to be off site. A grading and sidewalk easement will be required if not in ROW. Comment partially addressed. Plans should be revised to show existing sidewalk west of site and show connection with proposed walk. **Comment remains. Details of connection to existing walk will be required to be shown on the FSP/FEP.**
- j) How will existing grades in the areas adjacent to proposed catch basins in the westernmost drive be met if proposed grades of the catch basins are approximately 4' to 5' higher than the existing adjacent grades? Note that proposed grading will need to comply with Township Engineering Standards in terms of slope requirements. Comment remains outstanding. Catch basins remain 4' to 5' higher than existing adjacent grades. Grading will need to be reviewed and plan to be revised as necessary. There are also concerns with the grading of the access road entrance from M-59. **Comment remains as a notation. A retaining wall is now shown along the western drive off M-59. The design engineer will need to provide at time of FSP/FEP submittal a structural analysis and report showing that the proposed retaining wall shall support the horizontal stresses from the proposed drive.**
- k) There is a concern with the proximity of the proposed water main and storm sewer relative to the existing county drain. Soil quality/stability, insufficient cover, and grading may be concerns. These utilities may require relocation away the influence of the drain. Please investigate and revise plan as necessary. Comment partially addressed. Proposed water and stormwater main shifted to avoid proximity to existing drain. Grading is still a concern, specifically along the west side of the site. There does not appear to be enough room to grade out to meet existing grade within the site limits. Will a

*retaining wall be utilized in this area? Please investigate and revise plan as necessary. **Comment addressed at this level of review. The watermain has been relocated further east and a retaining wall has now been added along the drive off M-59. See comments a) and j) above for further comment on this item.***

- l) Preliminary basin sizing calculations will be required in order to demonstrate that there are sufficient capacities in the basins to detain 2-100 year storm events. Calculations should reflect full buildout/development of site including future phases. Preliminary basin contours should also be shown. Comment addressed. Preliminary basin sizing calculations and contours shown on site plan. As referenced in item a) above, the detention basins are shown on the plans and appear to be outside of the 25-foot wetland buffer, however what is not shown is that significant grading activities will be required within the southern wetland setback to construct the detention pond which is not allowable by Township ordinance. The detention basin configuration will need to change in order to not require grading within the wetland setback. **Refer to item a) for comment response.***
 - m) Enlarged detail of the NE corner shown on Sheet SP-6 does not match layout on other plan sheets for this location. Comment outstanding. Since plan has been redesigned by a new engineer, the detail does not match the new layout. Please revise. **Comment addressed. Enlarged detail appears to match plan sheets.***
 - n) Please refer to marked up plan sheets for additional comments and clarifications that may be required. Comment outstanding. Please refer to the marked up plans as there are a few remaining items which will need to be addressed. **Comment addressed. Items have been revised.***
 - o) A Drain easement may be required by Oakland County for the Brendal Drain which runs in close proximity to the western property line for this project. Please provide verification from the County with respect to the jurisdiction and easement requirements relative to the Drain. This may impact the buildable limits along the west property line. **Comment remains. Design engineer has noted that they will submit plans to the County for drain review. The County requirements may significantly impact the proposed site layout relative to the proposed access drive and retaining wall. Any recommendations for approval shall be subject to County Drain Commission approval.***
 - p) The plans currently indicate a 6' tall retaining wall will be provided in the vicinity of a possible future connection with the property to the west. It would not be wise to stub the proposed future extension watermain all the way to the retaining wall, but future plans will need to provide a watermain easement for future connection of the watermain to the west. **Comment addressed. A watermain easement is now shown to the west property line at western access drive stub.***
 - q) The proposed setback from Building A to the western driveway back of curb is approximately 6 feet; does this meet Township requirements? **Comment outstanding. Building A has now been shifted to 7' off B/C. We defer to the Township as to whether this meets Township requirements.***
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- r) *The corner of the dumpster enclosure between Buildings D & E appears to slightly intrude into the paving for the drive through. DLZ recommends this be revised for some additional clear space.*
Comment addressed. Corner of enclosure has been moved out of drive through.
- s) Sheet SP-6 shows a Decorative Metal Fence with Brick Columns. The columns are shown as 42" deep below ground surface. We note that columns cannot be placed directly over existing or proposed watermain, sanitary sewer, or storm sewer.

The following comments can be addressed at the time of Final Site Plan/ Final Engineering Plan submittal. Please note that these comments do not impact the Preliminary Site Plan layout or engineering feasibility. These comments have been provided to the applicant's engineer at this time as a courtesy as the plan moves forward to FSP and FEP review.

FSP/FEP Comments (for future submittal)-

Paving and Grading

1. *Sheet SP-3-Specify sidewalk widths on this sheet. 8' width required along M-59 and 6' width required along Elizabeth Road. Comment addressed. Sidewalk along Elizabeth Lake Road is proposed as 8' wide. Comment outstanding. Although comment was previously marked as addressed, the dimensions of both sidewalks have now changed: 1) Elizabeth Lake Road- 10' wide 2) M-59- Approximately 11' wide. Both dimensions were based on scale presented on current plan. Please clarify. **Comment addressed.***
2. *Drive thru between Building D and E requires centerline radii dimension. Comment outstanding. Although engineer response letter indicates this dimension has been placed on plan, it is missing. Please add. **Comment addressed.***

Watermain

1. *Verify that sizing of the 8" watermain will be sufficient to service any future development on property to the west and southwest of this property. **Comment outstanding.***

Sanitary Sewer

1. *ALL proposed restaurant facilities shall have individual 1000 gallon grease interceptors followed by a sampling MH. Please show all locations on plan. Comment partially addressed; each food service*
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*facility should have its own grease interceptor; it appears one is missing. Grease interceptors and sampling MH shown on plans, however plans only show 100 gallon grease traps instead of 1000 gallon grease traps. Revise to show 1000 gallon grease traps instead of 100 gallon grease traps. Comment partially addressed. 1000 gallon grease interceptors have now been provided; however, a monitoring MH shall be provided downstream of the grease interceptor for Building B. **Comment addressed.***

Stormwater Management

1. *Please note White Lake Township will require a standardized Storm Sewer and Detention Basin Maintenance Agreement be in place prior to pre-construction meeting. **Comment remains as a notation.***
2. *A County Drain easement may be required by Oakland County for the Brendal Drain which runs in close proximity to the western property line for this project. Please provide verification from the County with respect to the jurisdiction and easement requirements relative to the Drain. **Comment remains as a notation.***
3. *Catch basins 5,4, and the catch basin to the east of 4 appear to be taking in a large amount of sheet flow for this site. Verify that inlet capacities can accommodate proposed storm flows without surcharging these CB structures. **Comment remains as a notation. Design engineer states in their review response letter: "Surcharge calculations will be fully completed at Final Engineering but based on standard areas for inlets at max spacing of 150' project should be adequately sized. if calculations show surcharging basins could be upgraded to double inlets in same locations."***
4. *Township requires a 12' access easement for detention basins. **Comment remains as a notation.***

Recommendation

The majority of engineering issues have been addressed and the site demonstrates feasibility. We have deferred a few comments to the Township Planning Department or Planning Commission and note that submittal of a revised traffic impact study (TIS) is underway. A recommendation for approval could be considered subject to Planning Department concurrence, and approval from EGLE and Oakland County Drain Commission regarding the west property line and drain/wetland impacts, and the TIS showing no significant impact on level of service.



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EXCEPTIONAL DESIGN
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The comments listed under 'FSP/FEP Comments' can be addressed at the time of Final Site Plan/ Final Engineering Plan submittal.

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

Enclosures: None

Cc: Justin Quagliata, Community Development, *via email*
Hannah Micallef, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
John Holland, Fire Chief, White Lake Township, *via email*

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O'Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: June 9, 2022

RE: Elizabeth Lake Retail
Rezoning and Preliminary Site Plan – Review #9

Nazir Jawich has requested rezoning to PB (Planned Business) and preliminary site plan approval to construct a commercial/retail center on the northeast portion (7.917-acres, exclusive of right-of-way) of Parcel Number 12-21-426-005, located at the southwest corner Elizabeth Lake Road and Highland Road. Currently the site is zoned AG (Agricultural). The Applicant is proposing to construct five single-story buildings totaling 29,040 square feet in size. Three drive-thru windows are proposed (westerly unit of Building B, Building C (single-tenant building), and northerly unit of Building E).

At the south side of the development area, the plan shows two “Future Apartment Building Phase 2.” A note on the plan indicates 44 potential units. At the May 19, 2022 Planning Commission meeting, the Applicant asked the Commissioners for feedback regarding if there was continued desire to include residential units as part of this project, given approximately 65 acres to the west were recently rezoned to RM-2 (Multiple Family). Based on the feedback, there was consensus residential units should not be included on the site plan. Additionally, there was discussion regarding whether PD (Planned Development) or PB zoning was more appropriate for the property. There was agreement PB zoning would be more appropriate for the site than PD zoning. PB is a nonresidential zoning district and dwelling units are prohibited. **If the project proceeds to final site plan, the apartment buildings and associated infrastructure (dumpsters, parking, etc.) shall be removed from the plan.**

The minimum lot size requirement in the PB zoning district is 10 acres. The Township Board, after receiving a recommendation from the Planning Commission, may permit a smaller parcel than otherwise required in the PB district if the proposed project has unique characteristics and benefits, or the parcel has unique characteristics significantly impacting development. At its meeting on March 18, 2021 the Planning Commission recommended waiving the minimum lot size requirement, and at its meeting on April 20, 2021 the Township Board approved the waiver request.

To qualify for PB zoning, a public benefit(s) must be provided to offset the impact(s) of development on the Township. Community benefits are intended to be for the use and enjoyment of the public-at-large and must be commensurate with the waivers requested for the project. While not shown on the plans, **the only public benefit proposed is the extension of off-site pathway/sidewalk south on Elizabeth Lake Road to the White Lake Library. Plans for the off-site pathway/sidewalk extension shall be provided at final site plan.**

Rezoning

For Planned Business developments, rezoning and preliminary site plan requests are processed concurrently. Review of the rezoning request should focus on whether the proposed PB zoning is appropriate for the site. According to the zoning ordinance, the PB District is primarily a commercial district intended to permit, with Township approval, private and/or public development in a coordinated and cohesive arrangement. It is intended the PB District be located along major thoroughfares, such as Highland Road (M-59), as opposed to locations in residential neighborhood areas where conflicts of land uses may arise more easily. Development standards in the PB district must result in a project superior to one constructed under standard zoning requirements. Therefore, any PB site plan must be substantially consistent with the Master Plan, desirable principles of land use planning, zoning ordinance standards, and other applicable development requirements.

Master Plan

The Future Land Use Map from the Master Plan designates the subject site in the Planned Community category, which is characterized by a mix of uses including higher residential densities and a variety of housing product types as well as a core area with retail, dining, entertainment, governmental, recreational, institutional, office, and personal service establishments. Residential elements of a Planned Community may take the form of a freestanding neighborhood, or may be permitted on the upper floors of nonresidential development in the community core area. Multi-use/story buildings are expected to have two or three stories, however open space must be provided. Connections to and segments of the Township community-wide pathway system are required as an integral part of all developments.

The Master Plan includes the following guidelines for physical form in the Lakes Town Center Focus Area:

- Higher density residential, often in the form of upper floors in mixed use retail or office development.
- Unifying visual development features, such as: special pedestrian pavements, light fixtures, landscaping, way-finding sign systems, highest quality architecture, timeless design that avoids “theme” concepts, and the like.
- Unique and attractive roadway features that also promote pedestrian safety, such as: landscaped boulevards, special crossing features, refuge areas in the center of wide crossings, mast-arm signals incorporating lighting and signage systems, and on-street parking.
- Terminated Vistas that provide attractive locations for civic anchors, such as major retailers or institutional, civic, museum, or religious uses.
- Terminated Vistas also can be used to: screen less attractive elements, such as parking lots; and draw residents and visitors toward a destination, thereby encouraging pedestrians to walk and enjoy all that Lakes Town Center has to offer.
- Parking should be provided both on-street, to enhance the appearance of convenience and improve safety for pedestrians, and in convenient but thoughtfully-screened parking lots or parking structures that include landscaping for beauty and to provide shade, thereby reducing the “heat island” effect.
- Compact development allows buildings to be concentrated into a form that is more walkable.
- Sidewalk, alleys, and mid-block connections all contribute to a walkable area that is easy to navigate.

FUTURE LAND USE MAP



Zoning

The subject site is located in the AG (Agricultural) zoning district, which requires a minimum of 300 feet of lot width and five acres of lot area. The requested PB zoning district does not have a minimum lot width requirement. The following table illustrates the lot width and lot area standards for the existing AG and proposed PB zoning districts:

| ZONING DISTRICT | LOT WIDTH | LOT AREA |
|-----------------|---|---------------------------|
| AG | 300 feet | 5 acres |
| PB | No minimum; Determined by Planning Commission | 10 acres (waiver granted) |

Physical Features

There appear to be EGLE (Michigan Department of Environment, Great Lakes, and Energy) regulated wetlands on the site. However, a wetland delineation was not provided. **A delineation prepared by a wetland specialist/ecologist has repeatedly been requested by staff, and the Applicant has not provided such.** EGLE has regulatory authority regarding the wetland boundary location(s) and jurisdictional status of wetlands on this site. **Prior to final site plan, wetland boundary verification shall be completed by EGLE. Note the proposed layout may require revision in response to the EGLE review. Based on the submitted plans, the Applicant proposes to encroach within the Natural Features Setback in several places.** No building or structure can be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township. Grading activities should also not occur in the Natural Features Setback as the intent is to, as much as possible, leave said area in its natural state. **If grading is permitted to occur in the Natural Features Setback, the area must be restored to its natural, undisturbed state. A Natural Features Setback restoration plan is required and must be submitted at final site plan.**

The following must be conditions of any approval:

- Prior to any construction or grading on the site, the Applicant shall install silt fencing at the upland edge of Natural Features Setbacks / limits of grading. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
- Wetland limits shall be clearly identified with permanent markers. The size, number, location, and language on the markers shall be subject to the approval of the Community Development Director.

Staff suggests the Planning Commission consider rejecting the waiver request to encroach into the Natural Features Setback and requiring the plans be revised to eliminate encroachment.

Access

The site fronts on Highland Road and Elizabeth Lake Road. Along the property Highland Road is a five-lane road (two lanes each direction and a center turn lane) and Elizabeth Lake Road is a four-lane road (three lanes going north (two left-turn lanes to westbound Highland Road and one right-turn lane to eastbound Highland Road) and one lane going south).

The zoning ordinance requires a minimum six-foot-wide sidewalk placed one-foot from the inside edge of the right-of-way along the Elizabeth Lake Road property frontage, and a minimum eight-foot-wide sidewalk along the Highland Road property frontage. **The existing paved shoulder along Highland Road shall be removed and converted to greenbelt.** The plan shows eight-foot-wide sidewalks along both the Elizabeth Lake Road and Highland Road property frontages. **Most of the sidewalk along Highland Road and all of the sidewalk along Elizabeth Lake Road are proposed outside of the right-of-way; the sidewalk must be relocated inside the road right-of-way or an easement be provided. Right-of-way/easement widths for public walkways when not adjacent to or a part of street rights-of-way must be at least 15 feet and dedicated to the use of the public.**

The development would be accessed from a driveway on Highland Road and Elizabeth Lake Road. **The Highland Road driveway would require waivers from zoning ordinance access management standards (the driveway location is subject to change pending EGLE review and Planning Commission action regarding encroachment into the Natural Features Setback).**

DLZ reviewed the submitted traffic impact study (TIS) and stated there is missing information which has the potential to change the results of level of service (LOS) calculations at both site driveways. Additionally, DLZ raised concerns with the layout of the site, recommended turn lanes or tapers were not included on the plan, and a number of other issues. **A revised TIS shall be submitted for review by the Township Engineering Consultant and staff. The Planning Commission should not make recommendations to the Township Board on the rezoning or preliminary site plan until a revised TIS is submitted and reviewed.**

Utilities

The project would be served by both the municipal water and sanitary sewer systems. The Township Engineering Consultant will perform an analysis of stormwater, location and capacity of utilities, and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards.

Staff Analysis – Rezoning

Review of the rezoning request should focus on whether the proposed PB zoning is appropriate for the site. In considering any petition for an amendment to the zoning map, the Planning Commission and Township Board must consider the following criteria from Article 7, Section 13 of the zoning ordinance in making its findings, recommendations, and decision:

- A. Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area. The Future Land Use Map from the Master Plan designates the subject site in the Planned Community category, and it is located within the Lakes Town Center Focus Area. The proposed PB zoning allows for the proposed uses, with the exception of the apartments shown on the plan.*
- B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district. If the property is rezoned to PB, the project would not directly or indirectly have a substantial adverse impact on the natural resources of the Township. As proposed on the preliminary site plan, development of the site may result in adverse impacts on wetlands in the vicinity.*
- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning. No such evidence has been submitted.*
- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values. The majority of the permitted uses in the PB district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. Only the Township Assessor may provide comment on property values.*
- E. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township. The site is in an area intended to be serviced by public water and sanitary sewer. The Community Development Department defers to the Director of Public Services and Township Engineering Consultant on this matter.*
- F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. **As previously described, a revised TIS shall be provided.***

- G. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand. Evidence of the demand in the Township for additional retail has not been submitted. Based on resident feedback over the years, there is demand for additional restaurants. The location is appropriate for the proposed uses.*
- H. The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations. Based on the submitted preliminary site plan, development of the site would require waivers from zoning requirements. **A list of all requested waivers shall be provided by the Applicant.***
- I. The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district. The PB zoning district provides flexibility in development standards, which may be appropriate for this site. The uses allowed in the PB district are appropriate for the site and the proposed uses are permitted uses in the PB district, with the exception of the apartments shown on the plan.*
- J. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use? Rezoning would be the most appropriate way to allow for the proposed use. Amending the AG (Agricultural) zoning district to allow commercial/drive-thru restaurants/retail would not be advised.*
- K. The requested rezoning will not create an isolated and unplanned spot zone. Planned Business developments by nature stand on their own. However, the uses allowed within the PB zoning district should be consistent with the use of land surrounding it. The proposed development is consistent with the surrounding land uses.*
- L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided. A request to rezone the site to PB was tabled by the Planning Commission in 2021. While the requested zoning district remains the same, the preliminary site plan has been revised since the initial application.*
- M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested. This standard is not applicable.*
- N. Other factors deemed appropriate by the Planning Commission and Township Board. For PB requests, a public benefit must be provided by the project. A public benefit(s) must offset the impact(s) of development on the community. As previously stated, **only one public benefit is proposed, and an estimated value (construction) of such has not been provided. Any public benefit(s) shall be commensurate with the waivers requested for the project.** The Planning Commission and Township Board could also consider other factors which may be relevant to the rezoning request.*

Staff Analysis – Preliminary Site Plan

When reviewing the preliminary site plan, the Planning Commission should consider if the project meets the design standards for Planned Business developments found in Article 6, Section 7 (C) and (D) of the zoning ordinance, the appropriateness of the requested waivers, and the site standards and development procedures for a PB development as outlined in Articles 5 and 6, respectively, of the zoning ordinance.

The Planned Business development review process is summarized by the following steps:

1. **Preliminary Site Plan:** During this review, the site layout and uses are established, the amount of open space is determined, and other project details are decided upon. The Planning Commission holds a public hearing on the rezoning, reviews the PB proposal, and makes a recommendation to the Township Board. The Township Board takes final action, approving or denying the preliminary site plan. The rezoning request is reviewed concurrently with the preliminary site plan and is decided by the Township Board.
2. **Final Site Plan:** At this time building materials and colors, landscaping, and outdoor lighting are finalized and all conditions of preliminary site plan approval must be satisfied. The Planning Commission reviews and takes action to approve or deny the final site plan, and also reviews the proposed Development Agreement and makes a recommendation to the Township Board.
3. **Development Agreement:** Upon recommendation by the Planning Commission, the Township Board takes final action on the Development Agreement.

The development standards for the PB district require 50-foot front yard setbacks; side yard and rear yard setbacks are determined by the Planning Commission (no minimum side yard or rear yard requirements). The maximum building height allowed is 35 feet or two stories, whichever is less. Article 4, Section 17 provides additional standards for drive-in or drive-thru window service, including a front yard setback of 60 feet. Additionally, entrance and exit drives must be at least 100 feet from any street intersection and 200 feet from any residential district (**waiver required – site driveways (which would serve drive-thru uses) would not be located 200 feet from a residential district**). **The following waivers for building setbacks are required:**

- North: 40-foot waiver – 10-foot proposed front yard setback
- East: 33.5-foot waiver – 16.5-foot proposed front yard setback

Building Architecture and Design

Generally, exterior building materials should be comprised primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass, or equivalent materials. Buildings should be completed on all sides with acceptable materials. The proposed building materials for the project are a mix of brown and charcoal brick (vener), with an EFIS (exterior insulation finishing system) cornice. Fabric and steel awnings/canopies are also proposed. Building materials will be reviewed in detail at final site plan.

Outdoor patios are located on the site. **Details for the items to be located on the patio and details for the patio surfacing shall be provided at final site plan. An ornamental paving treatment should be required by the Planning Commission.** The treatment should be something either decorative or something to provide aesthetic quality to the patio. Potential options for ornamental paving treatments include, but are not limited to, CMU pavers; brick; stone; or stamped, stained, and sealed concrete. Accessory items such as railings, benches, trash receptacles, outdoor seating (such as tables and chairs), or sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas are required to be of commercial quality and complement the building design and style. **These details shall be provided at final site plan.**

Landscaping and Screening

Landscaping must generally comply with the provisions of the zoning ordinance and should be designed to preserve existing significant natural features and to buffer service areas, parking lots, and dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A landscape plan will be provided and reviewed in detail during final site plan if the preliminary site plan is approved.

Trash Receptacle Screening

The zoning ordinance requires dumpsters to be surrounded by a six-foot-tall wall on three sides and an obscuring wood gate on a steel frame on the fourth side, located on a six-inch concrete pad extending 10 feet in front of the gate, with six-inch concrete-filled steel bollards to protect the rear wall and gates. Furthermore, the zoning ordinance states dumpsters and trash storage enclosures shall be constructed of the same decorative masonry materials as the buildings to which they are accessory. Brickform concrete (simulated brick pattern) or stained, decorative CMU block are not permitted where the principal building contains masonry. Plain CMU block is also prohibited. A dumpster enclosure detail was provided on Sheet SP-6.

Parking

The zoning ordinance requires each individual parking space be delineated by dual stripes, two feet apart centered on the dividing lines and painted white. **The site plan shall be revised to indicate the required striping.**

Off-Street Loading Requirements

The zoning ordinance requires two loading spaces for a development of this size. Such loading and unloading space must be an area 10 feet by 50 feet, with a 15-foot height clearance. Three loading/unloading spaces are proposed, each 22 feet by 50 feet in size.

Signs

The zoning ordinance requires the area, quantity, location, and dimensions of all signs to be provided with the preliminary site plan. The site plan does not show the location of a monument sign. While signage details were not provided, staff can administratively review and approve signage. Any/all signage would be required to comply with the zoning ordinance.

Outdoor Lighting

Site lighting is required to comply with the zoning ordinance. Information on site lighting will be provided and reviewed in detail during final site plan.

Planning Commission Options / Recommendation

The Planning Commission may recommend approval or denial of the rezoning request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. **Staff recommends tabling both the applications for rezoning and preliminary site plan so the Applicant can address the items identified in this memorandum.**



Fire Department

Charter Township of White Lake

7420 Highland Road, White Lake, MI 48383 Tel 248-698-3993

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 06/06/22

Project: Elizabeth Lake Retail

File #: N/A

Date on Plans: 02/21/22

The Fire Department has the following comments with regard to the revised preliminary site plan submitted for the project known as Elizabeth Lake Retail:

1. Site Access:

- a. Sheet SP – 5 shows the turning Performance Analysis.
Utilizing a templet, the applicant shall submit a turn radius profile (based on a 40' truck) that demonstrates apparatus movement throughout the site, including the approach and departure points from Highland Rd. and Elizabeth Lake Rd. **Addressed**

- b. Future apartments (courtesy comment):
Aerial fire apparatus:
 - I. **Where required.** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. The highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
 - II. **Width.** Unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - III. **Proximity to Building.** at least one of the required access routes meeting this condition shall be located within a minimum of 15 feet, and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. **It is preferred that the proposed, future Apt. buildings are identified on the submittals as "Conceptual".**

2. **Fire Hydrants.**

- a. The hydrants shall be positioned throughout the site as to provide adequate building coverage with a spacing not to exceed 300'. **Additional hydrants may be required as changes are proposed to the property.**

3. A-2 Use Group (Courtesy Comment):

- a. Fire areas exceeding 5000 square feet, or having an occupant load of 100 or more will require an automatic sprinkler system. The Fire Department Connection (FDC) for each of these areas will be determined at a later time

John Holland
Fire Chief
Charter Township of White Lake
(248)698-3993
jholland@whitelaketwp.com

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

From: [David Hieber](#)
To: [Hannah Micallef](#)
Subject: RE: Elizabeth Lake Retail PSP #9 due 6/7
Date: Tuesday, June 7, 2022 11:39:19 AM

No concerns from assessing.

Thanks

Dave

From: Hannah Micallef <HMicallef@whitelaketwp.com>
Sent: Tuesday, June 7, 2022 10:44 AM
To: Michael Leuffgen <mleuffgen@dlz.com>; Victoria Loemker, P.E. <vloemker@dlz.com>; Justin Quagliata <JustinQ@whitelaketwp.com>; David Hieber <dhieber@whitelaketwp.com>; Aaron Potter <APotter@whitelaketwp.com>
Cc: Sean O'Neil <SONeil@whitelaketwp.com>
Subject: RE: Elizabeth Lake Retail PSP #9 due 6/7

Hi all,

Just a friendly reminder, your reviews are due back today.

Thank you,

Hannah Micallef

Executive Secretary

Community Development Department

White Lake Charter Township

7525 Highland Road

White Lake, MI 48383

Ph : 248-698-3300 x163

Fx: 248-698-3995

www.whitelaketwp.com



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From: Hannah Micallef

PROJECT: PROPOSED RESTAURANTS & RETAILS PLAZA

LOCATION:
(12-21-426-005) HIGHLAND RD.
WHITE LAKE, MI 48386

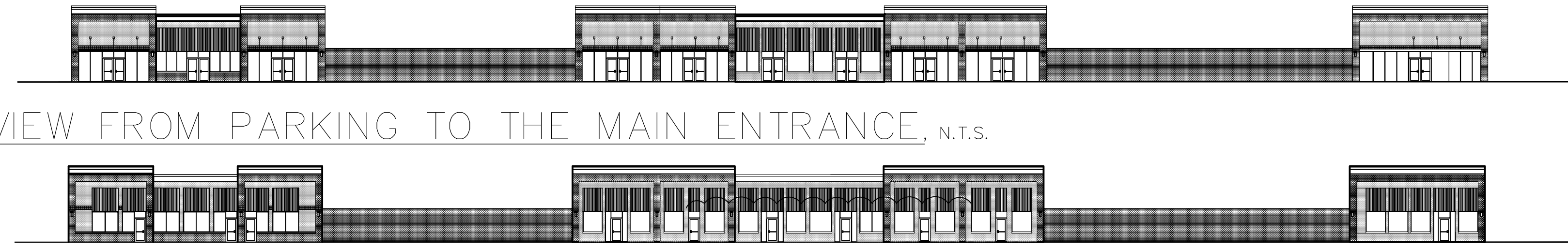
| DRAWING INDEX | |
|---------------|---|
| SHEET No. | SHEET TITLE |
| ---- | (COVER SHEET) |
| SP-1 | EXISTING SITE PLAN/TOPO SURVEY |
| SP-2 | PROPOSED SITE PLAN |
| SP-3 | PROPOSED GRADING PLAN |
| SP-4 | PROPOSED UTILITY PLAN |
| SP-5 | FIRE TRUCK CIRCULATION |
| SP-6 | SITE PLAN DETAILS |
| SP-7 | MASTER SIGN PLAN |
| SP-8 | M-DOT DETAILS |
| A-1 | BUILDING "A" - PROP. FLOOR PLAN |
| A-2 | BUILDING "B" - PROP. FLOOR PLAN |
| A-3 | BUILDING "D" - PROP. FLOOR PLAN |
| A-4 | BUILDING "E" - PROP. FLOOR PLAN |
| A-5 | BUILDING "C" - PROP. FLOOR PLAN, ELEVATIONS |
| A-6 | BUILDING "A" - PROP. ELEVATIONS |
| A-7 | BUILDING "B" - PROP. ELEVATIONS |
| A-8 | BUILDING "D, E" - PROP. ELEVATIONS |

LEGAL DESCRIPTION: (PARCEL C) 12-21-426-005

Land situated in the Township of White Lake, County of Oakland, State of Michigan. Part of the East 1/4 of the Southeast 1/4 of section 21, Town 3 North, Range 8 East, Township of White Lake, Oakland County, MI, described as beginning at a point distance South 89 degrees 25 minutes 19 seconds West 332.92 feet from the East 1/4 corner, section 21, Town 3 North, Range 8 East down the centerline of Highland Road, (M-59) to the intersection of Highland Road (100 Feet wide) and Elizabeth Lake Road (66 Feet Wide); thence down the centerline of Elizabeth Lake Road, (66 feet wide) South 00 degrees 25 feet 22 seconds East, 549.70 feet to a point; thence South 69 degrees 50 minutes 10 seconds West 404.63 feet to a point, also known as the centerline of the Creek; also known as Brendel Lake Creek; Thence North 43 degrees 16 minutes 04 seconds West 299.25 feet, Rad. = 1,681.04; Chd. = 298.86 feet; Thence continuing on centerline of the Creek, also known as Brendel Lake Creek; North 54 degrees 53 seconds 29 minutes West, 30 feet to a point, thence N. 19 degrees 57 minutes 07 seconds West 148 Feet; thence North 11 degrees 17 minutes 59 seconds East 241 feet; thence North 00 degrees 32 minutes 16 seconds West 85 feet to the centerline of Highland Road, (M59 100 feet wide); thence South 89 degrees 25 minutes 19 seconds East 609.27 feet back to the point of beginning; except the portion of 50 feet on Highland Road (100 feet wide) and that portion of 33 feet on Elizabeth Lake Road (66 feet wide) for road and public utilities, containing 8.61 acres more or less.

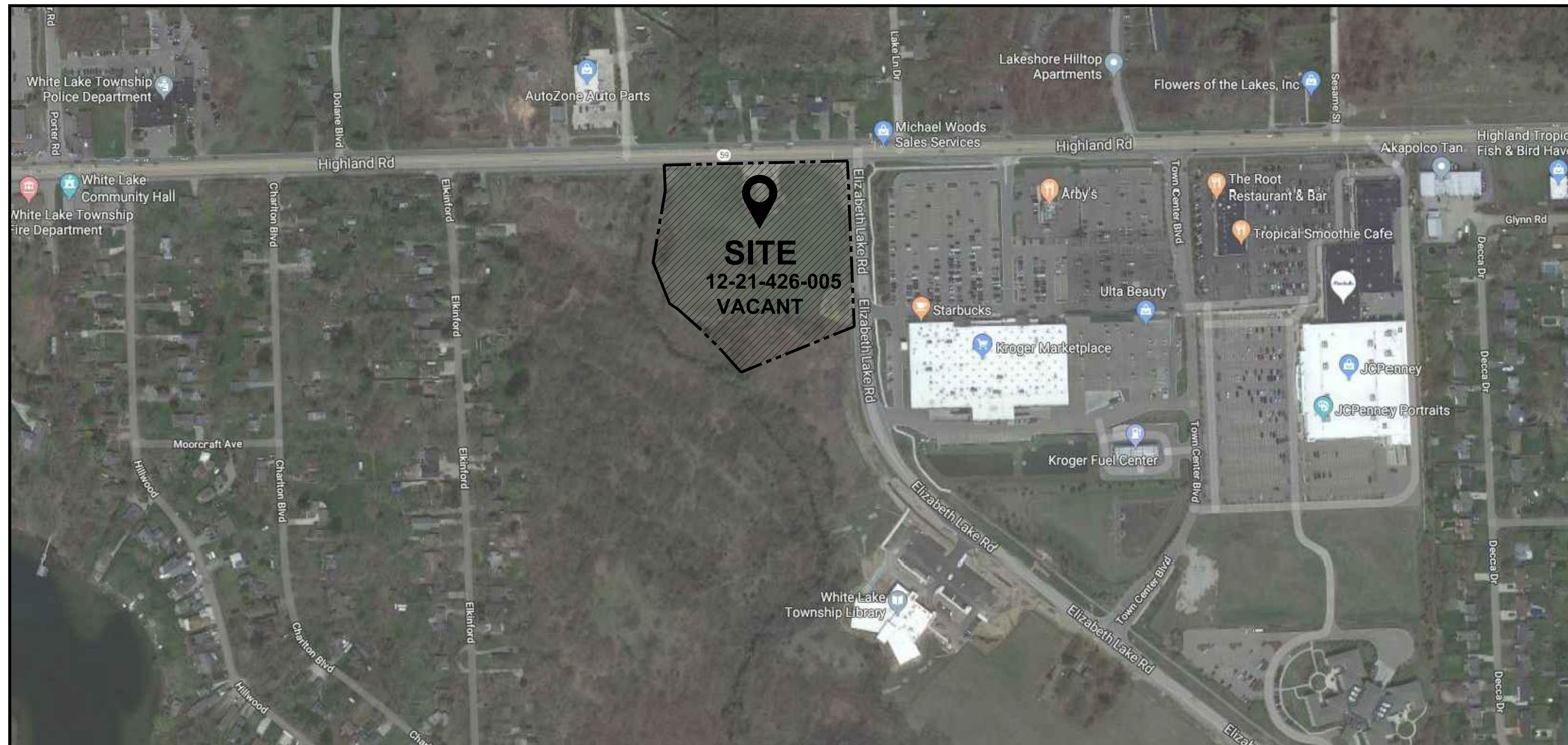


LOCATION MAP
N.T.S.



VIEW FROM PARKING TO THE MAIN ENTRANCE, N.T.S.

VIEW FROM HIGHLAND RD, N.T.S.



AERIAL VIEW FROM GOOGLE MAPS
N.T.S.

GOVERNING CODE:

MICHIGAN BUILDING CODE 2015 AND
CHARTER TOWNSHIP OF WHITE LAKE, MI ZONING ORDINANCE
USE GROUP : M (MERCANTILE) & A-2 (ASSEMBLY GROUP)
PROPOSED USE: RETAILS & RESTAURANTS PLAZA

AREA OF THE PROPERTY: 344,865 SQ. FT. = 7.917 ACRES (EXCLUDING R.O.W.)
BUILDING AREA: 29,040 SF

ZONING AG (AGRICULTURAL)

LOT COVERAGE

REQUIRED = 30% MAX. PROPOSED = 8.53%

SETBACK REQUIREMENTS

PROPOSED:
FRONT: (HIGHLAND RD) 10 FT.
FRONT: (ELIZABETH LAKE RD) 16.5 FT.
SIDE: 25'
REAR: NA

PARKING SPACES REQUIREMENTS (ARTICLE 5.11)

REQUIRED PARKING SPACES FOR 3 RESTAURANTS:
1650 SQ.FT ON BLDG B, 4000 SQ/FT ON BLDG C AND 1950 ON BLDG E
1 SPACE/75 SQ. FT. OF GROSS FLOOR AREA:
(1650+4000+1950= 7600); 7600/75= 102 PARKING SPACES

REQUIRED PARKING SPACES FOR RETAILS:
5625 SQ.FT ON BLDG A, 8795 SQ.FT ON BLDG B. 2880 SQ.FT. ON BLDG D, AND 3520 SQ.FT ON BLDG E
1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA:
(5625+8795+2880+4140 = 21440). 21440/200= 108 PARKING SPACES
DRIVE THROUGH NEEDS 8 STACKING EACH.

REQUIRED PARKING SPACES APARTMENT UNITS:
PARKING REQUIRED FOR APARTMENT 2 PER DWELLING UNIT PLUS 1/4 FOR EACH FOR GUESTS. PROPOSING 44 UNITS, WE SHOULD HAVE 2.25 * 44=99 SPACES

REQUIRED PARKING SPACES REQUIRED: 309 SPACES
102 + 108 + 99 = 309
PROVIDED PARKING SPACES REQUIRED: 313 SPACES
INCLUDING 18 HANDICAPPED SPACES

LOADING UNLOADING SPACES

(3) LOADING UNLOADING AREAS ARE PROVIDED

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8. ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED, AND THE 2009 ICC/ANSI A117.1 STANDARD AS REFERENCED FROM CHAPTER 11 OF THE 2015 MICHIGAN BUILDING CODE.

ARCHITECT:
EDWARD ALSHAIB,
6445 WINONA
ALLEN PARK, MI 48101
PH:(313) 282-3453
EALSHAIB@GMAIL.COM



SITE PLAN

PROJECT:
**PROPOSED RESTAURANTS
AND RETAILS PLAZA**
ADDRESS:
(21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISION NO.:

REV. DATE:

REVISION NO.:

REV. DATE:

DATE: 09/29/2021

JOB #:

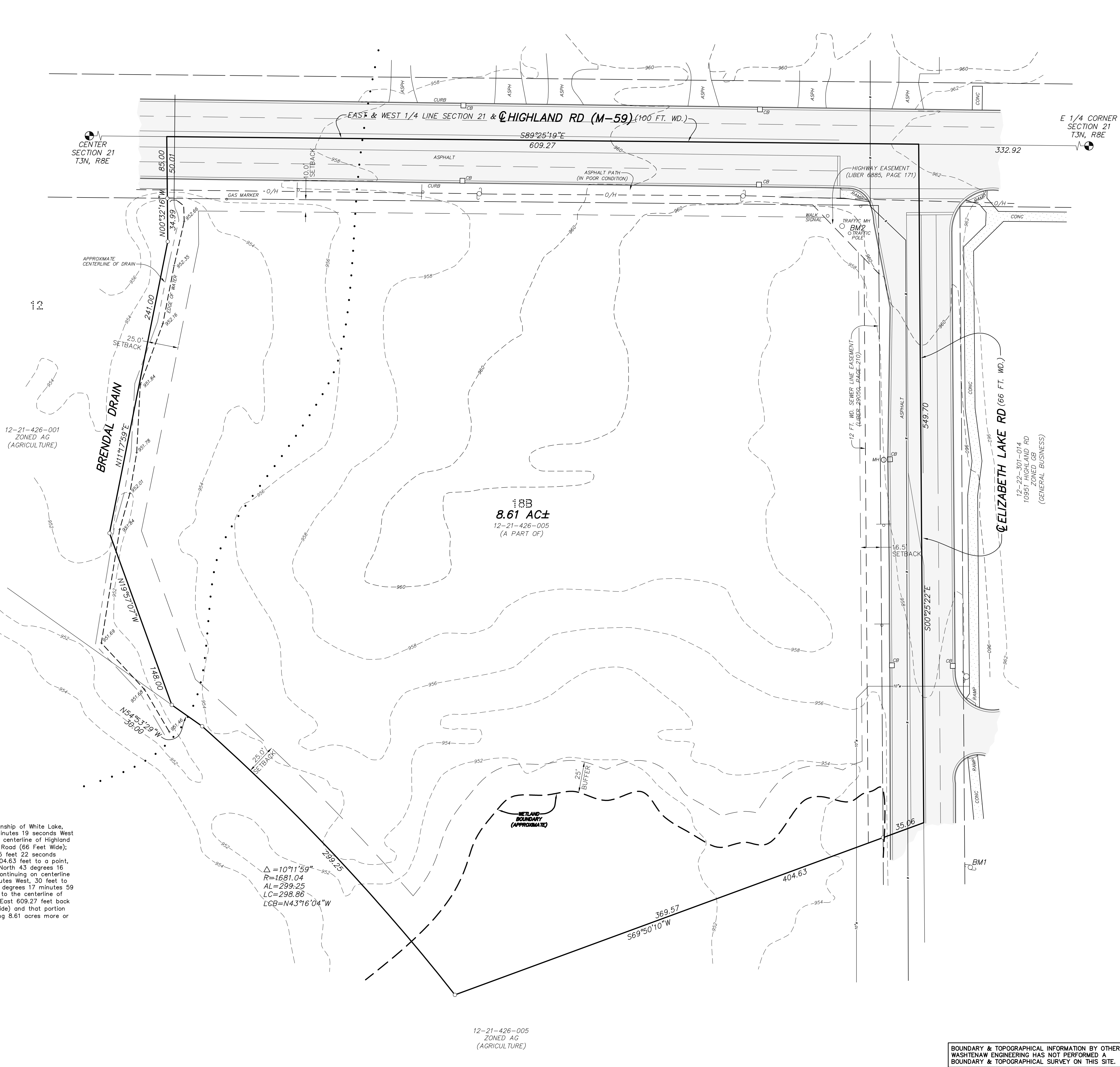
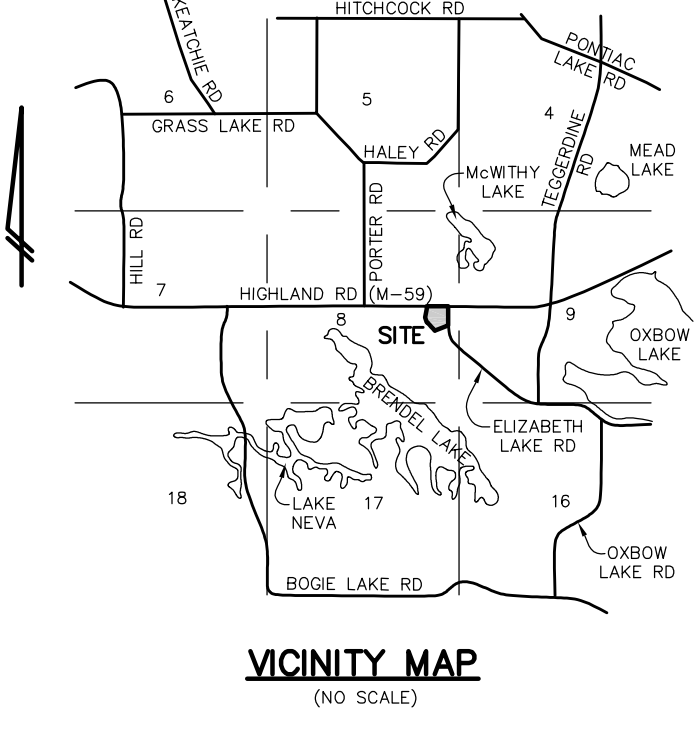
SCALE: AS NOTED

SHEET NO.:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATE AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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LEGAL DESCRIPTION: (PARCEL C) (BY OTHERS)
 Land situated in the Township of White Lake, County of Oakland, State of Michigan. Part of the East 1/4 of the Southeast 1/4 of section 21, Town 3 North, Range 8 East, Township of White Lake, Oakland County, MI, described as beginning at a point distance South 89 degrees 25 minutes 19 seconds West 332.92 feet from the East 1/4 corner, section 21, Town 3 North, Range 8 East down the centerline of Highland Road, (M-59) to the intersection of Highland Road (100 Feet wide) and Elizabeth Lake Road (66 Feet Wide); thence down the centerline of Elizabeth Lake Road, (66 feet wide) South 00 degrees 25 feet 22 seconds East, 549.70 feet to a point; thence South 69 degrees 50 minutes 10 seconds West 404.63 feet to a point, also known as the centerline of the Creek; also known as Brendel Lake Creek; thence North 43 degrees 16 minutes 04 seconds East 241 feet; thence North 00 degrees 32 minutes 16 seconds West 85 feet to the centerline of the Creek, also known as Brendel Lake Creek; North 54 degrees 53 seconds 29 minutes West, 30 feet to a point, thence N. 19 degrees 57 minutes 07 seconds West 148 Feet; thence North 11 degrees 17 minutes 59 seconds East 241 feet; thence North 00 degrees 32 minutes 16 seconds West 85 feet to the centerline of Highland Road, (M59 100 feet wide); thence South 89 degrees 25 minutes 19 seconds East 609.27 feet back to the point of beginning; except the portion of 50 feet on Highland Road (100 feet wide) and that portion of 33 feet on Elizabeth Lake Road (66 feet wide) for road and public utilities, containing 8.61 acres more or less.

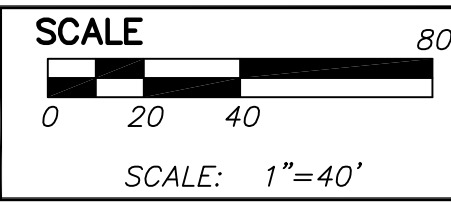
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
 █ █ █ █ - BROOKSTON AND COLWOOD PLAINS
 █ █ █ █ - FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES.
 - SOILS BOUNDARY
 SOILS ARE BASED ON USDA SOIL SURVEY OF OAKLAND COUNTY.

$\Delta = 10^{\circ}11'59''$
 $R = 1681.04$
 $AL = 299.25$
 $LC = 298.86$
 $LCB = N43^{\circ}16'04''W$

| | | | | | | | | | |
|--|--------------|--|------------|--|-------------|--|----------|--|-------------------------|
| | LIGHT POLE | | SPOT ELEV. | | TOP OF CURB | | GRAVEL | | EXISTING STORM SANITARY |
| | UTILITY POLE | | POST | | TOP OF WALL | | FENCE | | EXISTING WATER |
| | GUY ANCHOR | | MANHOLE | | CATCHBASIN | | CONCRETE | | EXISTING GAS |
| | HYDRANT | | GATE VALVE | | END SECTION | | ASPHALT | | EXISTING ELECTRIC |
| | SIGN | | SIGN | | SIGN | | SIGN | | EXISTING TELEPHONE |

BENCHMARK BM1=NAIL IN WEST FACE OF UTILITY POLE, EAST OF ELIZABETH LAKE RD AND 550± SOUTH OF M-59, ELEV=960.00 (NAVD 88).
 BM2=NELY BOLT ON BASE OF TRAFFIC SIGNAL POLE, WEST OF ELIZABETH LAKE RD AND SOUTH OF M-59, ELEV=960.81 (NAVD 88).

REVISIONS - 2022-03-30 PER REVIEW.



PREPARED BY: *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH No. 52559

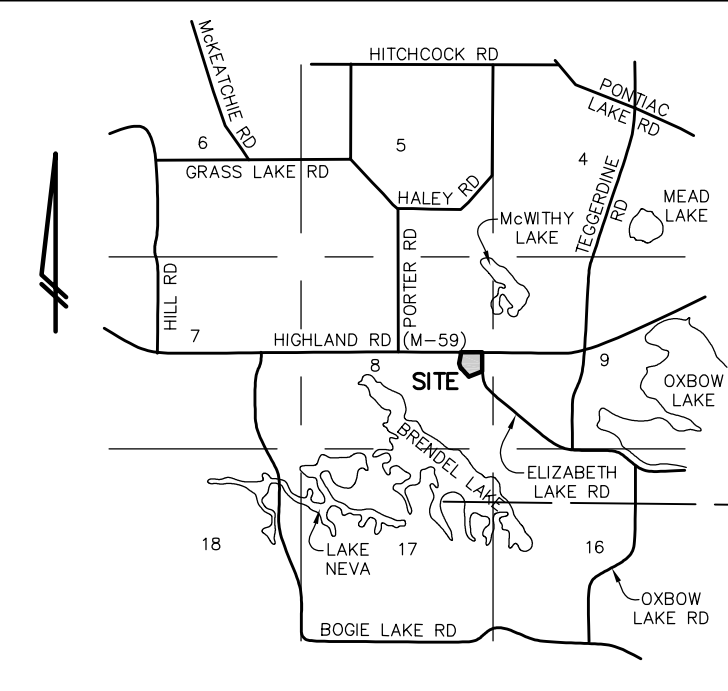
BOUNDARY & TOPOGRAPHICAL INFORMATION BY OTHERS. WASHTENAW ENGINEERING HAS NOT PERFORMED A BOUNDARY & TOPOGRAPHICAL SURVEY ON THIS SITE.

| | | | |
|---|--|--|----------------------------|
| CIVIL ENGINEERS PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 3526 W. LIBERTY RD ANN ARBOR, MI 48103 TEL. 734-761-8800 | | BRIGHTWAY CONSTRUCTION 40500 ANN ARBOR RD SUITE 105LL PLYMOUTH, MI 48170 | EXISTING CONDITIONS |
| | | CLIENT | |
| SHEET | | PROJECT | |
| SECTION 21 T3N, R8E | | RESTAURANT'S, RETAIL & RESIDENTIAL | |
| DATE 2-4-22 | | JOB NO. 32899 | |
| FIELD BOOK - 899-EXCON | | DWG NO. 899-EXCON | |
| SHEET | | FILE NO. 10742 | |

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VICINITY MAP
(NO SCALE)

CENTER SECTION 21 T3N, R8E

APPROXIMATE CENTERLINE OF DRAIN

12-21-426-001 ZONED AG (AGRICULTURE)

40 LF GUARD RAIL

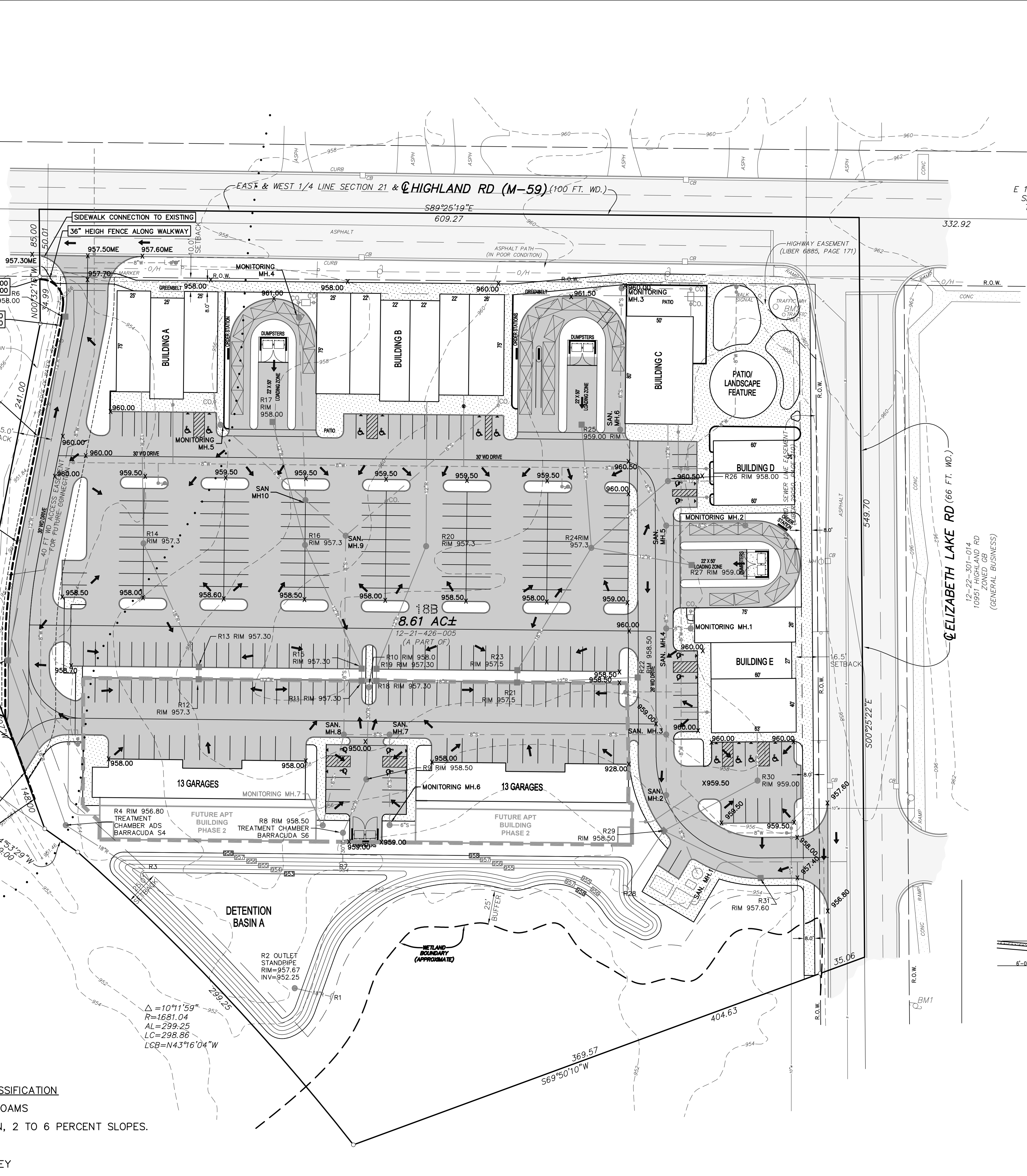
13 GARAGES

DETECTION BASIN A

NETLAND BOUNDARY (APPROXIMATE)

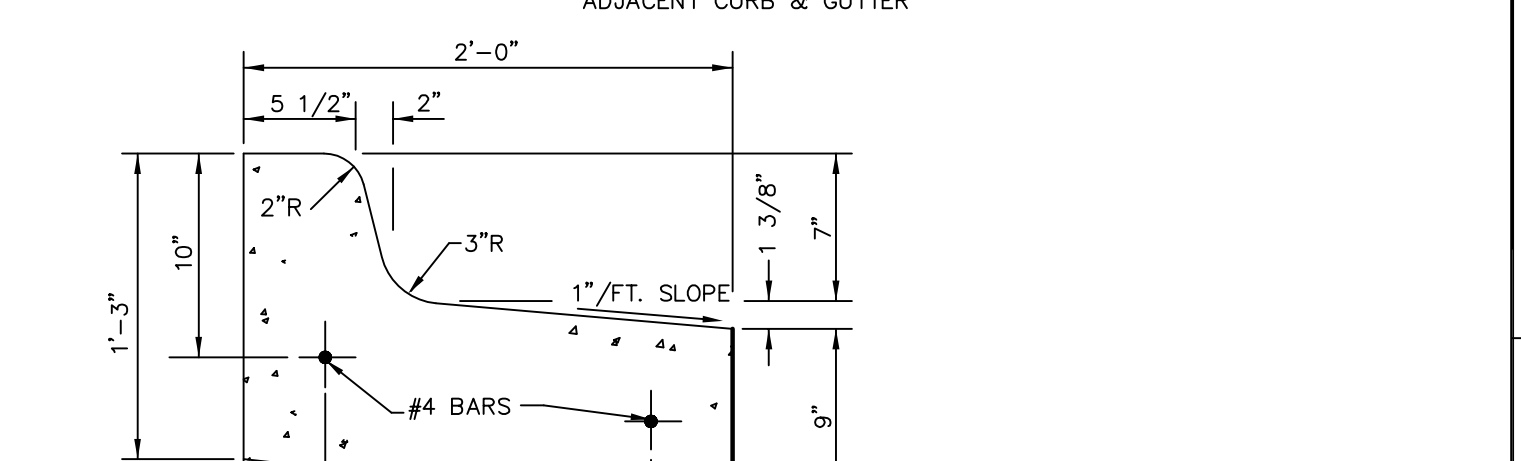
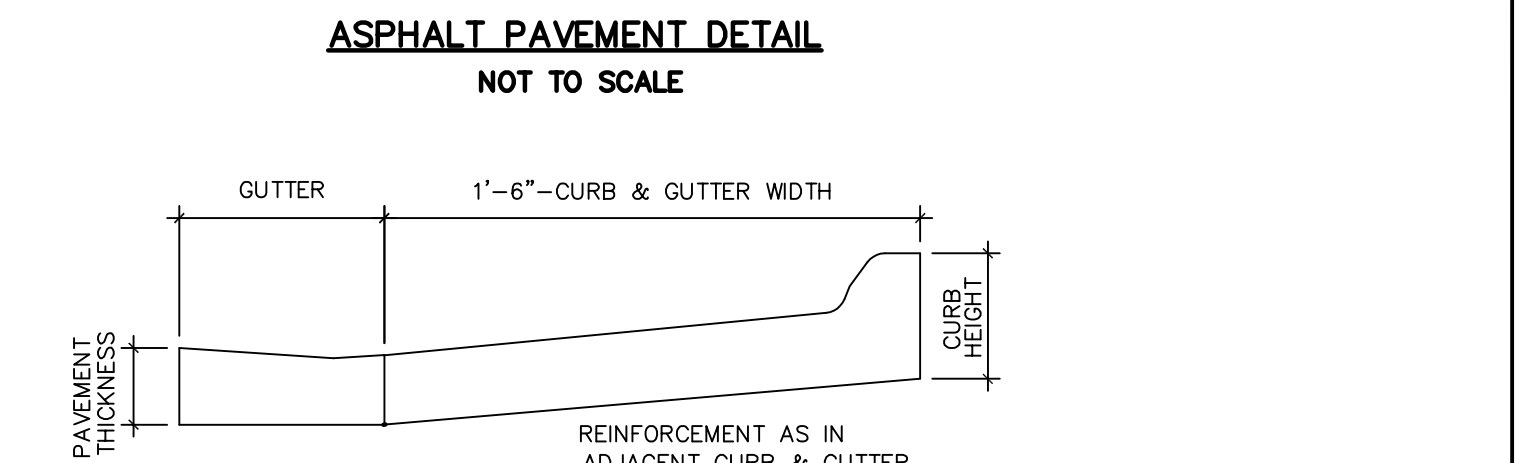
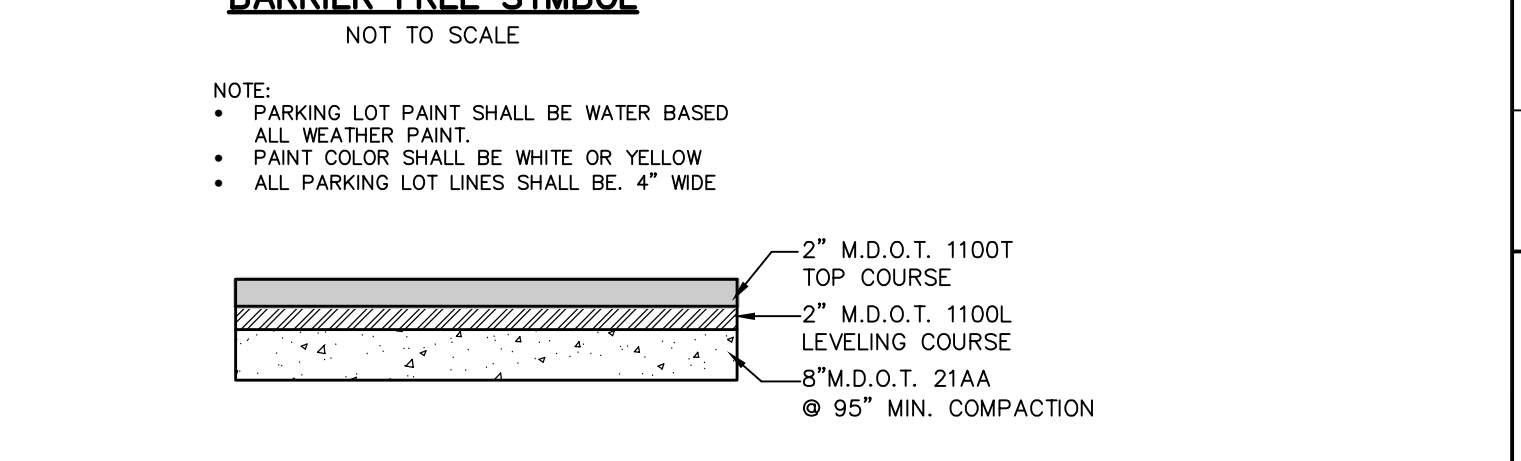
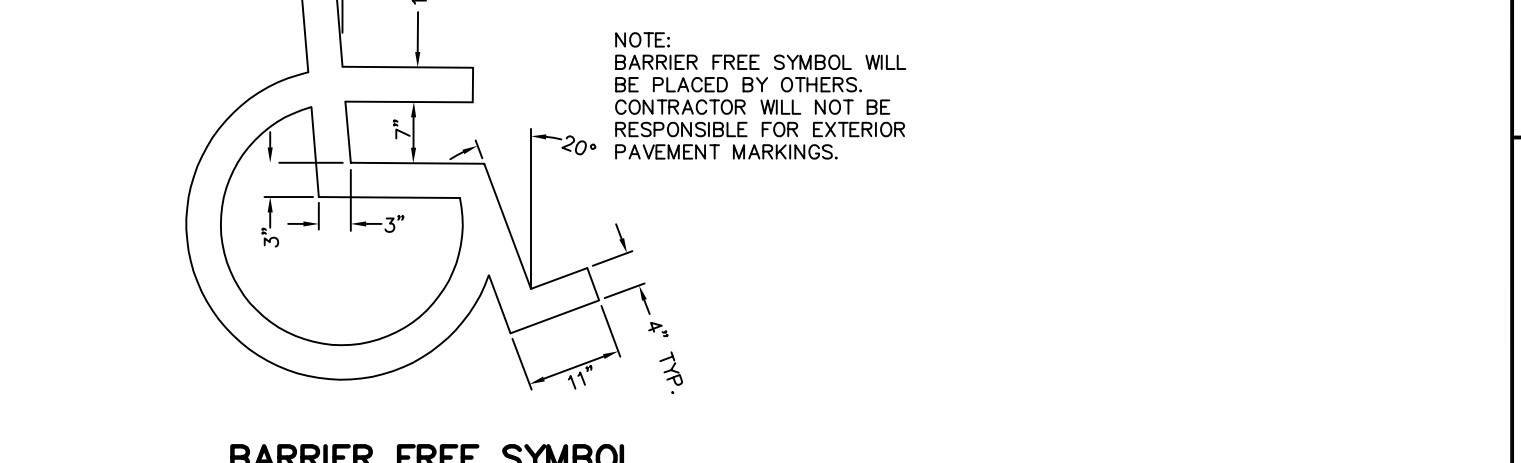
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

SOILS ARE BASED ON USDA SOIL SURVEY OF OAKLAND COUNTY.

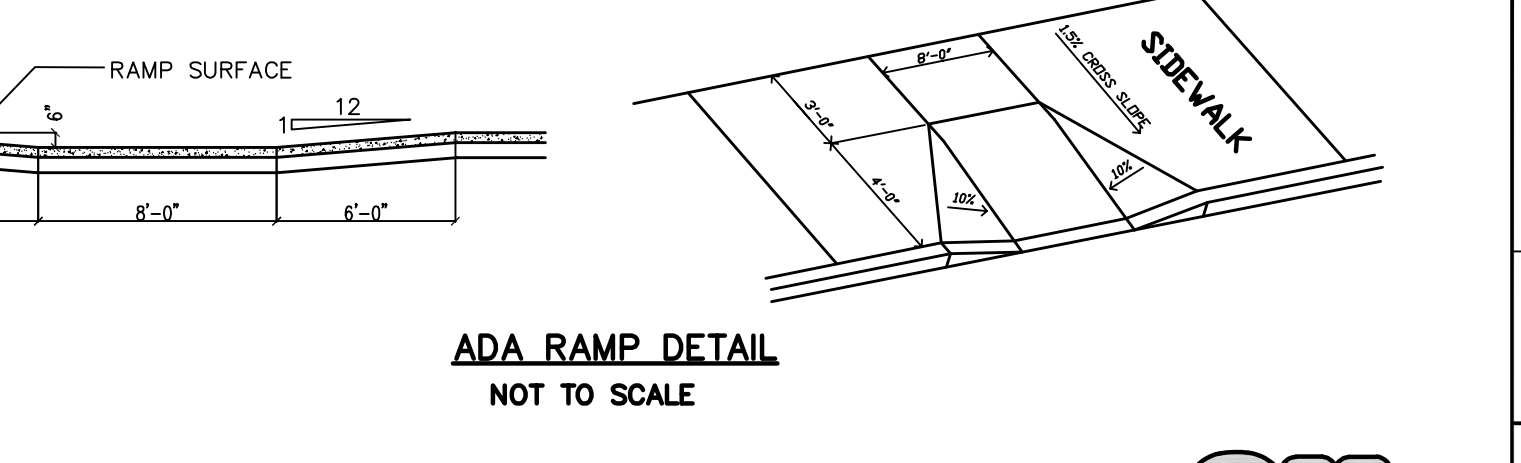


- PROPOSED LEGEND**
- ASPHALT SURFACE
 - CONCRETE SURFACE
 - CURB & GUTTER
 - SIGN
 - RETAINING WALL
- GRADING LEGEND**
- FLOW ARROW
 - PROPOSED ELEVATION

- PROPOSED UTILITY LEGEND**
- 12"R - STORM SEWER
 - 8"S - SANITARY SEWER
 - 8"W - WATER MAIN
 - HYDRANT
 - GATE VALVE IN WELL
 - GATE VALVE IN BOX
 - CURB BOX
 - CATCHBASIN
 - MANHOLE



NOTE: ALL ADA RAMP SHALL BE IN ACCORDANCE WITH ADA STANDARDS AND REQUIREMENTS.



NOTE: BARRIER FREE SYMBOL WILL BE PLACED BY OTHERS. CONTRACTOR WILL NOT BE RESPONSIBLE FOR EXTERIOR PAVEMENT MARKINGS.

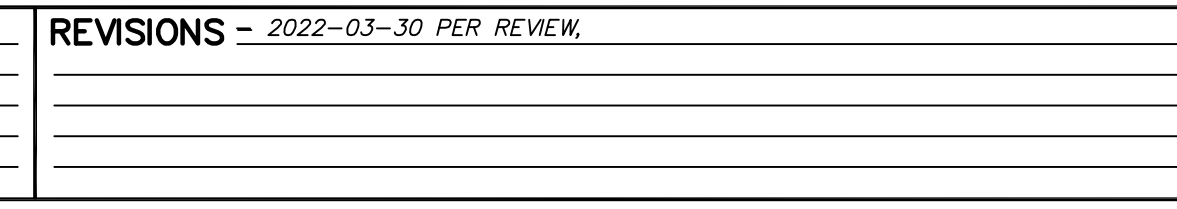
NOTE: ALL STRIPES TO BE 4" PAINTED BLUE.

LEGEND

| | | | | |
|--------------|------------|------------------|----------|--------------------|
| Light Pole | Spot Elev. | TC = TOP OF CURB | Gravel | Existing Storm |
| Utility Pole | Post | TW = TOP OF WALL | Fence | Existing Sanitary |
| Guy Anchor | Manhole | Manhole | Concrete | Existing Water |
| Hydrant | Gate Valve | Catchbasin | Asphalt | Existing Gas |
| | Sign | End Section | | Existing Electric |
| | | | | Existing Telephone |

BENCHMARK BM1=NAIL IN WEST FACE OF UTILITY POLE, EAST OF ELIZABETH LAKE RD AND 550± SOUTH OF M-59, ELEV=960.00 (NAVD 88).

REVISIONS - 2022-03-30 PER REVIEW.



BOUNDARY & TOPOGRAPHICAL INFORMATION BY OTHERS. WASHTENAW ENGINEERING HAS NOT PERFORMED A BOUNDARY & TOPOGRAPHICAL SURVEY ON THIS SITE.

PREPARED BY: *Joseph K. Maynard*
JOSEPH K. MAYNARD P.E., MICH No. 52559

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL. 734-761-8800

WASHTENAW ENGINEERING

BRIGHTWAY CONSTRUCTION
40500 ANN ARBOR RD
SUITE 108LL
PLYMOUTH, MI 48170

PROPOSED RESTAURANT'S, RETAIL & RESIDENTIAL GRADING PLAN

PROJECT: SECTION 21 TOWN 3 NORTH RANGE 8 EAST

DATE: 2-21-2022

JOB NO. 32899

DWG NO. 899-GRD

FIELD BOOK -

FILE NO. 10742

SP-3

811

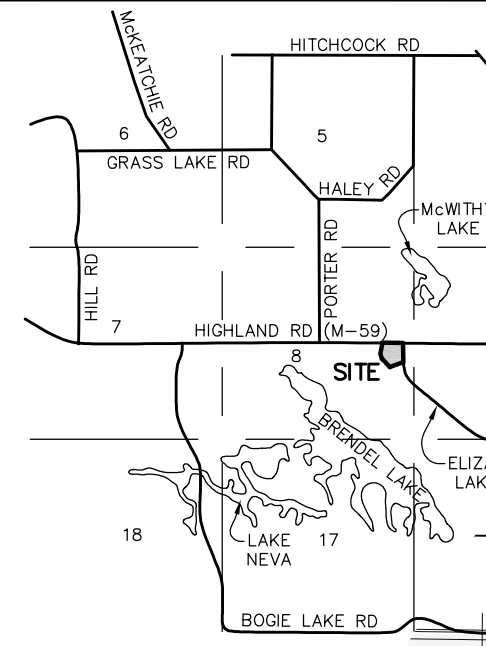
Know what's below.
Call before you dig.

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER
No. 52559
LICENSED PROFESSIONAL ENGINEER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATE AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

COPYRIGHT © 2025 WASHTEWAW ENGINEERING COMPANY, INC. NO REPRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF WASHTEWAW ENGINEERING COMPANY, INC.

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DEFERRED SUBMITTALS:
- FIRE SUPPRESSION SUPPLIES PLAN BY OTHER.

NOTES:
- A STORM SEWER AND DETENTION BASIN MAINTENANCE AGREEMENT WITH THE TOWNSHIP SHALL BE PROVIDED UPON THE FINAL SITE PLAN SUBMISSION.
- A COUNTY DRAIN EASEMENT WILL BE VERIFIED AND/OR PROVIDED WITH OAKLAND COUNTY FOR THE DRAIN WHICH RUNS IN CLOSE PROXIMITY TO THE WESTERN PROPERTY LINE.

WHITE LAKE TOWNSHIP ENGINEERING DESIGN STANDARDS SPECIFICATIONS
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 BE REQUIRED DURING ALL PHASES OF UNDERGROUND SITE CONSTRUCTION INCLUDING INSTALLATION OF SANITARY SEWERS, STORM SEWERS, DRAINS, WATERMANS 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.

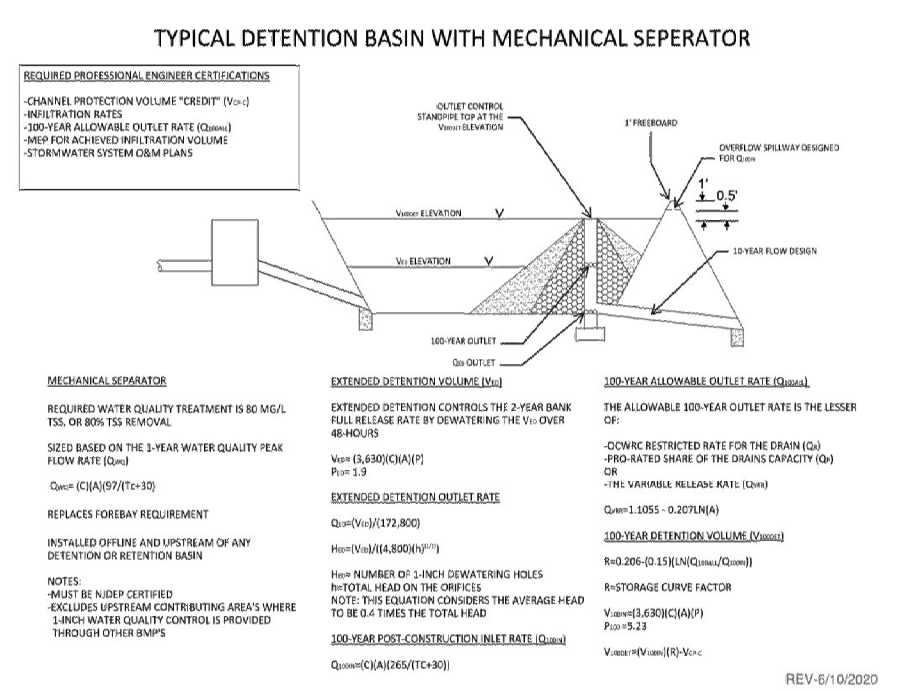
Oakland County Water Resources Commissioner
Schedule of Unit Assignment Factors
Effective July 1, 2018

Category
Commercial 0.04 per 1000 sq. ft.
Multiple Family Residences 0.60 per residence
Restaurants w/o liquor 0.80 per seat
Restaurants w/ liquor 0.85 per fixture
Restaurants w/ liquor 0.35 per fixture

1 REU = 3.5 people x 90 gallons per person per day = 315 gallons per day
= 315 gpd x 1 cft / 7.48 gal. / 24 hrs / 60 min / 60 sec = 0.0004874 cft/sec

Useage calculations
Commercial/retail = 21,120 sft x 0.04 reu / 1000 sft = 0.84 REU
Restaurants w/o liquor = 272 seats x 0.08 per seat = 21.7 REU
Residential = 95 REU
Total flow rate = 117.5 REU x 0.0004784 cft/sec/REU = 0.056 cfs
Capacity of 8" sanitary sewer at 1.0% slope = 1.43 cft/sec

Typical Detention Basin/Forebay Cross Sections



PROPOSED LEGEND

- ASPHALT SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- SIGN
- RETAINING WALL

PROPOSED UTILITY LEGEND

- 12" R - STORM SEWER
- 8" S - SANITARY SEWER
- 8" W - WATER MAIN
- HYDRANT
- GATE VALVE IN WELL
- GATE VALVE IN BOX
- MANHOLE
- CATCHBASIN
- REDUCER

STORM WATER NARRATIVE
This site currently sheet flows to the wetland to the the south and the stream to the west. It discharges to Brendel Lake to the south west. This area is part of the Huron River watershed.

It is proposed to design a detention system following the Engineering standards White Lake Township. This limits the outlet rate of the detention basin to 0.20 cfs per acre, but allows storage of up to 8" of storm water in the parking lot area as long as there is an outlet. It otherwise uses the rules of the Oakland County Water Resources Commissioner.

ADS Barracuda pretreatment units are being used to remove sediment prior to storm water entering the basin as there is limited space for open sediment basins.

The basin is designed with 1 vertical to 3 horizontal side slopes. This will require the basin to be fenced with gate access of at least 8 ft in width.

This design uses two basins connected with an equalizer pipe between them due to site constraints. A single outlet structure is to be used that will outlet directed to the wetland to the south.

DETENTION BASIN CALCULATIONS

PROJECT NAME: Proposed Restaurants and Retail Plaza
Design By: Seth Garner, P.E. Date: 11/9/2021

100 YEAR FLOOD VOLUME STORAGE
V100 = 61218 cft
Ved = 30054 cft

| Pond Area | Additional Pond Area | | | Cumulative | | | |
|-----------------------------------|----------------------|--------|-------------|------------|-------------|---------------|-----------|
| | Elevation | Area A | Vol A (cft) | Area B | Vol B (cft) | Vol A+B (cft) | Vol (cft) |
| 957.3 | 19300 | 14425 | 2743 | 1773 | 70668 | 26840 | 110346 |
| 957 | 18956 | 17904 | 2075 | 1794 | 0 | 0 | 10938 |
| 956 | 16023 | 14630 | 1512 | 1274 | 0 | 0 | 15904 |
| 955 | 13207 | 11326 | 1038 | 842 | 0 | 0 | 12658 |
| 954 | 10445 | 8679 | 647 | 496 | 0 | 0 | 10175 |
| 953 | 8913 | 3342 | 344 | 129 | 0 | 0 | 3471 |
| 952.25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL VOLUME (A+B+Parking) | | | | | | 110948 | CF |

DETENTION BASIN VOLUME CALCULATIONS

PROJECT NAME: Proposed Restaurants and Retail Plaza
Design By: Joseph K. Maynard Date: 2/21/2022

Site Area = 7.91 acres
Wetland Area = 0.98 acres
Public R.O.W. Area = 1.12 acres
Net Area = 5.81 acres
Rational C value = 0.75 for commercial sites
Infiltration = No infiltration onsite

Required Extended Detention Volume
Ved = 3630 x C x A x P
P = 1.9
Ved = 30054 cft

Required 100 year Detention
V100R = Volume retained = 18885 x C x A
V100D = Volume detained for 100 year storm event = 110346
V100 = V100R + V100D = 129231 cft

Calculate # of Orifice Openings
Orifice Area = 110346 / 110346 = 1
Orifice = 1 x 110346 = 110346 sq ft

ORIFICE TABLE

| Required water Quality Treatment Rate | Calculated | Elevation | Orifice # | Diam. (in) |
|--|------------|-----------|-----------|------------|
| R8 Tributary Area = 4.78 acres Qw1 = C x A x 97/(Tc+30) = 6.9549 cfs | 1 | 955.37 | 23 | 1 |
| R31 Tributary Area = 0.54 acres Qw2 = C x A x 97/(Tc+30) = 0.7857 cfs | 1 | 952.25 | 5 | 1 |
| R4 Tributary Area = 0.49 acres Qw3 = C x A x 97/(Tc+30) = 0.71295 cfs | 1 | | | |

Figure 1 Maximum Hydraulic Rate & Rim to Outlet Invert Difference

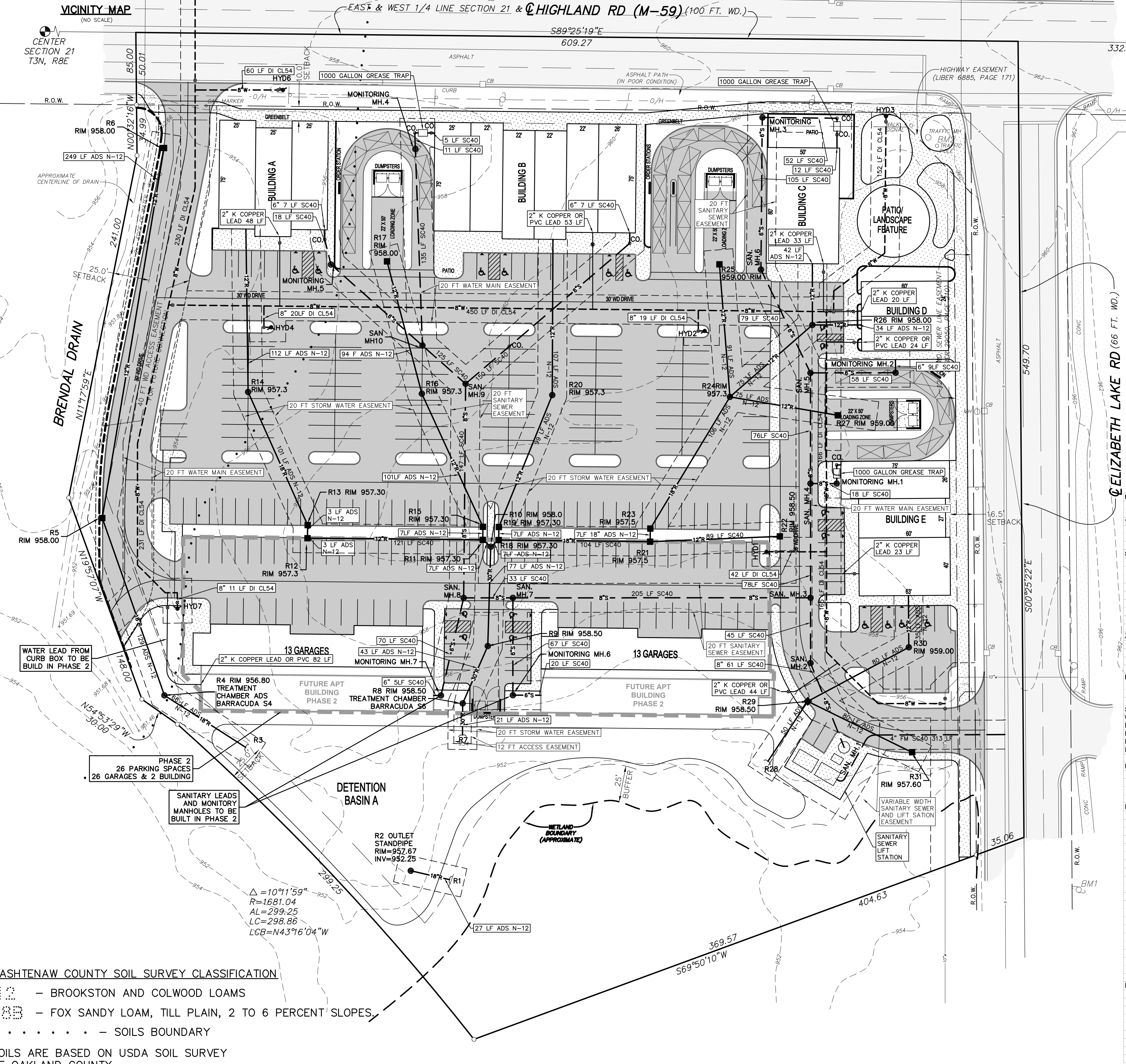
| Barracuda 54 (48" Marhoke) | Maximum Hydraulic Rate (By-pass) | Required Rim to Outlet Invert Difference (in feet) |
|----------------------------|----------------------------------|--|
| 3.8 (95.1) | 38 (9.14) | 5.5 (14.18) |
| 7.6 (19.3) | 41 (10.41) | 7.6 (19.3) |
| 15.2 (38.6) | 42 (10.67) | 10.8 (27.3) |
| 30.4 (77.2) | 44 (11.17) | |

Table 1 Maximum Hydraulic Rate & Rim to Outlet Invert Difference

| Barracuda 56 (72" Marhoke) | Maximum Hydraulic Rate (By-pass) | Required Rim to Outlet Invert Difference (in feet) |
|----------------------------|----------------------------------|--|
| 5.2 (13.2) | 38 (9.65) | 5.5 (14.18) |
| 10.4 (26.4) | 41 (10.41) | 7.6 (19.3) |
| 20.8 (52.8) | 42 (10.67) | 10.8 (27.3) |
| 41.6 (105.6) | 44 (11.17) | |

Table 2 Maximum Hydraulic Rate & Rim to Outlet Invert Difference

| Barracuda 58 (96" Marhoke) | Maximum Hydraulic Rate (By-pass) | Required Rim to Outlet Invert Difference (in feet) |
|----------------------------|----------------------------------|--|
| 13.0 (32.5) | 41 (10.41) | 5.5 (14.18) |
| 26.0 (65.0) | 42 (10.67) | 7.6 (19.3) |
| 52.0 (130.0) | 44 (11.17) | 10.8 (27.3) |



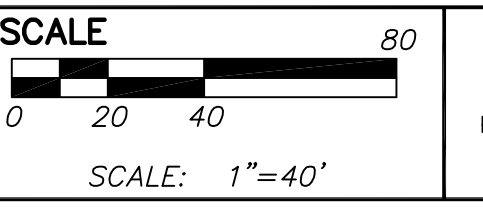
WASHTEWAW COUNTY SOIL SURVEY CLASSIFICATION
10 - BROOKSTON AND COLWOOD LOAMS
10B - FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES.
..... - SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF OAKLAND COUNTY.

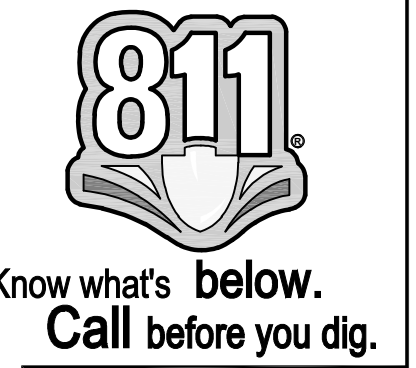
LEGEND
L - LIGHT POLE
U - UTILITY POLE
G - GUY ANCHOR
H - HYDRANT
S - SPOT ELEV.
P - POST
G - GATE VALVE
M - MANHOLE
C - CATCHBASIN
E - END SECTION
TC - TOP OF CURB
TW - TOP OF WALL
O - MANHOLE
C - CATCHBASIN
E - END SECTION
G - GRAVEL
F - FENCE
CONC - CONCRETE
ASP - ASPHALT
E - EXISTING STORM
S - EXISTING SANITARY
W - EXISTING WATER
G - EXISTING GAS
E - EXISTING ELECTRIC
T - EXISTING TELEPHONE

BENCHMARK
BM1=NAIL IN WEST FACE OF UTILITY POLE, EAST OF ELIZABETH LAKE RD AND 550' S. SOUTH OF M-59, ELEV=960.00 (NAVD 88).
BM2=NELY BOLT ON BASE OF TRAFFIC SIGNAL POLE, WEST OF ELIZABETH LAKE RD AND SOUTH OF M-59, ELEV=960.81 (NAVD 88).

REVISIONS - 2022-03-30 PER REVIEW.



PREPARED BY: *Joseph K. Maynard*
JOSEPH K. MAYNARD P.E., MICH No. 52559



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CIVIL ENGINEERS
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3526 W. LIBERTY RD
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TEL: 734-761-8900

BRIGHTWAY CONSTRUCTION
40500 ANN ARBOR RD
SUITE 100LL
PLYMOUTH, MI 48170

PROPOSED RESTAURANT'S, RETAIL & RESIDENTIAL UTILITY PLAN

SECTION 21 NORTH RANGE 8 EAST
TOWN 3 NORTH RANGE 8 EAST
OAKLAND COUNTY • MICHIGAN
JOB NO. 32899
DATE 2-21-2022
DWG NO. 899-UTIL
FIELD BOOK - 10742
FILE NO. 10742

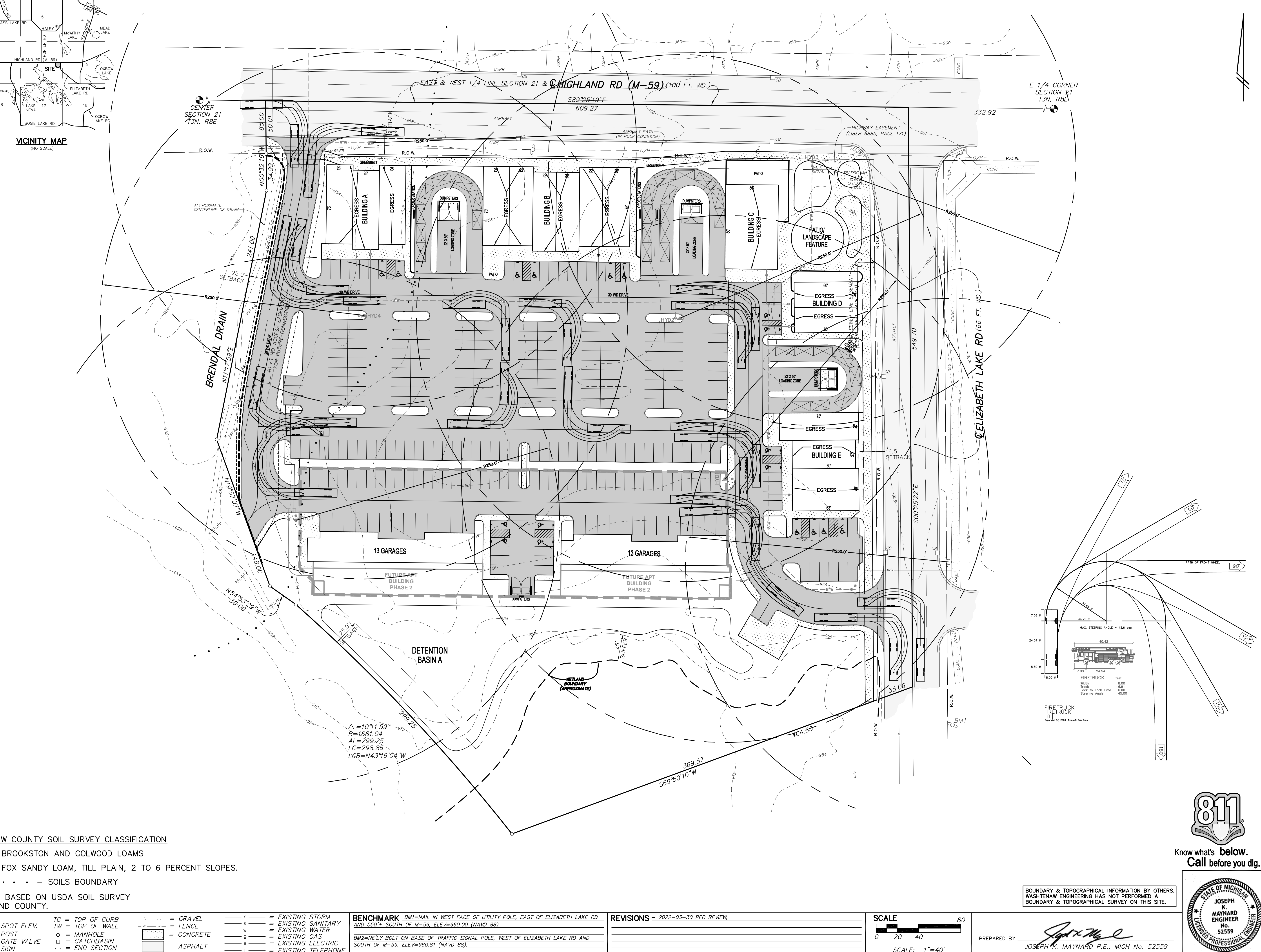
SP-4

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WASHTEANAW COUNTY SOIL SURVEY CLASSIFICATION

- BROOKSTON AND COLWOOD LOAMS
 - FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES.
 - SOILS BOUNDARY

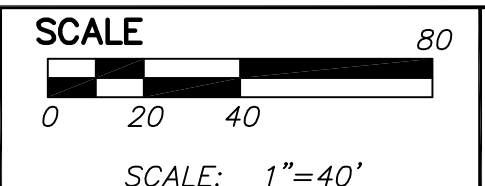
SOILS ARE BASED ON USDA SOIL SURVEY OF OAKLAND COUNTY.

LEGEND

| | | | | |
|--|------------|------------------|---------------|--------------------------|
| | SPOT ELEV. | TC = TOP OF CURB | --- = GRAVEL | --- = EXISTING STORM |
| | POST | TW = TOP OF WALL | - - - = FENCE | --- = EXISTING SANITARY |
| | GATE VALVE | ○ = MANHOLE | ▒ = CONCRETE | --- = EXISTING WATER |
| | SIGN | □ = CATCHBASIN | ▒ = ASPHALT | --- = EXISTING GAS |
| | | └ = END SECTION | | --- = EXISTING ELECTRIC |
| | | | | --- = EXISTING TELEPHONE |

BENCHMARK BM1=NAIL IN WEST FACE OF UTILITY POLE, EAST OF ELIZABETH LAKE RD AND 550± SOUTH OF M-59, ELEV=960.00 (NAVD 88).
 BM2=NELLY BOLT ON BASE OF TRAFFIC SIGNAL POLE, WEST OF ELIZABETH LAKE RD AND SOUTH OF M-59, ELEV=960.81 (NAVD 88).

REVISIONS - 2022-03-30 PER REVIEW.



PREPARED BY *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH No. 52559

BOUNDARY & TOPOGRAPHICAL INFORMATION BY OTHERS. WASHTEANAW ENGINEERING HAS NOT PERFORMED A BOUNDARY & TOPOGRAPHICAL SURVEY ON THIS SITE.

PROJECT: RESTAURANT'S, RETAIL & RESIDENTIAL

SECTION 21 TOWN 3 NORTH RANGE 8 EAST

CLIENT: BRIGHTWAY CONSTRUCTION
 40500 ANN ARBOR RD
 SUITE 105LL
 PLYMOUTH, MI 48170

FILE NO. 10742

DATE 2-21-2022 JOB NO. 32899 DWG NO. 899-fire FIELD BOOK SHEET

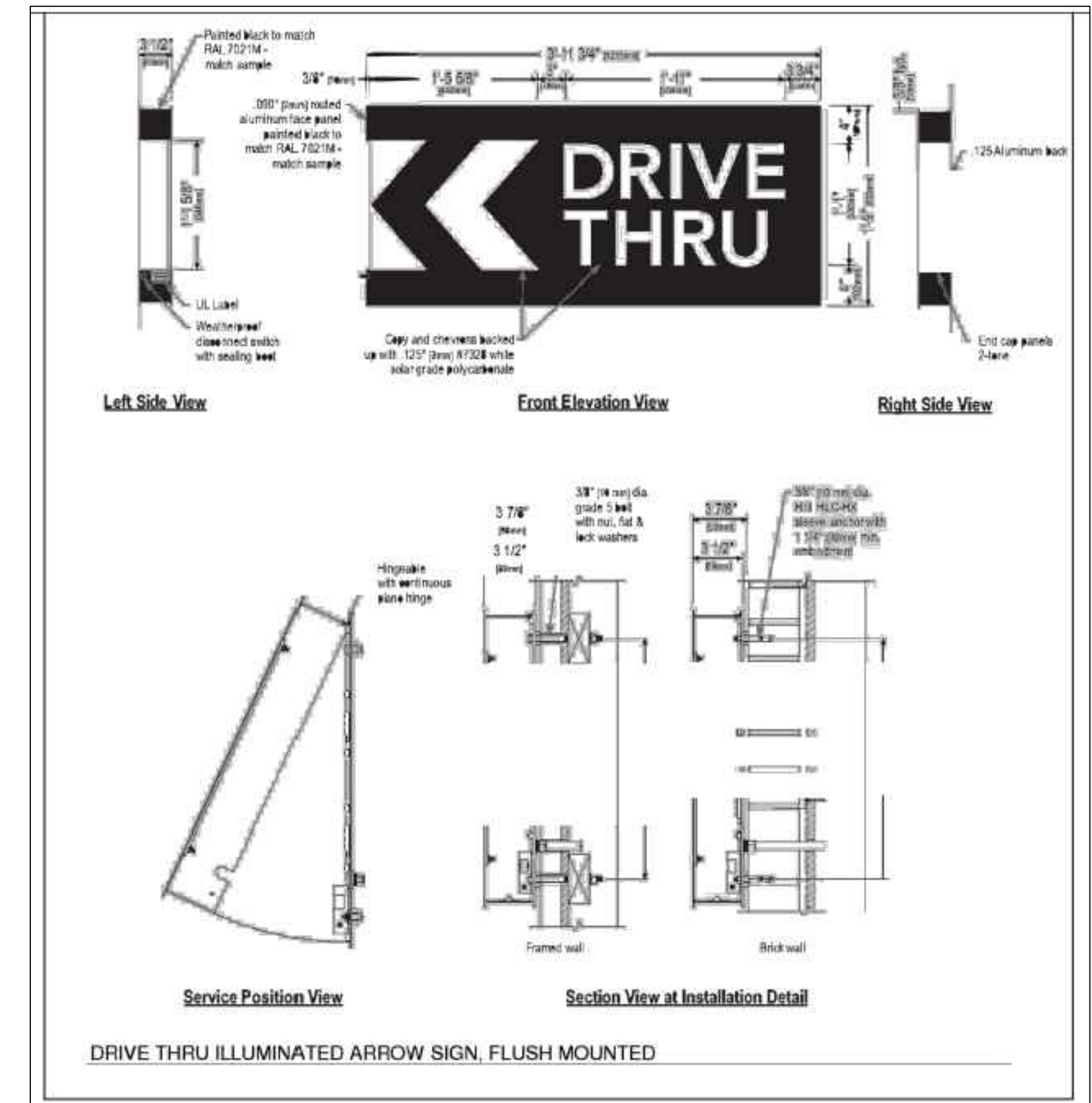
WASHTEANAW ENGINEERING
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 ANN ARBOR, MI 48103
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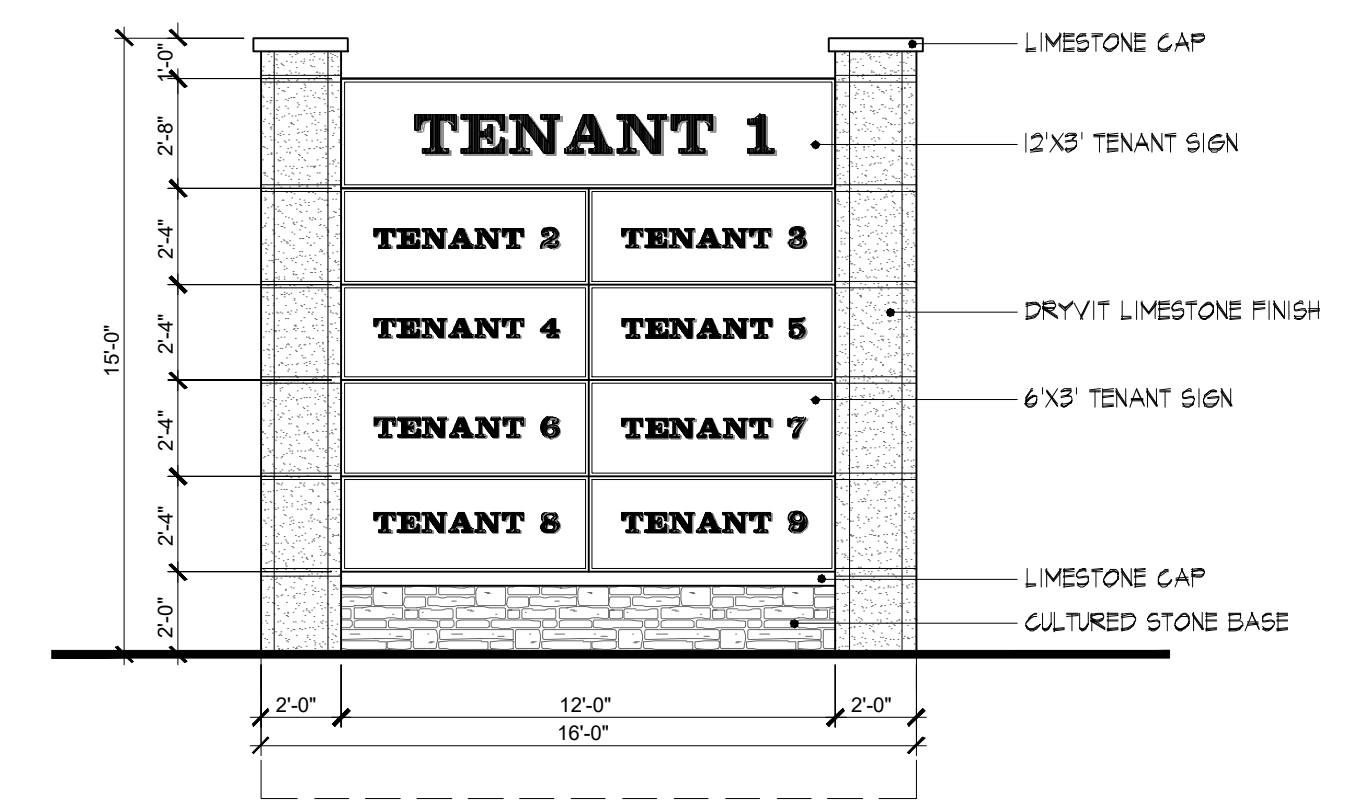
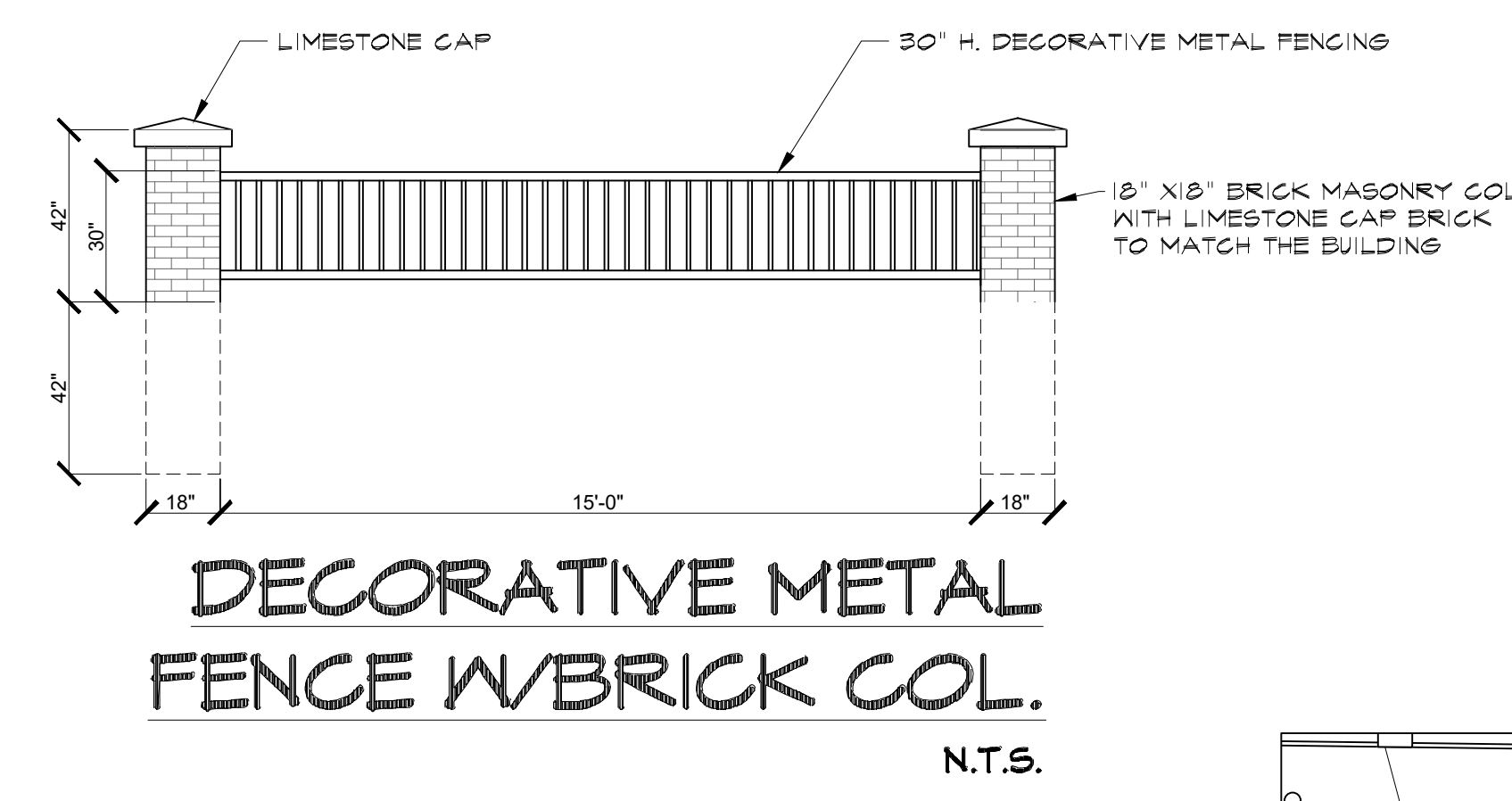
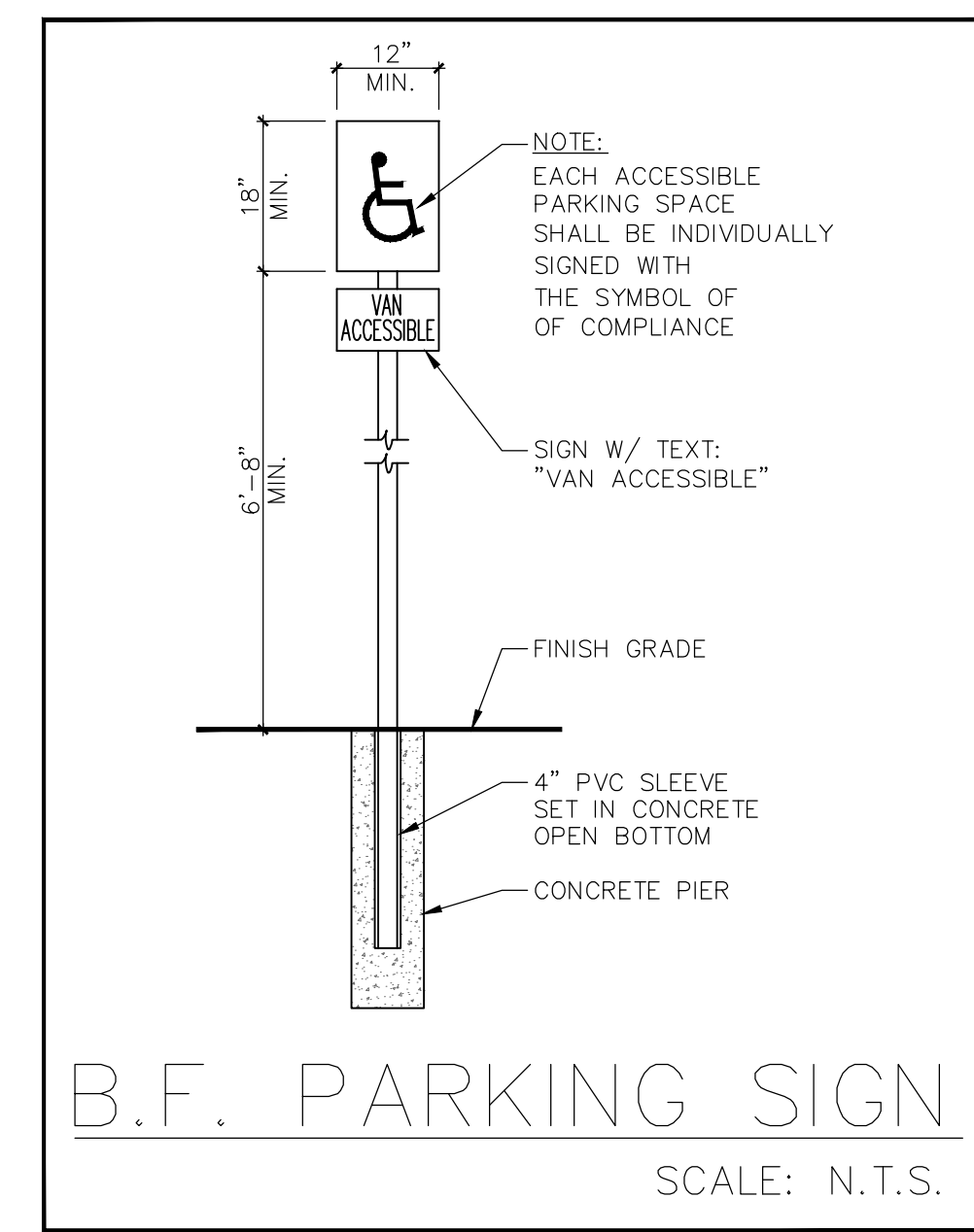
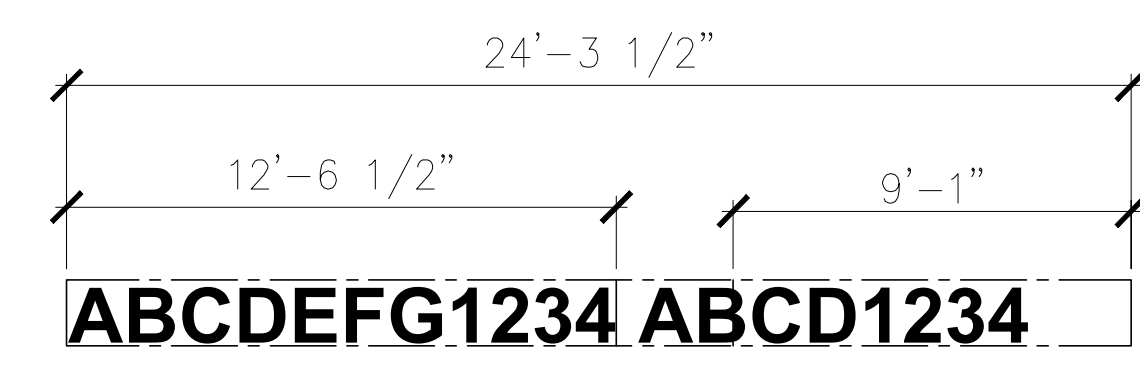
SITE DETAILS

PROJECT:
**PROPOSED RESTAURANTS
AND RETAILS PLAZA**
ADDRESS:
(21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

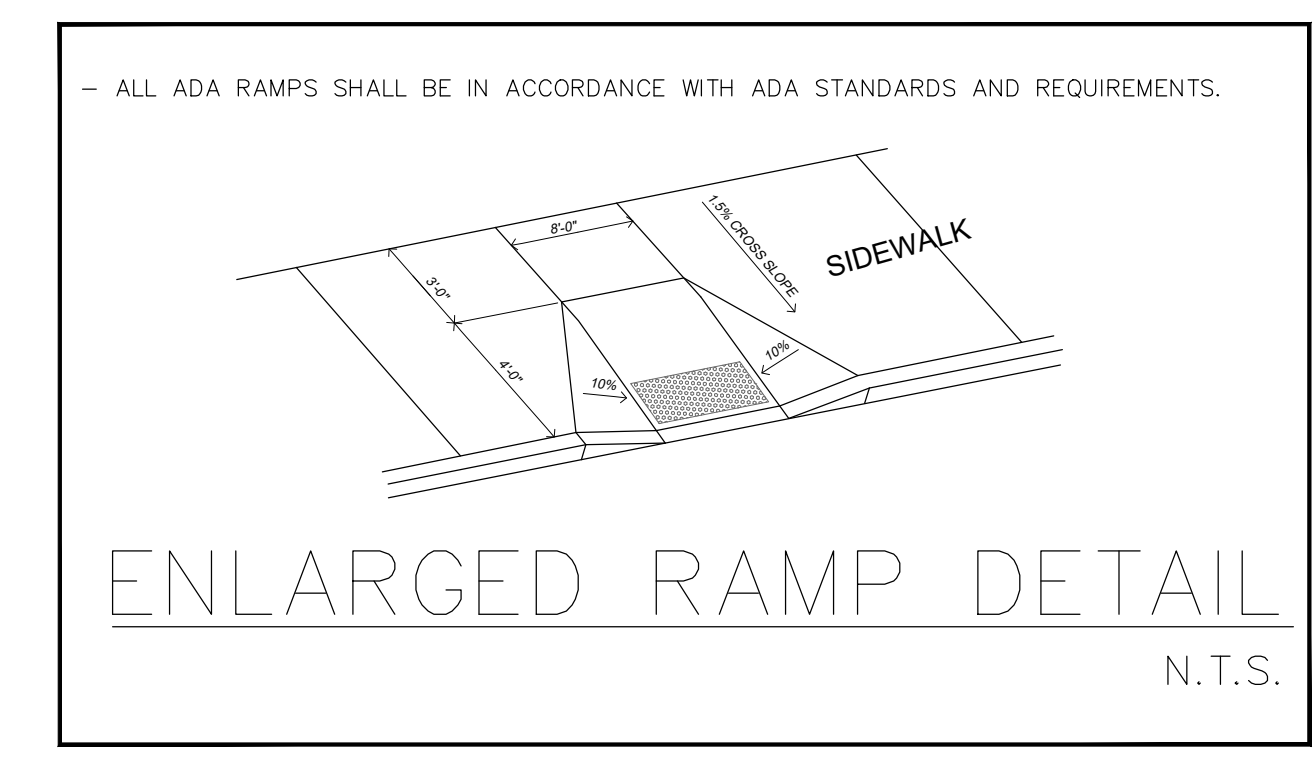
| | |
|---------------|------------|
| REVISION NO.: | |
| REV. DATE: | |
| REVISION NO.: | |
| REV. DATE: | |
| DATE: | 09/29/2021 |
| JOB #: | |
| SCALE: | AS NOTED |
| SHEET NO.: | SP-6 |



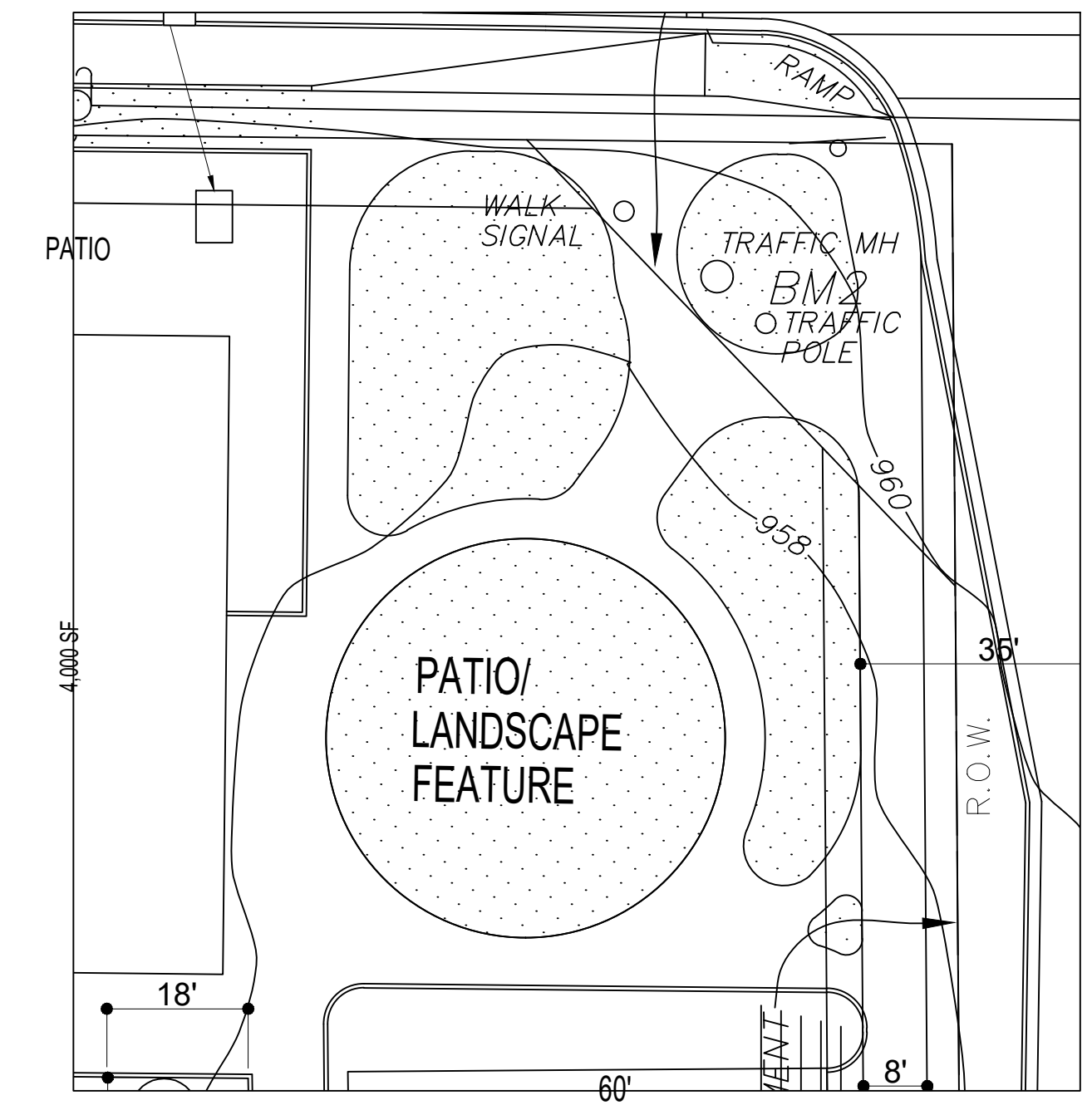
DRIVE THRU ILLUMINATED ARROW SIGN, FLUSH MOUNTED



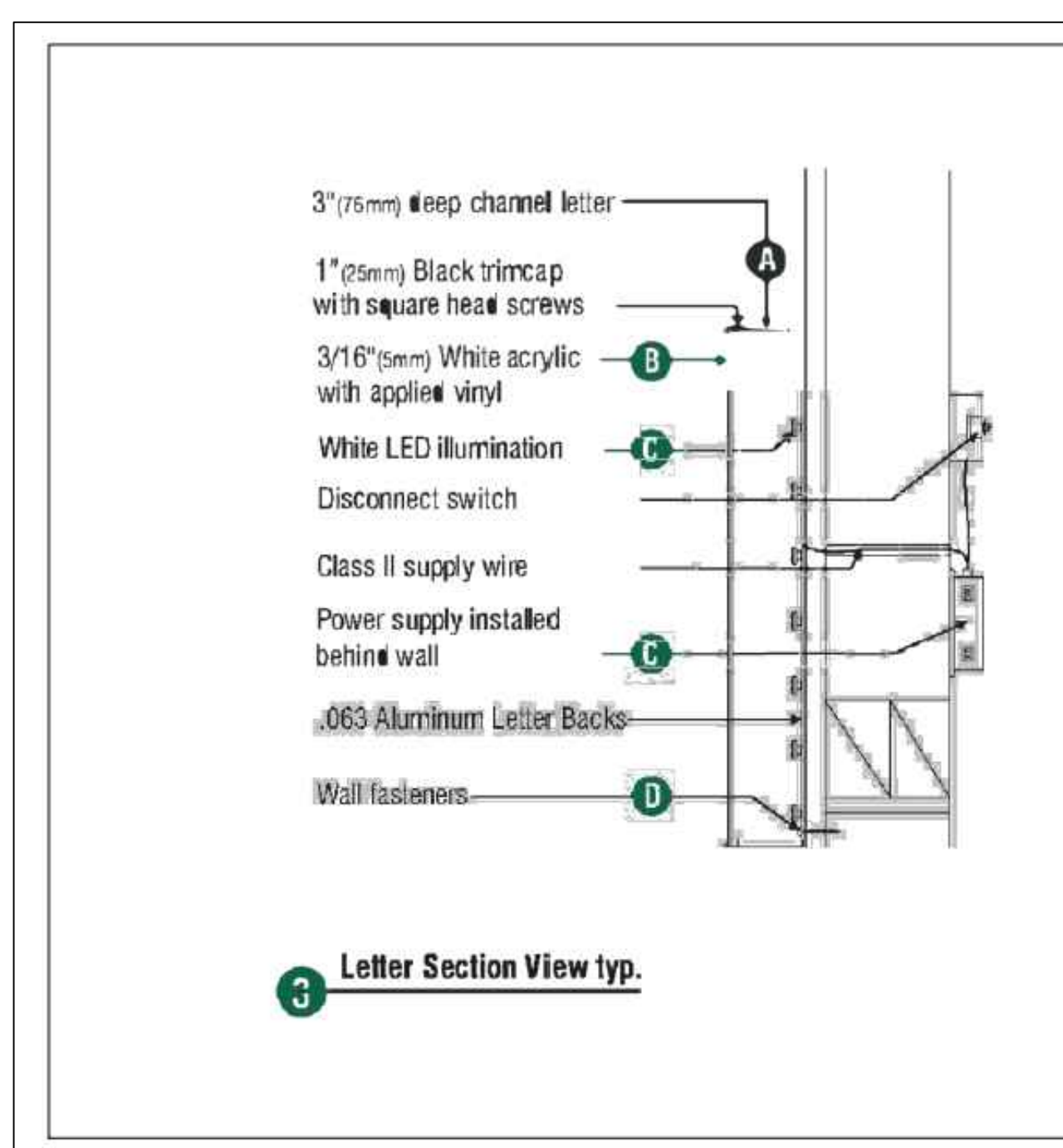
PROPOSED MULTI TENANT MONUMENT SIGNS
SCALE: 3/16" = 1'-0"



ENLARGED RAMP DETAIL
N.T.S.



ENLARGED DETAIL - NORTH-EAST CORNER
SCALE: 1" = 20'-0"



SPECIFICATIONS:

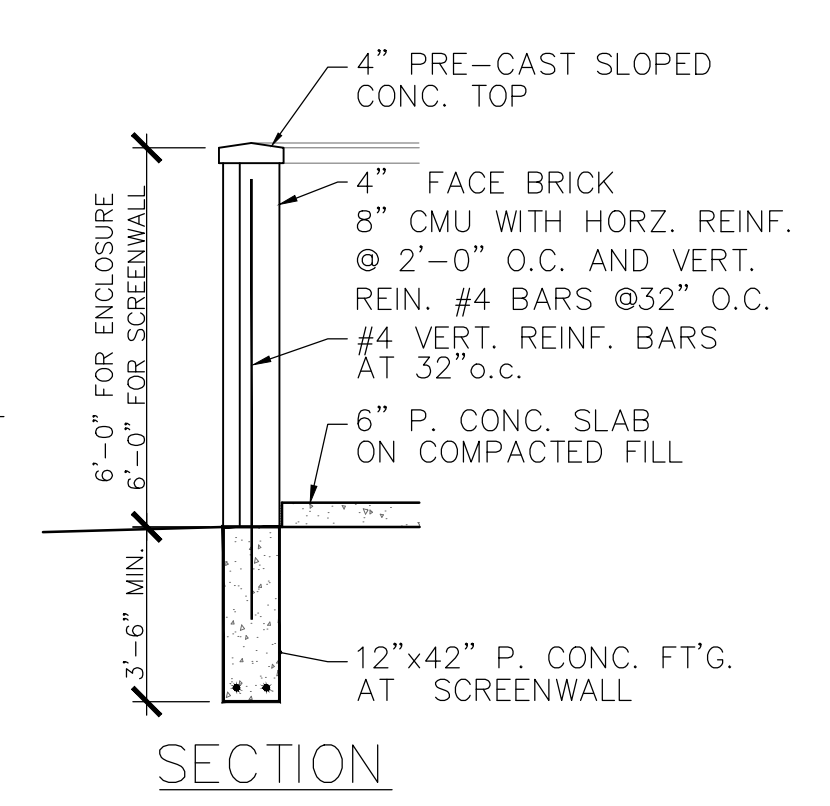
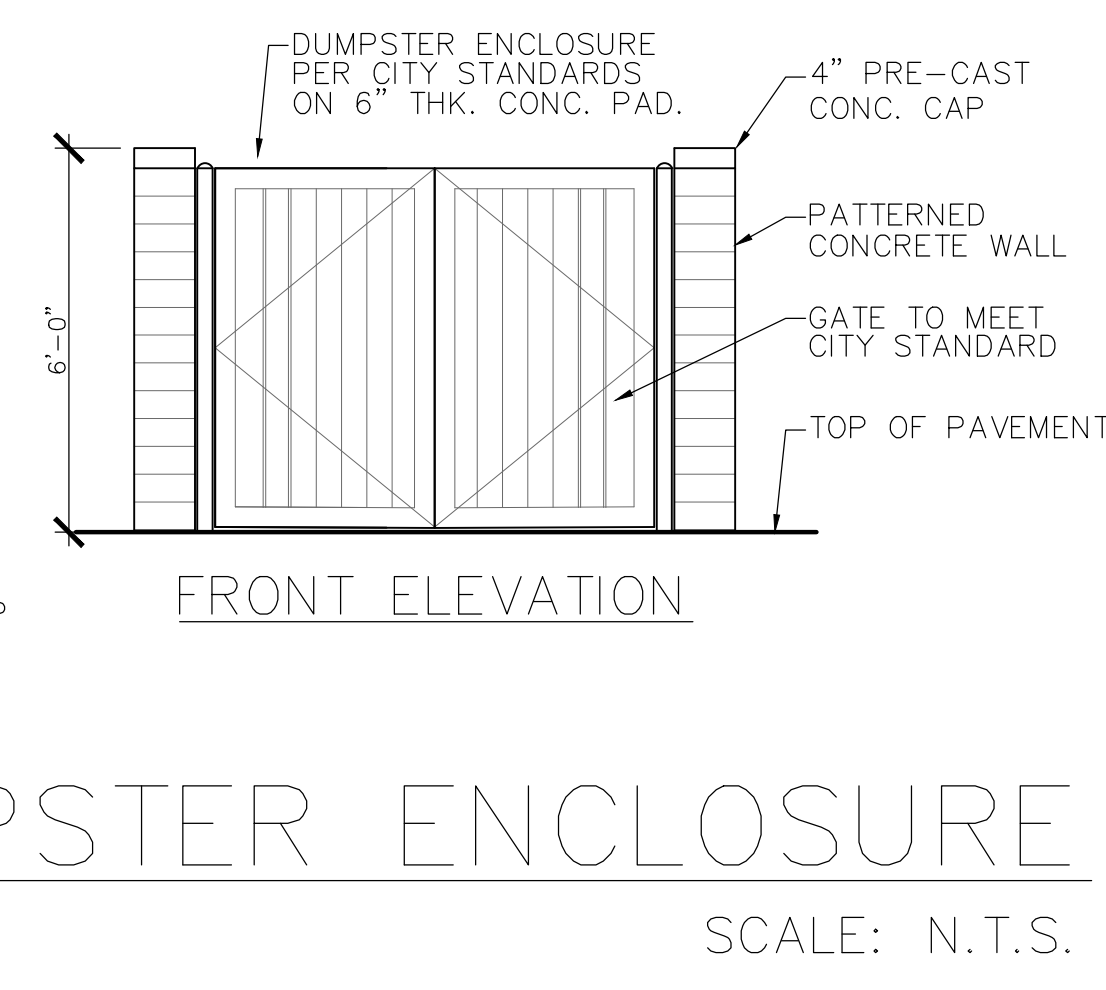
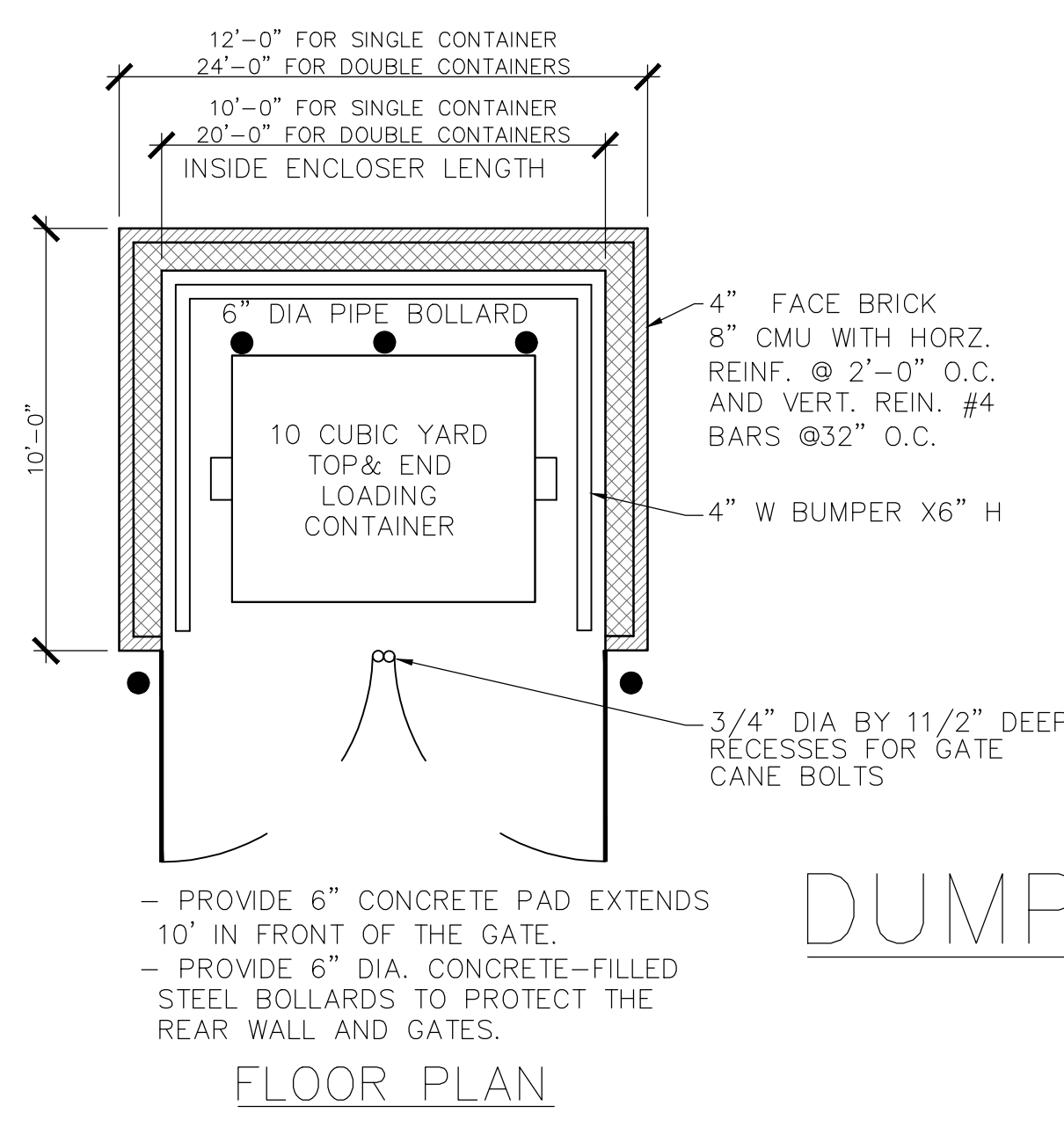
A Internally illuminate channel letters to be fabricated from 0.040 / 3003 aluminum with pre-painted white interiors and painted black polyurethane exteriors, 3" (76mm) deep. Letters backs to be .063 Black & White aluminum pop-rirete to sidewalls and sealed.

B Faces to be 3/16" (5mm) White acrylic with 1" (25mm) Black Trimcap retainer edging. Letter face vinyl is 1st surface 3M 3630-76 Holly Green vinyl with scratch borders.

C Internally illuminate letters with Lumificient™ White LED's attached to inside of letter backs. Power with 120v Lumificient™ power supplies. Power to be located behind wall.

D Fasten letters flush to wall with required fasteners.

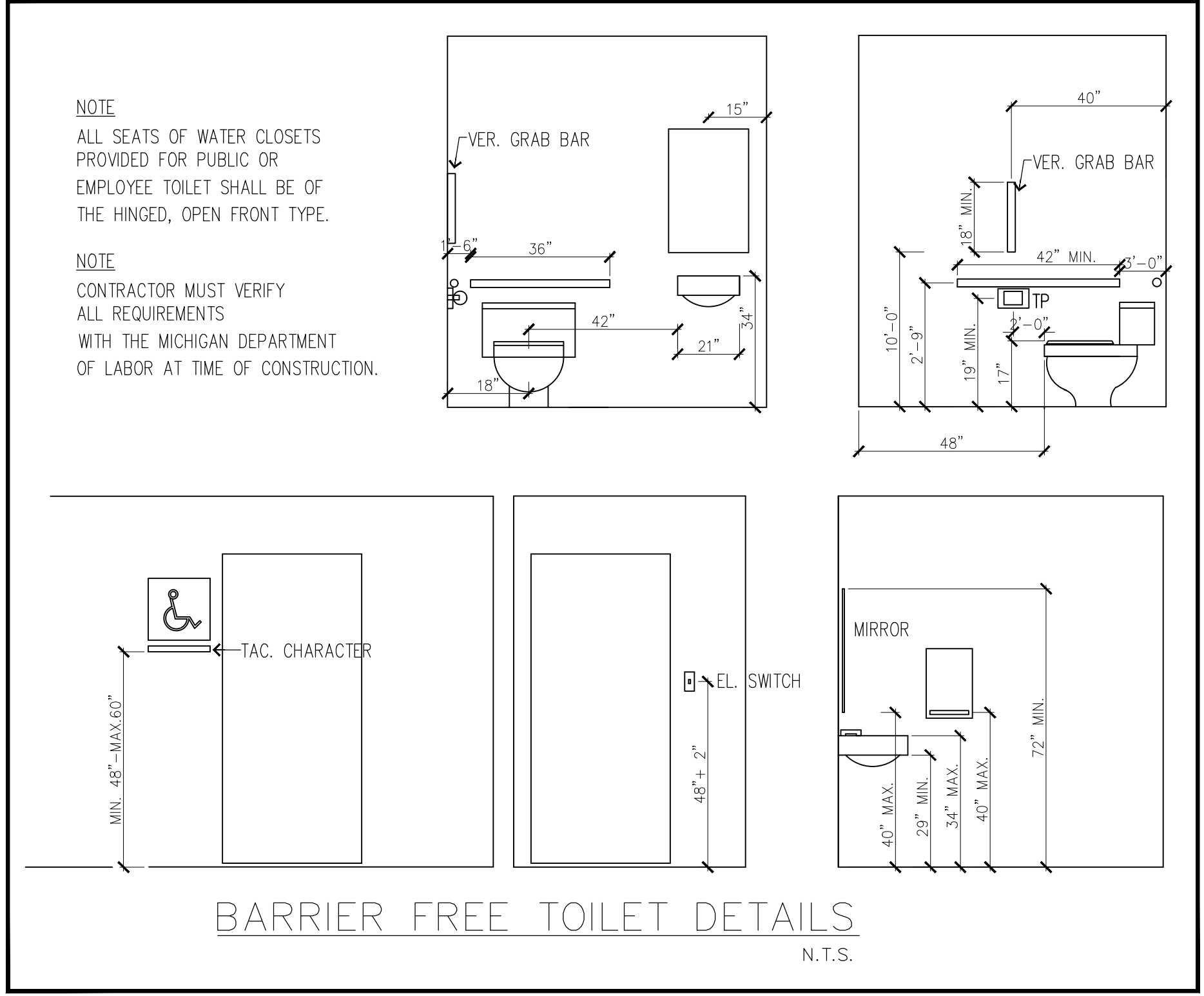
ILLUMINATED WORDMARK SIGNAGE, FLUSH MOUNTED



DUMPSTER ENCLOSURE
SCALE: N.T.S.

| DOOR SCHEDULE | | | |
|---------------|------------------------|--|-------------|
| DOOR NO. | DIMENSIONS | DESCRIPTION | FRAME |
| D1 | 3'-0" x 7'-0" x 1 3/4" | SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH | METAL FRAME |
| D2 | 3'-0" x 7'-0" x 1 3/4" | SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE | METAL FRAME |
| D3 | 3'-0" x 7'-0" x 1 3/4" | 1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE | METAL FRAME |
| D4 | 3'-0" x 7'-0" x 1 3/4" | HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK | METAL FRAME |

NOTES:
 - ALL HARDWARE SETS TO BE SELECTED BY OWNER.
 - ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
 - ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.



| WALL LEGEND | |
|-------------|--|
| | EXTERIOR WALL - SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 8" C.M.U. W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOWEL AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT |
| | INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 5/8"-20 GA. METAL STUDS @ 16" O.C. |
| | 2-HOUR FIRE RATED WALL: (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 3 5/8" METAL STUDS AT 16" O.C. |

MICHIGAN BUILDING CODE 2015

BUILDING DATA:

USE GROUP: RETAIL SPACES
 CONSTRUCTION CLASSIFICATION: M (MERCANTILE)
 BUILDING HEIGHT: 25 FEET
 SPRINKLER SYSTEM: SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT
 GROSS AREA: 5,625 SQ. FT.

OCCUPANCY CALCULATIONS:

FOR EACH RETAIL = 1,875 SQ. FT./60 = 32 OCCUPANTS, 64 OCCUPANTS FOR 2

FOR EACH RESTAURANT:

WAITING AREA & DINING AREAS: (15 NET/PERSON) = 816 SQ. FT./15 = 55 OCCUPANTS
 KITCHEN AREAS: (200 GROSS/PERSON) = 814 SQ. FT./200 = 5 OCCUPANTS
 OTHER AREAS: (340 GROSS/PERSON) = 254 SQ. FT./300 = 2 OCCUPANTS

RESTAURANT OCCUPANT LOAD = 55+5+2 = 62 OCCUPANTS

OVERALL OCCUPANT LOAD = 62+32+32 = 126 OCCUPANTS

1 EGRESS EXIT REQUIRED FOR EACH TENANT
 2 EGRESS EXITS FOR EACH TENANT

NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL:
 NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL:

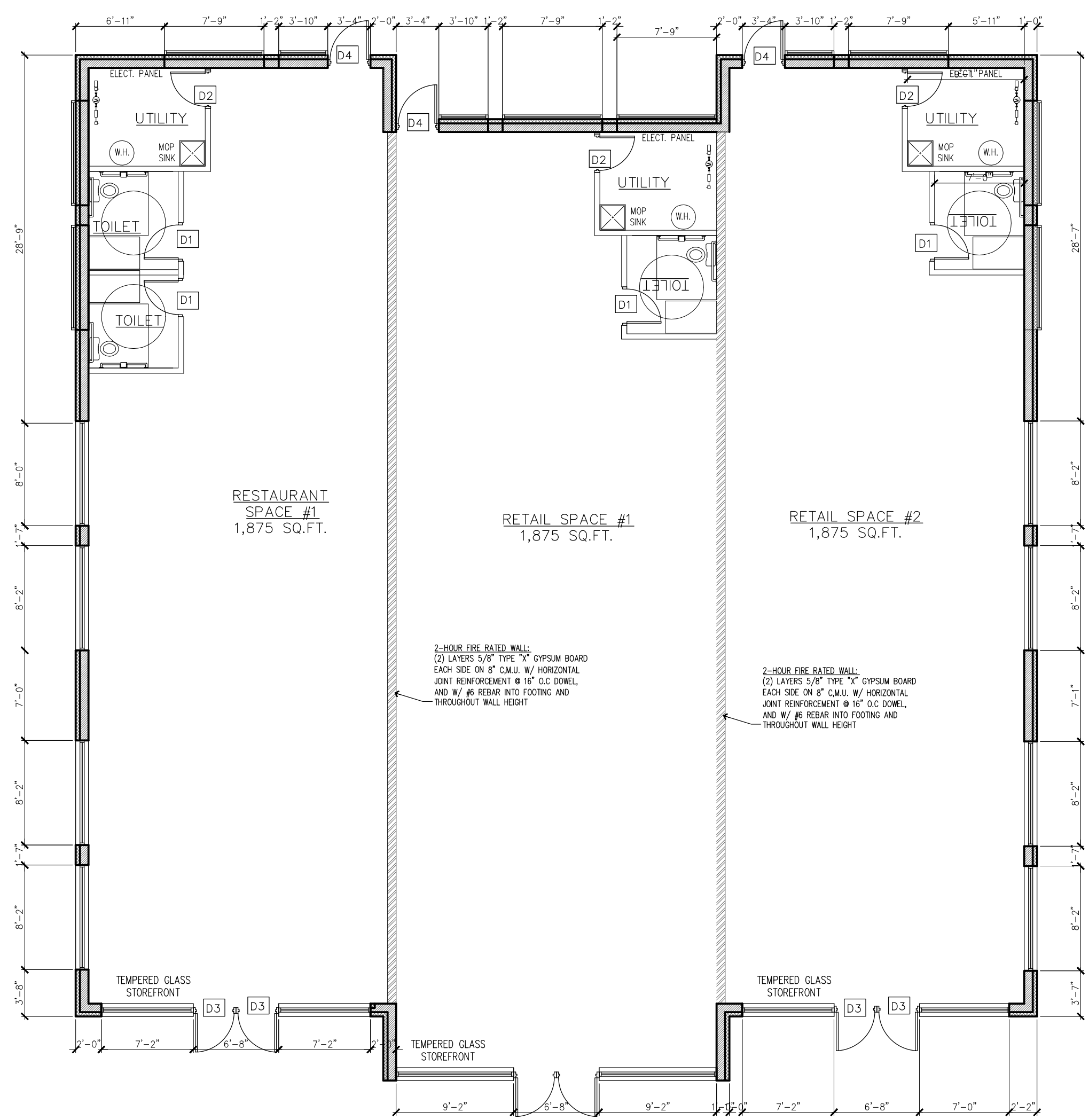
MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)
 MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 52 FEET

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE MMC 2015
- 2018 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8.
- ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, INCLUDING 2015 MICHIGAN BUILDING CODE, NFPA, NEC & MICHIGAN BARRIER FREE DESIGN.
2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
5. CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
7. CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
9. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (U.N.O.).
10. ALL INTERIOR PARTITIONS ARE 3 5/8" STEEL STUDS @ 16" o.c., U.N.O.
11. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
12. INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.



ARCHITECT:
 EDWARD ALSHAIB,
 6445 WINONA
 ALLEN PARK, MI 48101
 PH:(313) 282-3453
 EALSHAIB@GMAIL.COM



BUILDING A
 FLOOR PLAN

PROJECT:
**PROPOSED RESTAURANTS
 AND RETAILS PLAZA**
 ADDRESS:
 (21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
 CLIENT'S NAME: NAZIR JAWICH

| | |
|---------------|------------|
| REVISION NO.: | |
| REV. DATE: | |
| REVISION NO.: | |
| REV. DATE: | |
| DATE: | 09/29/2021 |
| JOB #: | |
| SCALE: | AS NOTED |
| SHEET NO.: | A-1 |

MICHIGAN BUILDING CODE 2015

BUILDING DATA:

USE GROUP: RETAIL SPACES & RESTAURANT.
CONSTRUCTION CLASSIFICATION: M (MERCANTILE) & A-2 (ASSEMBLY)
BUILDING HEIGHT: 25 FEET.
SPRINKLER SYSTEM: SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT
GROSS AREA: 2,280 SQ. FT. (RESTAURANT)+ 6,200 SQ. FT. (RETAILS)= 8,480 SQ. FT.

OCCUPANCY CALCULATIONS:

FOR EACH RESTAURANT SPACE:

WAITING AREA & DINING AREAS: (15 NET/PERSON) = 816 SQ. FT./15 = 55 OCCUPANTS
KITCHEN AREAS: (200 GROSS/PERSON) = 814 SQ. FT./200 = 5 OCCUPANTS
OTHER AREAS: (340 GROSS/PERSON) = 254 SQ. FT./300 = 2 OCCUPANTS

RESTAURANT OCCUPANT LOAD = 55+5+2 = 62 OCCUPANTS

FOR RETAILS SPACES:

- FOR TENANT #1 = 1,650 SQ. FT./60 = 28 OCCUPANTS
- FOR TENANT #2 = 1,650 SQ. FT./60 = 28 OCCUPANTS
- FOR TENANT #3 = 1,650 SQ. FT./60 = 28 OCCUPANTS
- FOR TENANT #4 = 1,650 SQ. FT./60 = 28 OCCUPANTS
- FOR TENANT #5 = 1,950 SQ. FT./60 = 33 OCCUPANTS

RETAIL TOTAL OCCUPANT LOAD = 145 OCCUPANTS

TOTAL OCCUPANT LOAD = 145+62 = 207 OCCUPANTS

NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL: 1 EGRESS EXIT REQUIRED FOR EACH TENANT
NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL: 2 EGRESS EXITS FOR EACH TENANT

MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)
MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 47 FEET

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE MMC 2015
- 2018 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8, ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, INCLUDING 2015 MICHIGAN BUILDING CODE, NFPA, NEC & MICHIGAN BARRIER FREE DESIGN.
2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
5. CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
7. CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
9. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (U.N.O.).
10. ALL INTERIOR PARTITIONS ARE 3 5/8" STEEL STUDS @ 16" o.c., U.N.O.
11. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
12. INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.

DOOR SCHEDULE

| DOOR NO. | DIMENSIONS | DESCRIPTION | FRAME |
|----------|------------------------|--|-------------|
| D1 | 3'-0" x 7'-0" x 1 3/4" | SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH | METAL FRAME |
| D2 | 3'-0" x 7'-0" x 1 3/4" | SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE | METAL FRAME |
| D3 | 3'-0" x 7'-0" x 1 3/4" | 1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE | METAL FRAME |
| D4 | 3'-0" x 7'-0" x 1 3/4" | HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK | METAL FRAME |

NOTES:

- ALL HARDWARE SETS TO BE SELECTED BY OWNER.
- ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
- ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

WALL LEGEND

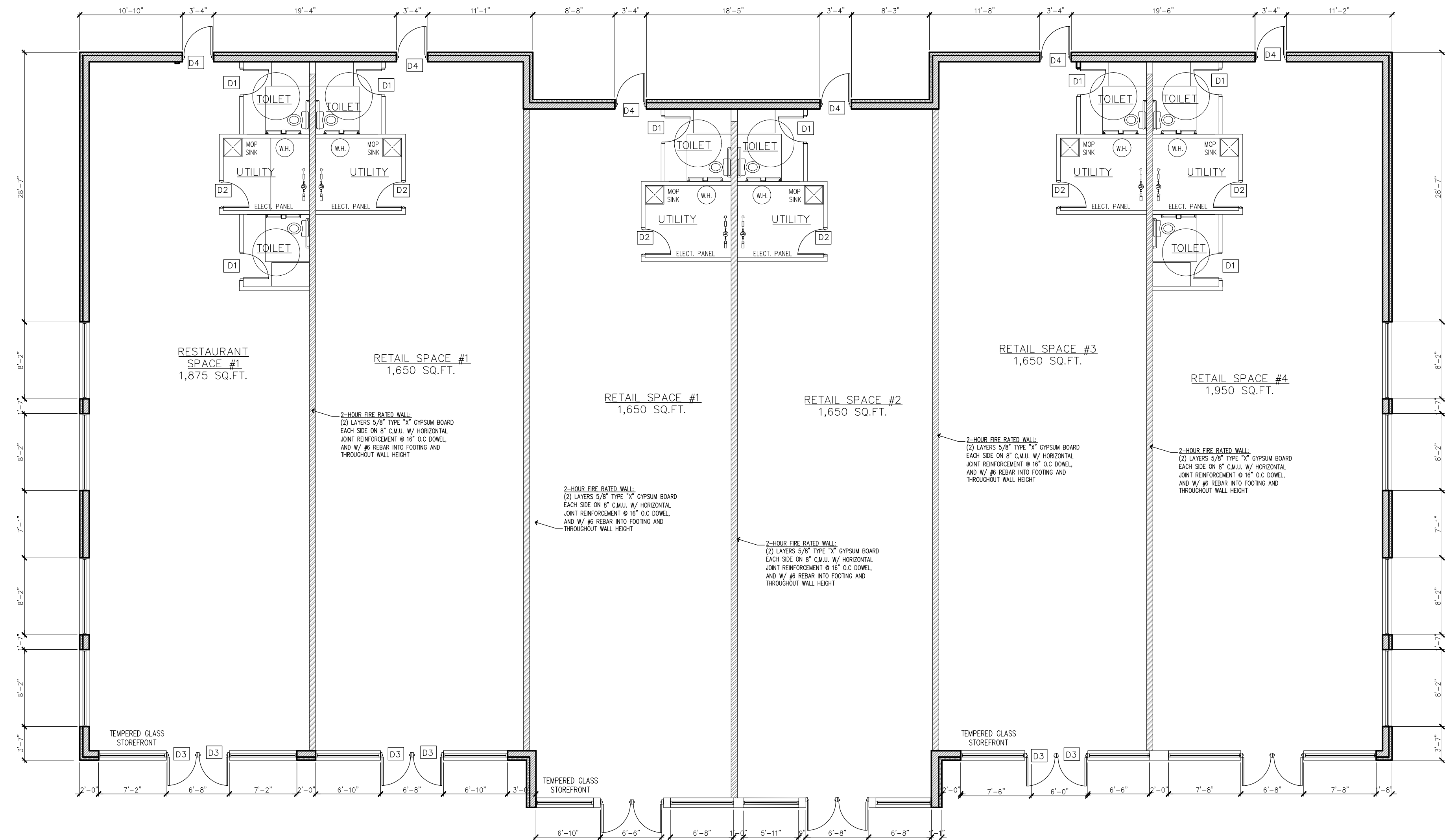
- EXTERIOR WALL:
SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH
- 8" C.M.U. W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOWEL, AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT
- INTERIOR PARTITIONS:
5/8" DRYWALL ON 3 5/8"-20 GA. METAL STUDS @ 16" O.C.
- 2-HOUR FIRE RATED WALL:
(2) LAYERS 5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C.

NOTE
ALL SEATS OF WATER CLOSETS PROVIDED FOR PUBLIC OR EMPLOYEE TOILET SHALL BE OF THE HINGED, OPEN FRONT TYPE.

NOTE
CONTRACTOR MUST VERIFY ALL REQUIREMENTS WITH THE MICHIGAN DEPARTMENT OF LABOR AT TIME OF CONSTRUCTION.



BARRIER FREE TOILET DETAILS
N.T.S.



BUILDING "B" - PROP. FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING B
FLOOR PLAN

PROJECT:
**PROPOSED RESTAURANTS
AND RETAILS PLAZA**
ADDRESS:
(21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISION NO. :
REV. DATE:
REVISION NO. :
REV. DATE:
DATE: 09/29/2021
JOB #:
SCALE: AS NOTED
SHEET NO.:
A-2



BUILDING D
FLOOR PLAN

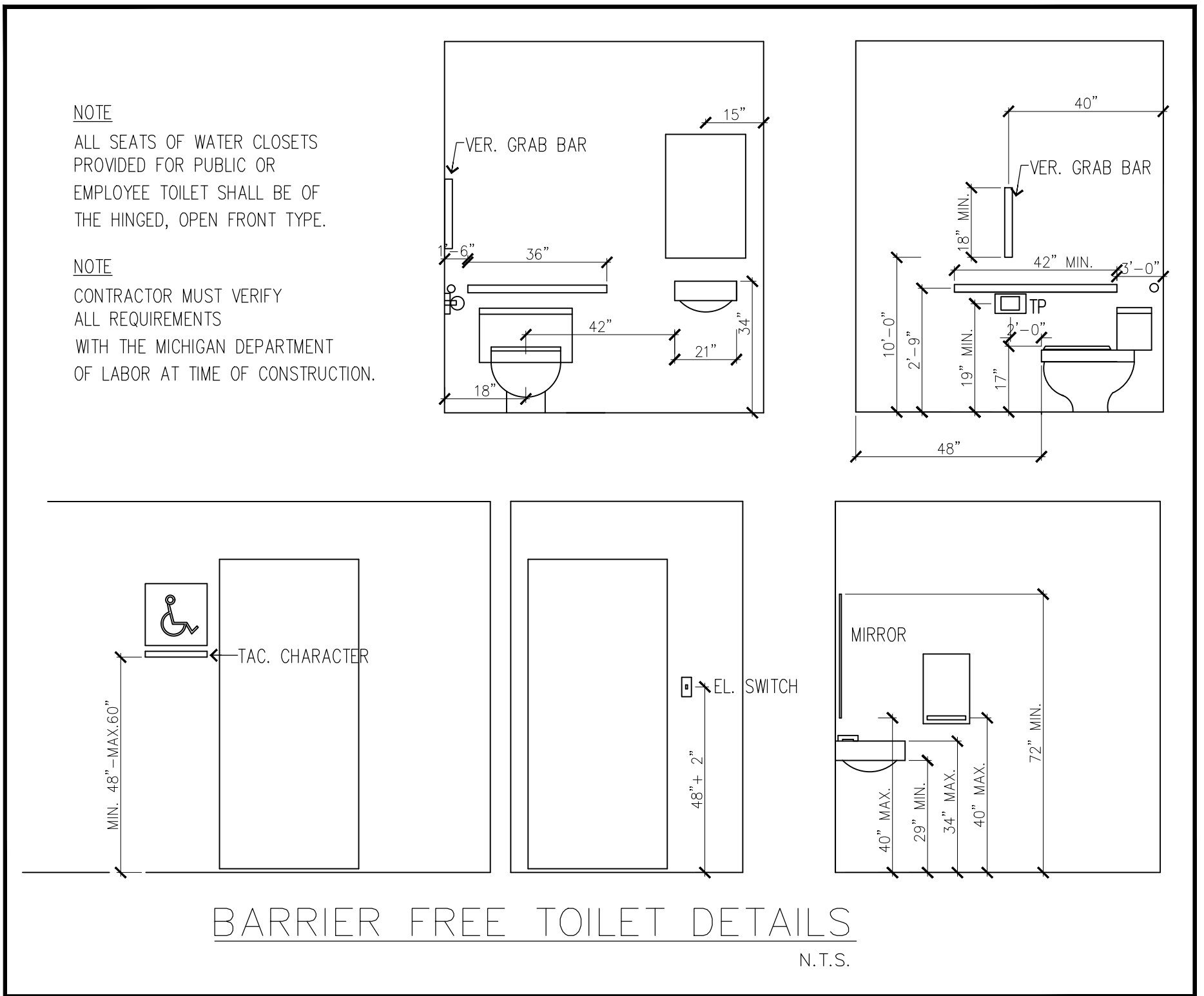
PROJECT:
**PROPOSED RESTAURANTS
AND RETAILS PLAZA**
ADDRESS:
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| DATE: 09/29/2021 |
| JOB #: |
| SCALE: AS NOTED |
| SHEET NO.: |

| DOOR SCHEDULE | | | |
|---------------|------------------------|--|-------------|
| DOOR NO. | DIMENSIONS | DESCRIPTION | FRAME |
| D1 | 3'-0" x 7'-0" x 1 3/4" | SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH | METAL FRAME |
| D2 | 3'-0" x 7'-0" x 1 3/4" | SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE | METAL FRAME |
| D3 | 3'-0" x 7'-0" x 1 3/4" | 1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE | METAL FRAME |
| D4 | 3'-0" x 7'-0" x 1 3/4" | HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK | METAL FRAME |

NOTES:
- ALL HARDWARE SETS TO BE SELECTED BY OWNER.
- ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
- ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

| WALL LEGEND | |
|-------------|--|
| | EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 8" C.M.U. W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOWEL, AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT |
| | INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 1/2"-20 GA. METAL STUDS @ 16" O.C. |
| | 2-HOUR FIRE RATED WALL: (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 3 1/2" METAL STUDS AT 16" O.C. |



MICHIGAN BUILDING CODE 2015

BUILDING DATA:
USE GROUP: RETAIL SPACES
CONSTRUCTION CLASSIFICATION: IIB M (MERCANTILE)
BUILDING HEIGHT: 25 FEET
SPRINKLER SYSTEM: SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT
GROSS AREA: 8,400 SQ. FT.

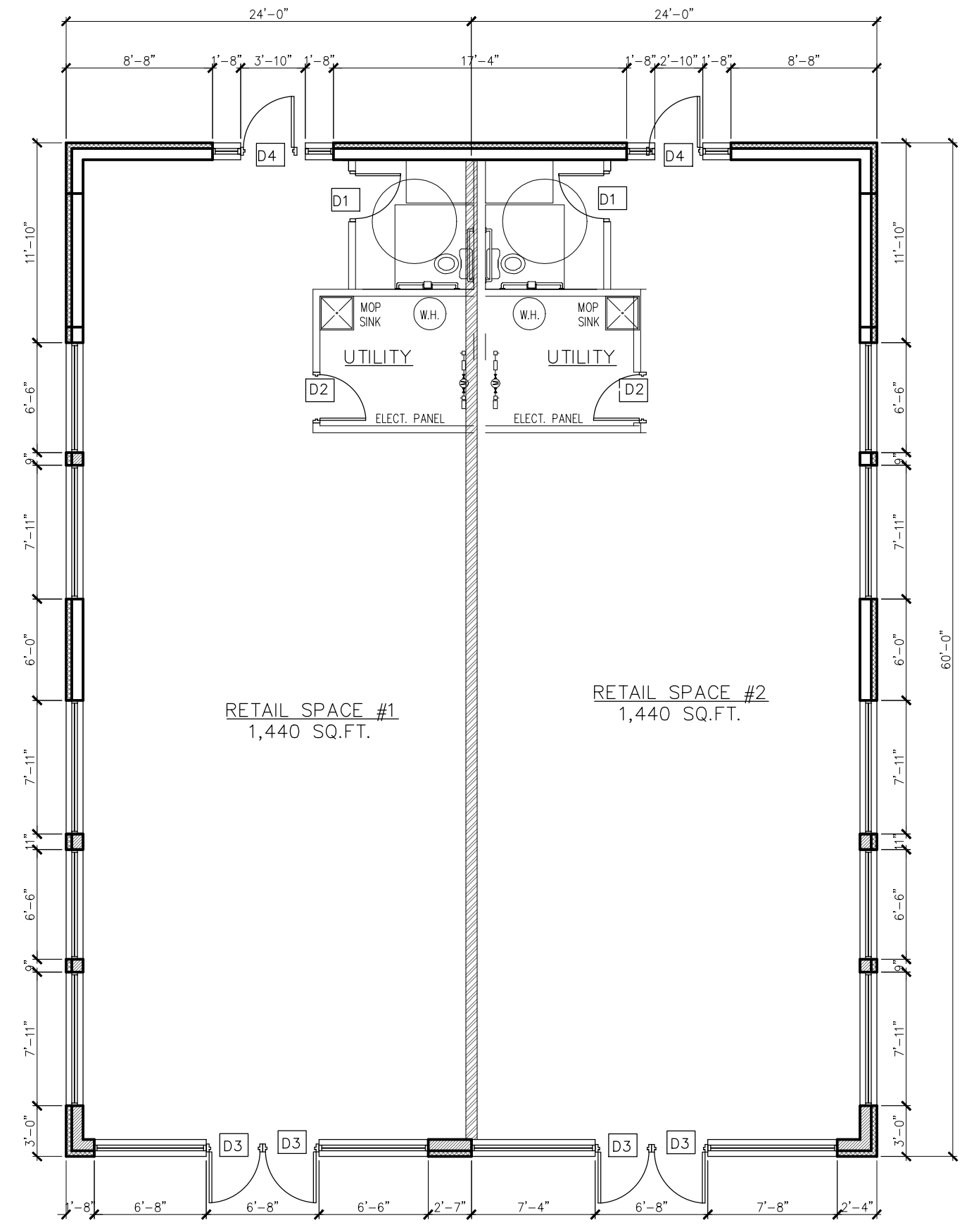
OCCUPANCY CALCULATIONS:
FOR EACH RETAIL = 1,440 SQ. FT./60 = 24 OCCUPANTS
TOTAL OCCUPANT LOAD = 24X2 = 48 OCCUPANTS

NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL: 1 EGRESS EXIT REQUIRED FOR EACH TENANT
NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL: 2 EGRESS EXITS FOR EACH TENANT

MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)
MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 52 FEET

CODES CURRENTLY IN EFFECT
- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE, MMC 2015
- 2018 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8, ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD

GENERAL NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, INCLUDING 2015 MICHIGAN BUILDING CODE, NFPA, NEC & MICHIGAN BARRIER FREE DESIGN.
2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
5. CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
7. CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
9. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (U.N.O.).
10. ALL INTERIOR PARTITIONS ARE 3 1/2" STEEL STUDS @ 16" o.c., U.N.O.
11. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
12. INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.



BUILDING "D" - PROP. FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING E
FLOOR PLAN

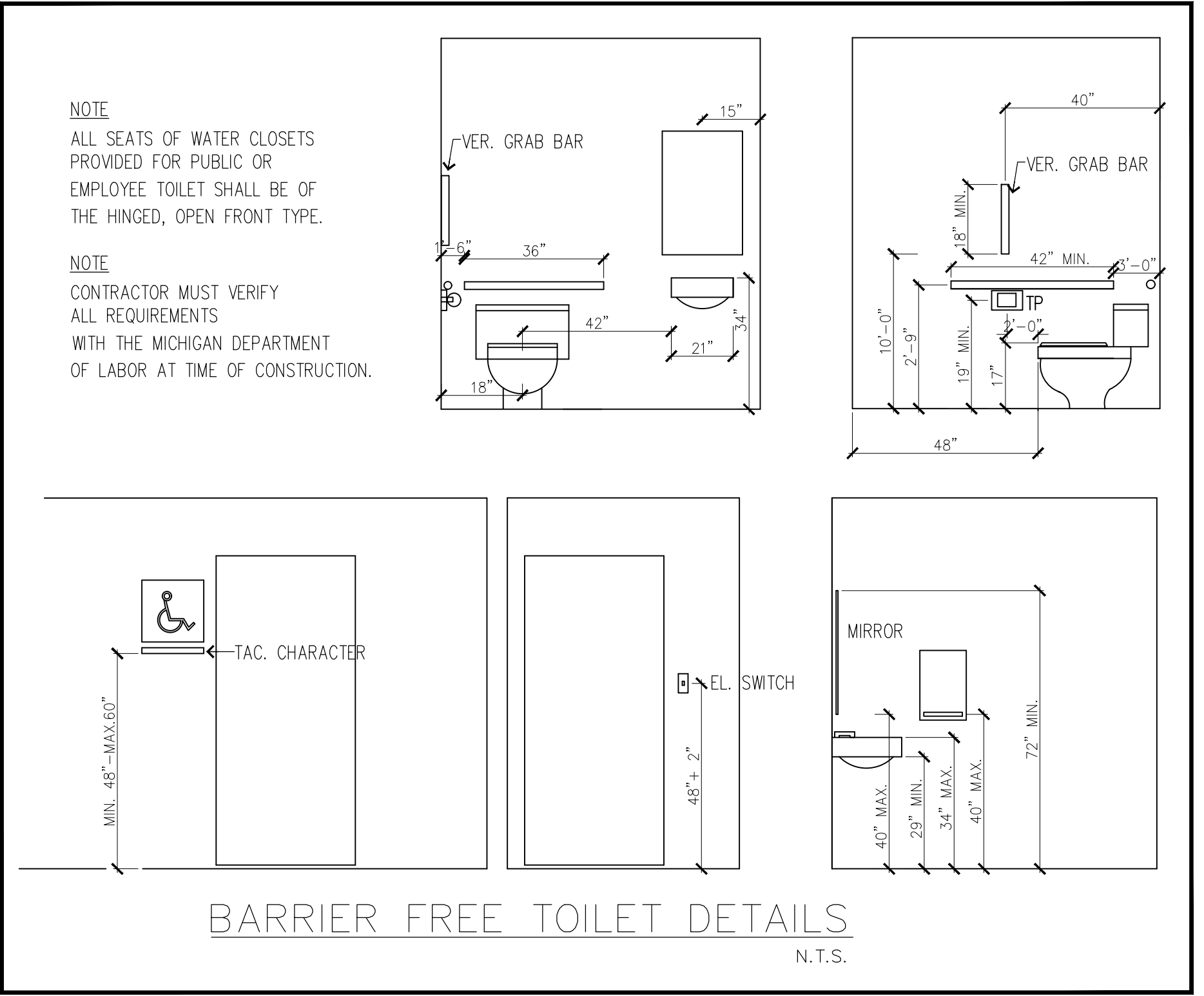
PROJECT:
**PROPOSED RESTAURANTS
AND RETAILS PLAZA**
ADDRESS:
(21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISION NO. :
REV. DATE:
REVISION NO. :
REV. DATE:
DATE: 09/29/2021
JOB #:
SCALE: AS NOTED
SHEET NO.:
A-4

| DOOR SCHEDULE | | | |
|---------------|------------------------|--|-------------|
| DOOR NO. | DIMENSIONS | DESCRIPTION | FRAME |
| D1 | 3'-0" x 7'-0" x 1 3/4" | SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH | METAL FRAME |
| D2 | 3'-0" x 7'-0" x 1 3/4" | SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE | METAL FRAME |
| D3 | 3'-0" x 7'-0" x 1 3/4" | 1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE | METAL FRAME |
| D4 | 3'-0" x 7'-0" x 1 3/4" | HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK | METAL FRAME |

NOTES:
- ALL HARDWARE SETS TO BE SELECTED BY OWNER.
- ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
- ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

| WALL LEGEND | |
|-------------|---|
| | EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 8" C.M.U. W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOWEL, AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT |
| | INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 5/8"-20 GA. METAL STUDS @ 16" O.C. |
| | 2-HOUR FIRE RATED WALL: (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 3 5/8" METAL STUDS AT 16" O.C. |



MICHIGAN BUILDING CODE 2015

BUILDING DATA:

| | |
|------------------------------|--|
| USE GROUP: | RETAIL SPACES |
| CONSTRUCTION CLASSIFICATION: | M (MERCANTILE) |
| BUILDING HEIGHT: | 25 FEET. |
| SPRINKLER SYSTEM: | SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT |
| GROSS AREA: | 5,625 SQ. FT. |

OCCUPANCY CALCULATIONS:

| |
|--|
| FOR RETAIL #1 = 1620 SQ. FT./60 = 27 OCCUPANTS |
| FOR RETAIL #2 = 2520 SQ. FT./60 = 42 OCCUPANTS |
| TOTAL OCCUPANTS = 42+27 = 59 OCCUPANTS |

FOR EACH RESTAURANT SPACE:

| |
|--|
| WAITING AREA & DINING AREAS: (15 NET/PERSON) = 816 SQ. FT./15 = 55 OCCUPANTS |
| KITCHEN AREAS: (200 GROSS/PERSON) = 814 SQ. FT./200 = 5 OCCUPANTS |
| OTHER AREAS: (340 GROSS/PERSON) = 254 SQ. FT./300 = 2 OCCUPANTS |
| RESTAURANT OCCUPANT LOAD = 55+5+2 = 62 OCCUPANTS |
| TOTAL OCCUPANTS = 62+59 = 121 OCCUPANTS |

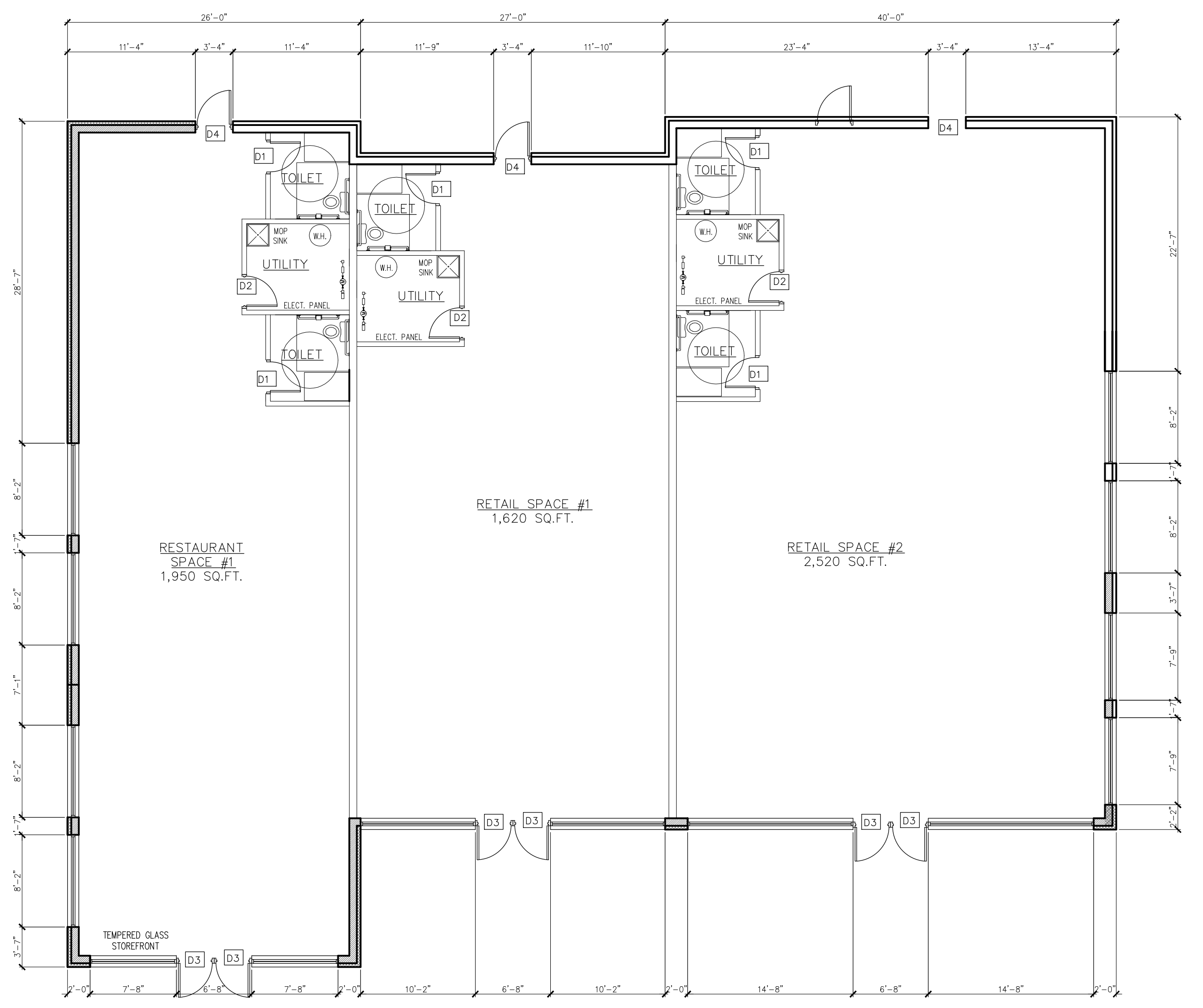
NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL: 1 EGRESS EXIT REQUIRED FOR EACH TENANT
NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL: 2 EGRESS EXITS FOR EACH TENANT
MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)
MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 52 FEET

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE MMC 2015
- 2018 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8, ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD

GENERAL NOTES:

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2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
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4. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
5. CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
7. CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
9. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE (U.N.O.).
10. ALL INTERIOR PARTITIONS ARE 3 5/8" STEEL STUDS @ 16" o.c., U.N.O.
11. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
12. INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.



BUILDING "E" - PROP. FLOOR PLAN
SCALE: 1/8" = 1'-0"

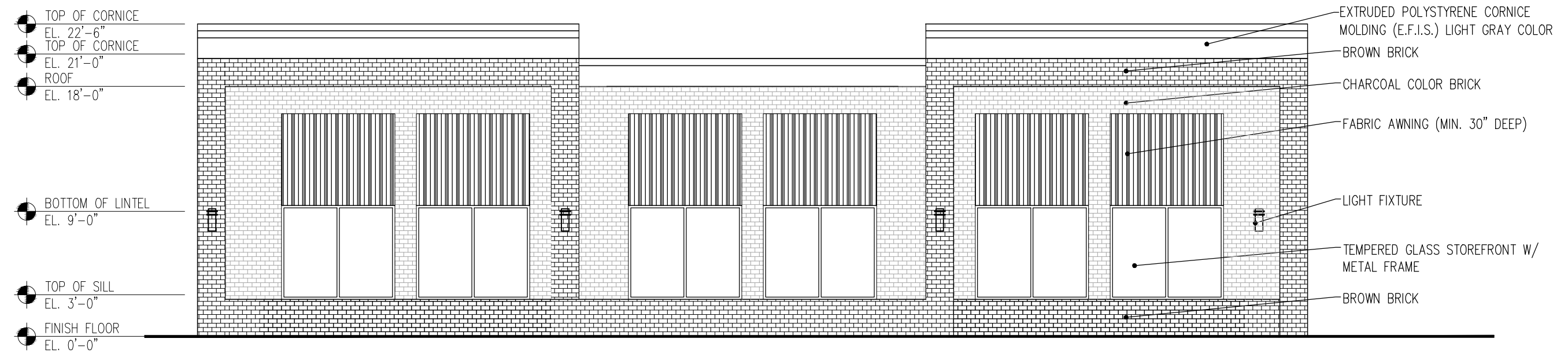
GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, INCLUDING 2015 MICHIGAN BUILDING CODE, NFPA, NEC & MICHIGAN BARRIER FREE DESIGN.
- CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBMITTAL OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
- CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
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- ALL INTERIOR PARTITIONS ARE 3 5/8" STEEL STUDS @ 16" o.c., U.N.O.
- DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
- INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR MOUNTING OF GRAB BARS, MIRRORS, SHELVES, COUNTERS, ETC.



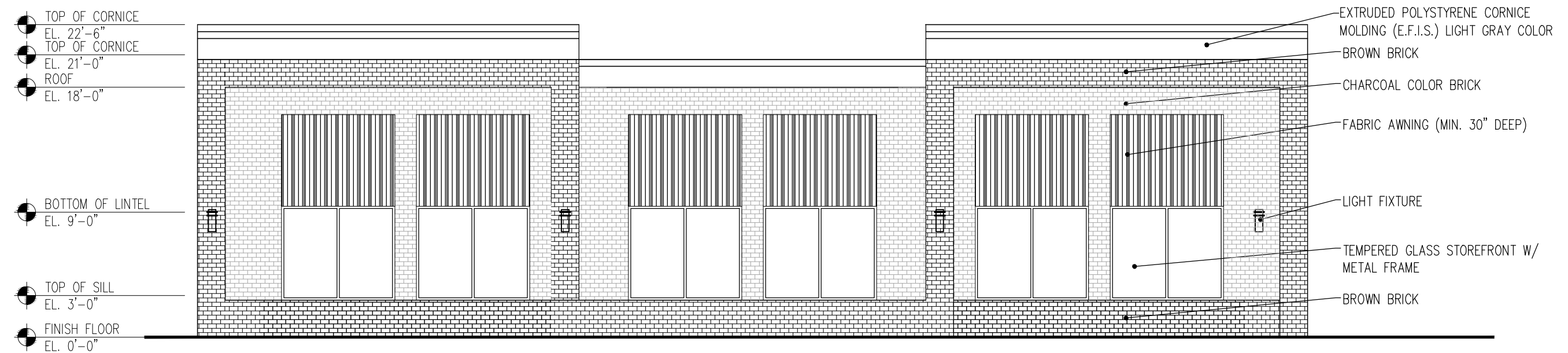
MATERIAL SAMPLE

NOTE:
ALL FINALIZED COLORS WILL BE NOTED, AND MATERIAL SAMPLES WILL BE PROVIDED FOR PLANNING COMMISSION REVIEW AT THE TIME OF FINAL SITE PLAN.



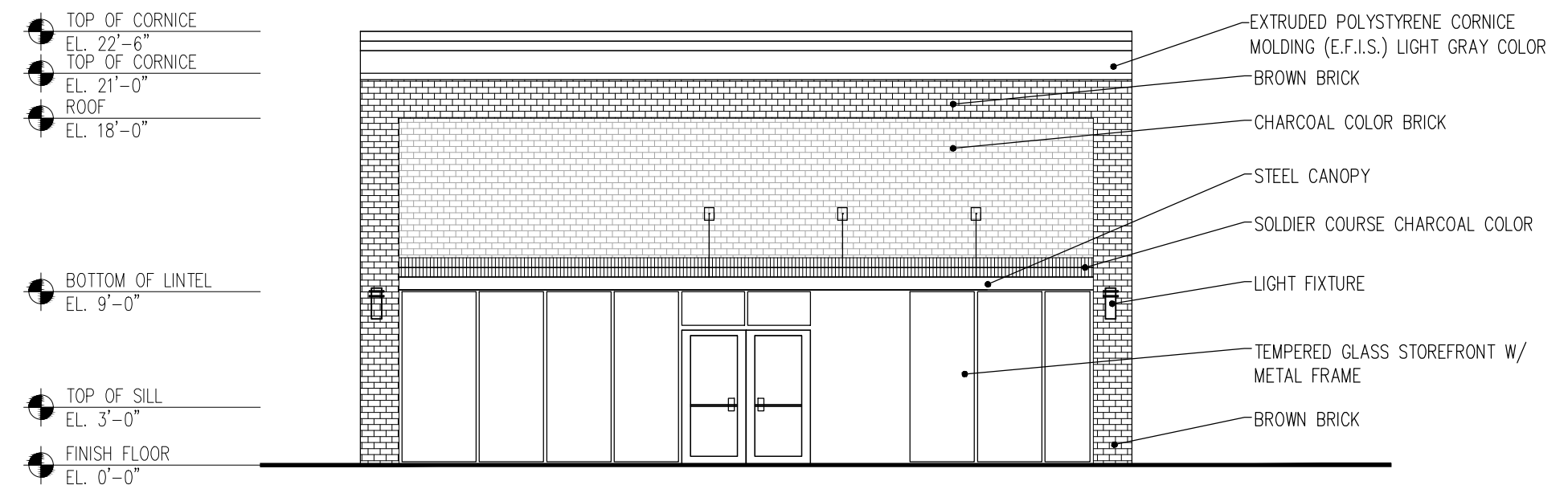
BUILDING "C" - PROP. LEFT ELEVATION

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



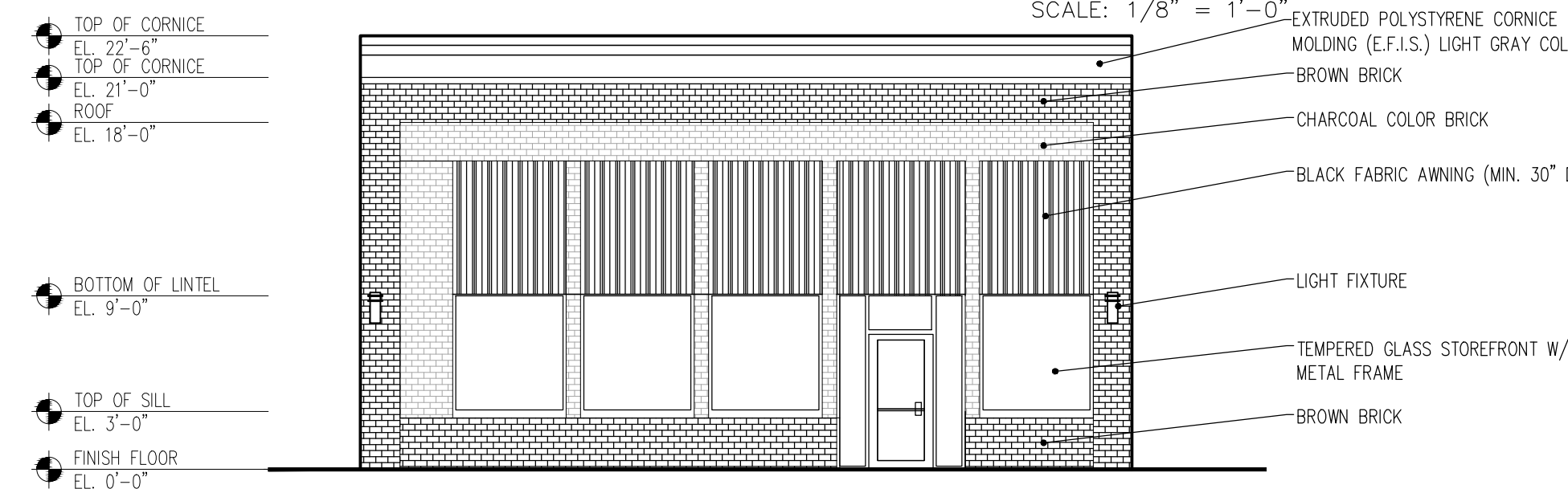
BUILDING "C" - PROP. RIGHT ELEVATION

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



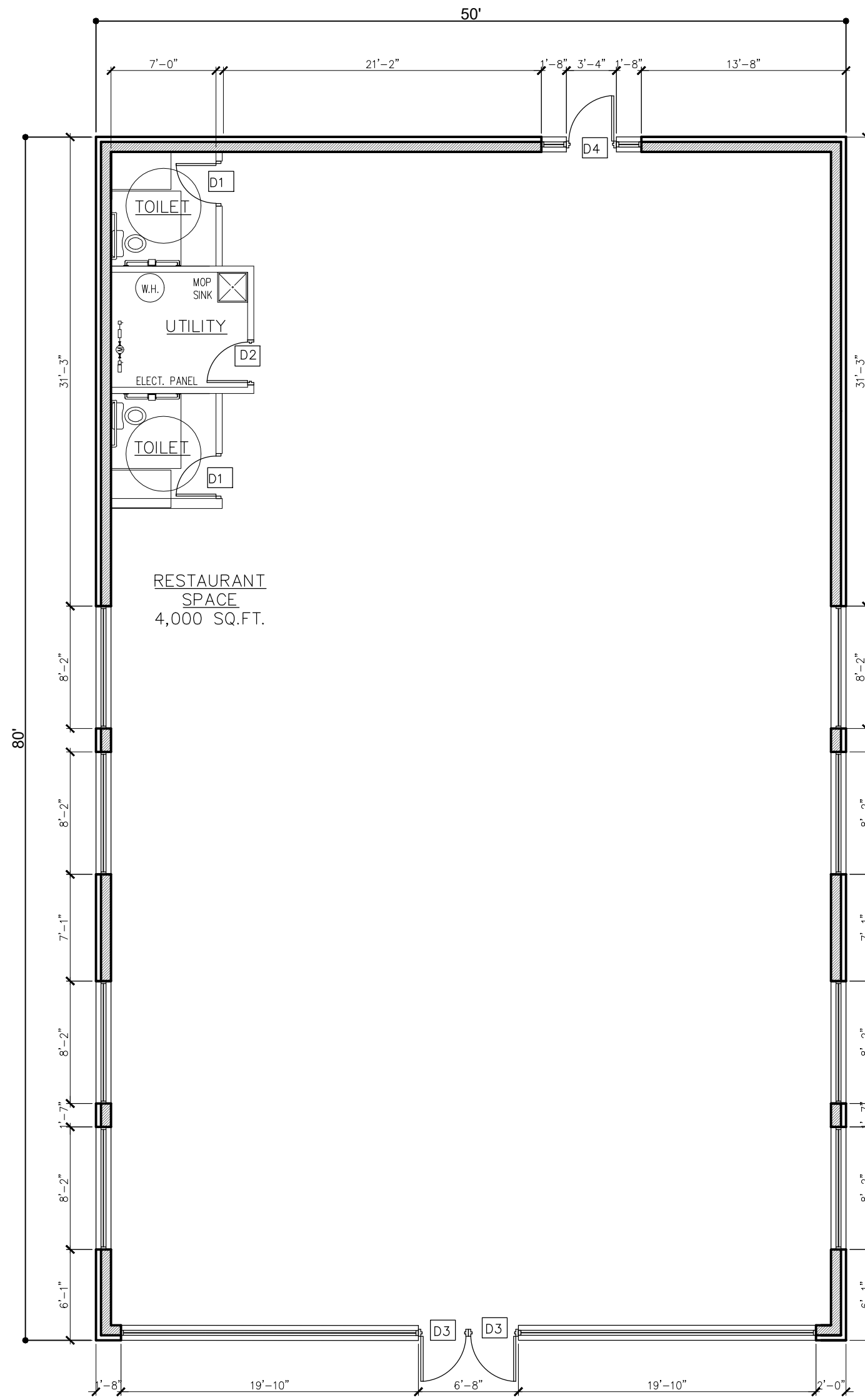
BUILDING "C" - PROP. FRONT ELEVATION

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



BUILDING "C" - PROP. REAR ELEVATION

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



BUILDING "C" - PROP. FLOOR PLAN

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

WALL LEGEND

| | |
|--|---|
| | EXTERIOR WALL: SEE BUILDING'S ELEVATIONS FOR EXTERIOR FINISH - 8" C.M.U. W/ HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. DOWEL, AND W/ #6 REBAR INTO FOOTING AND THROUGHOUT WALL HEIGHT |
| | INTERIOR PARTITIONS: 5/8" DRYWALL ON 3 5/8"-20 GA. METAL STUDS @ 16" O.C. |
| | 2-HOUR FIRE RATED WALL: (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. |

MICHIGAN BUILDING CODE 2015

BUILDING DATA:

| | |
|------------------------------|--|
| USE GROUP: | RETAIL SPACES |
| CONSTRUCTION CLASSIFICATION: | M (MERCANTILE) |
| BUILDING HEIGHT: | 25 FEET. |
| SPRINKLER SYSTEM: | SPRINKLER SYSTEM SHALL BE PROVIDED BY OTHERS. VERIFY REQUIREMENT |
| GROSS AREA: | 4,000 SQ. FT. |

OCCUPANCY CALCULATIONS:

FOR EACH RESTAURANT SPACE:

| | |
|---|---------------|
| WAITING AREA & DINING AREAS: (10 NET/PERSON) = 2,090 SQ. FT./15 | = 139 |
| KITCHEN AREAS: (200 GROSS/PERSON) = 910 SQ. FT./200 | = 5 OCCUPANTS |
| OTHER AREAS: (340 GROSS/PERSON) = 1000 SQ. FT./300 | = 4 OCCUPANTS |
| TOTAL OCCUPANT LOAD = 148 OCCUPANTS | |

EGRESS REQUIREMENTS:

- 1 EGRESS EXIT REQUIRED FOR EACH TENANT
- 2 EGRESS EXITS FOR EACH TENANT

EXIT DETAILS:

- NUMBER OF EXIT DOOR REQUIRED FOR EACH RETAIL: 1
- NUMBER OF EXIT DOOR PROVIDED FOR EACH RETAIL: 2
- MAX. TRAVEL DISTANCE FOR EACH RETAIL: 75' (WITH SPRINKLER SYSTEM)
- MAX TRAVEL DISTANCE PROVIDED FOR EACH RETAIL: LESS THAN 52 FEET

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE, 2017 CONSTRUCTION CODE - PART 8.
- ELECTRICAL CODE RULES
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD

DOOR SCHEDULE

| DOOR NO. | DIMENSIONS | DESCRIPTION | FRAME |
|----------|------------------------|--|-------------|
| D1 | 3'-0" x 7'-0" x 1 3/4" | SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ SELF CLOSING DEVICE, PRIVACY LOCK & KICK PLATE, MARBLE THRESH | METAL FRAME |
| D2 | 3'-0" x 7'-0" x 1 3/4" | SOLID CORE WOOD-STAINED OAK VENEER DOOR W/ KEY LOCK AND SELF CLOSING DEVICE | METAL FRAME |
| D3 | 3'-0" x 7'-0" x 1 3/4" | 1" TEMPERED INSULATED GLASS DOOR W/ KEY LOCK AND SELF CLOSING DEVICE | METAL FRAME |
| D4 | 3'-0" x 7'-0" x 1 3/4" | HOLLOW METAL DOOR W/ SELF CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK | METAL FRAME |

NOTES:

- ALL HARDWARE SETS TO BE SELECTED BY OWNER.
- ALL LOCKS SHALL BE READILY OPENED FROM INSIDE W/O THE USE OF A KEY.
- ALL MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM INSIDE, AND MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.

ARCHITECT:
EDWARD ALSHAIB,
6445 WINONA
ALLEN PARK, MI 48101
PH:(313) 282-3453
EALSHAIB@GMAIL.COM

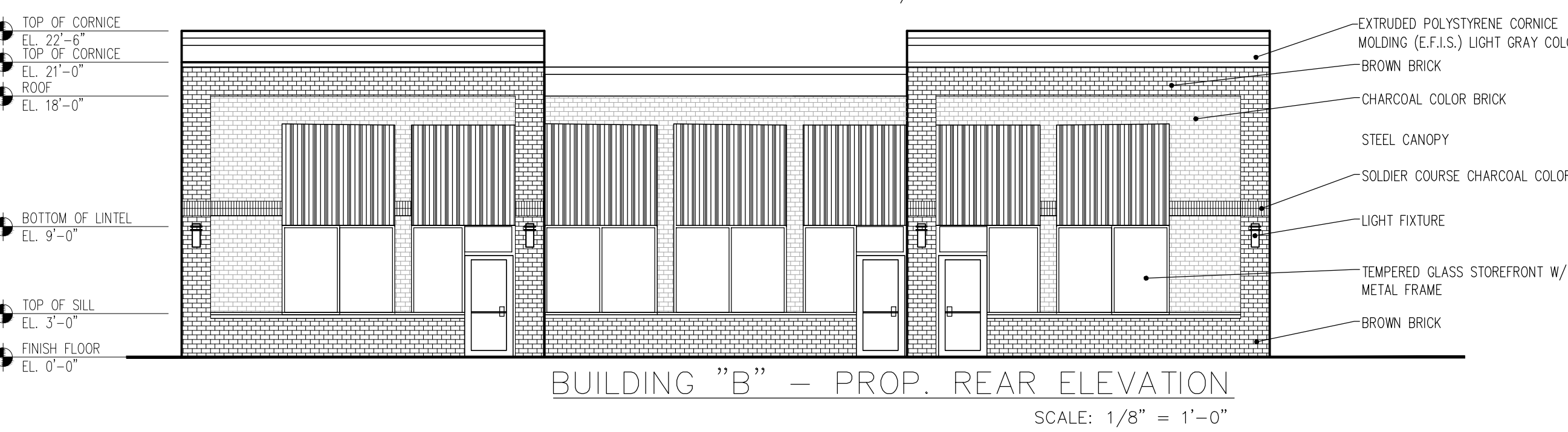
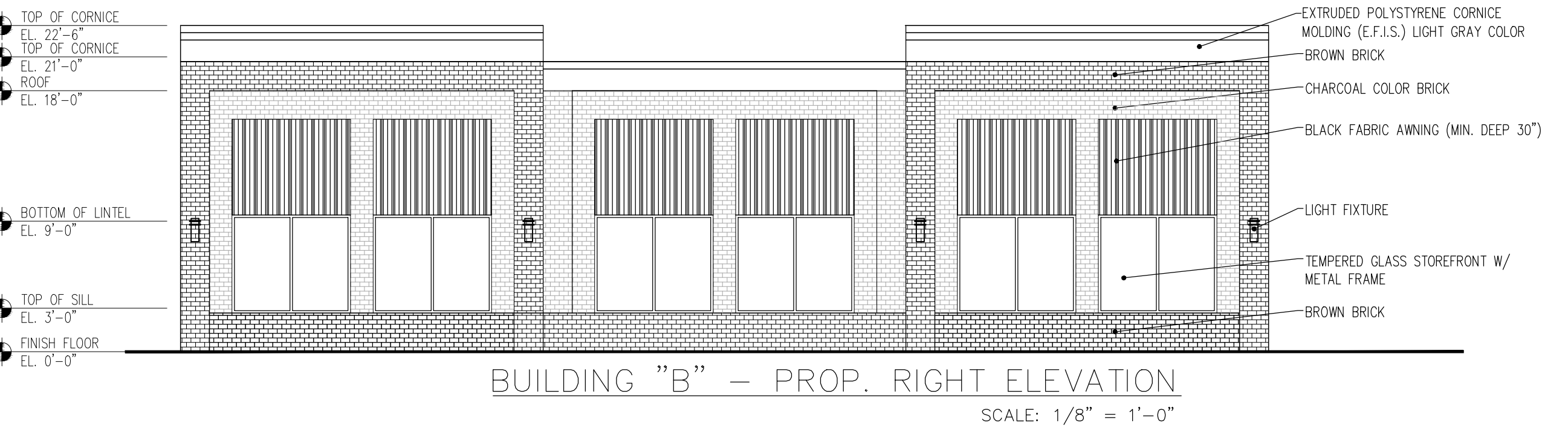


BUILDING C
FLOOR PLAN,
ELEVATION

PROJECT:
**PROPOSED RESTAURANTS
AND RETAILS PLAZA**
ADDRESS:
(21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

REVISION NO. :
REV. DATE:
REVISION NO. :
REV. DATE:
DATE: 09/29/2021
JOB #:
SCALE: AS NOTED
SHEET NO.:
A-5

NOTE:
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MATERIAL SAMPLE

ARCHITECT:
EDWARD ALSHAIB,
6445 WINONA
ALLEN PARK, MI 48101
PH:(313) 282-3453
EALSHAIB@GMAIL.COM



BUILDING A
ELEVATIONS

PROJECT:
**PROPOSED RESTAURANTS
AND RETAILS PLAZA**
ADDRESS:
(21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

| |
|------------------|
| REVISION NO. : |
| REV. DATE: |
| REVISION NO. : |
| REV. DATE: |
| DATE: 09/29/2021 |
| JOB #: |
| SCALE: AS NOTED |
| SHEET NO.: |
| A-6 |



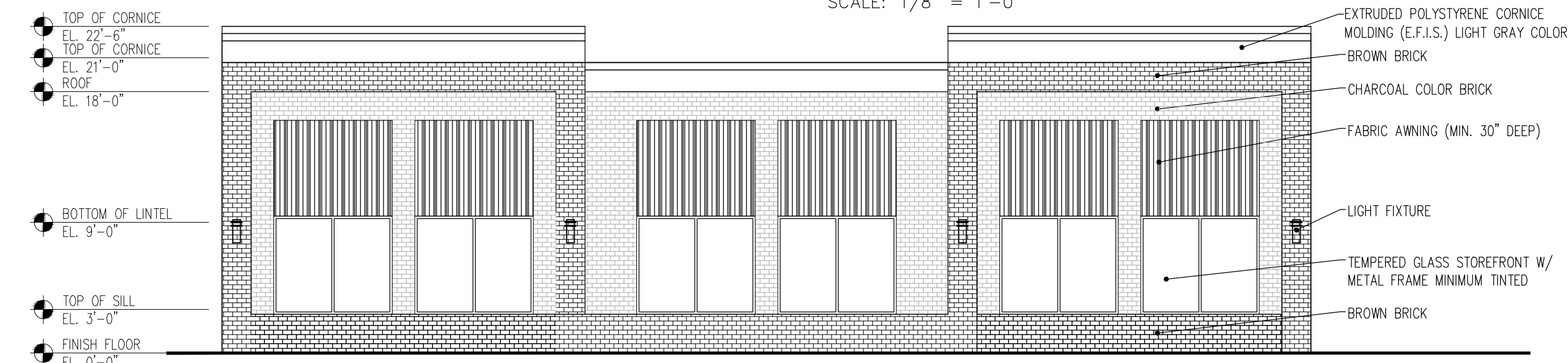
BUILDING B
ELEVATIONS

NOTE:
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FOR PLANNING COMMISSION REVIEW AT THE TIME OF FINAL SITE PLAN.



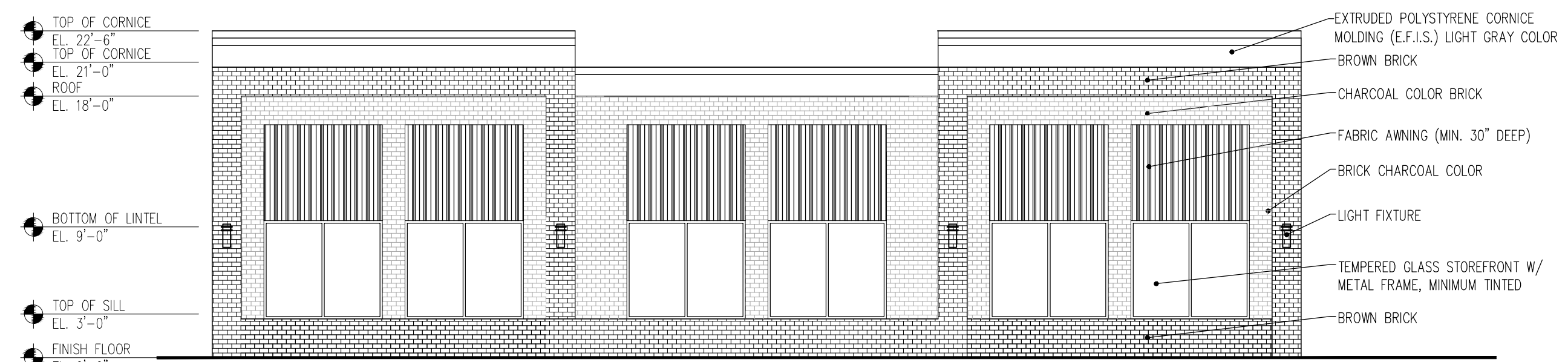
BUILDING "B" – PROP. FRONT ELEVATION

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



BUILDING "B" – PROP. LEFT ELEVATION

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

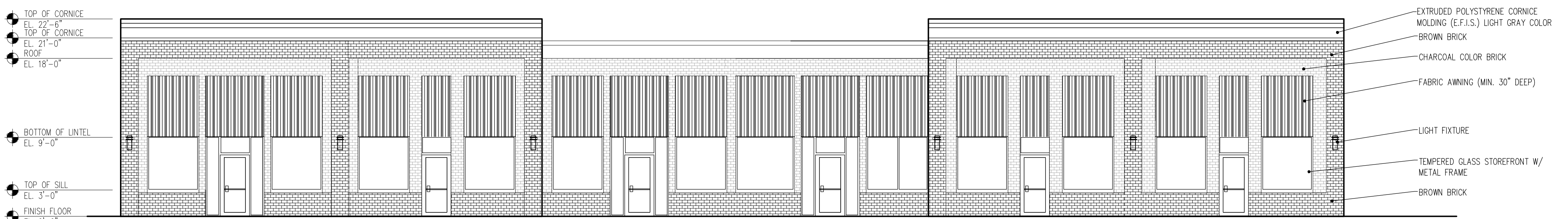


BUILDING "B" – PROP. RIGHT ELEVATION

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



MATERIAL SAMPLE



BUILDING "B" – PROP. REAR ELEVATION

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

PROJECT:
**PROPOSED RESTAURANTS
AND RETAILS PLAZA**

ADDRESS:
(21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

| | |
|---------------|------------|
| REVISION NO.: | |
| REV. DATE: | |
| REVISION NO.: | |
| REV. DATE: | |
| DATE: | 09/29/2021 |
| JOB #: | |
| SCALE: | AS NOTED |
| SHEET NO.: | A-7 |



BUILDING D & E
ELEVATIONS

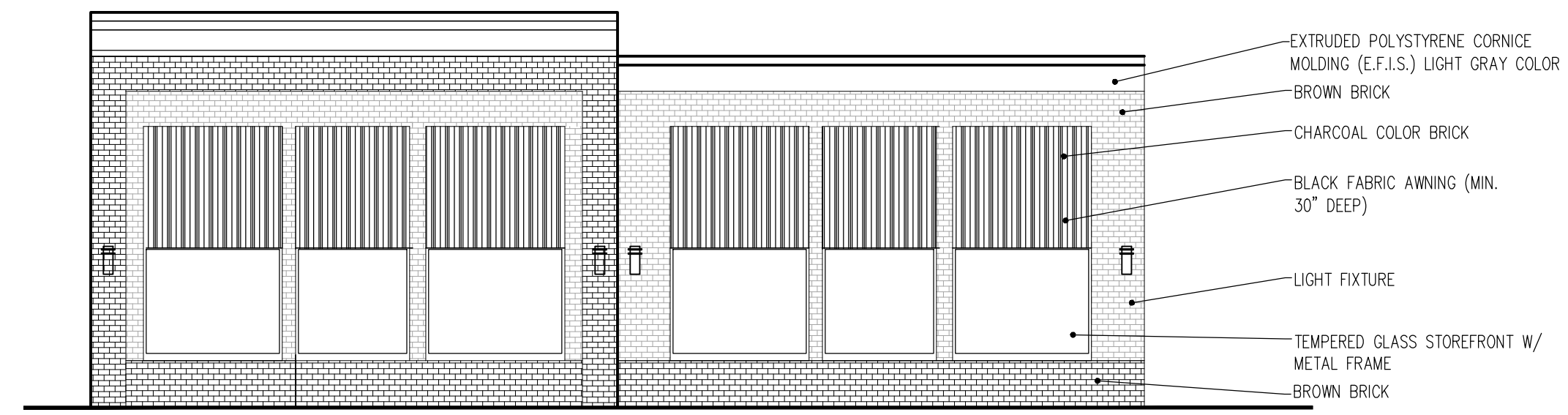
PROJECT:
**PROPOSED RESTAURANTS
AND RETAILS PLAZA**
ADDRESS:
(21-426-004) HIGHLAND RD. WHITE LAKE, MI 48386
CLIENT'S NAME: NAZIR JAWICH

| | |
|---------------|------------|
| REVISION NO.: | |
| REV. DATE: | |
| REVISION NO.: | |
| REV. DATE: | |
| DATE: | 09/29/2021 |
| JOB #: | |
| SCALE: | AS NOTED |
| SHEET NO.: | A-8 |

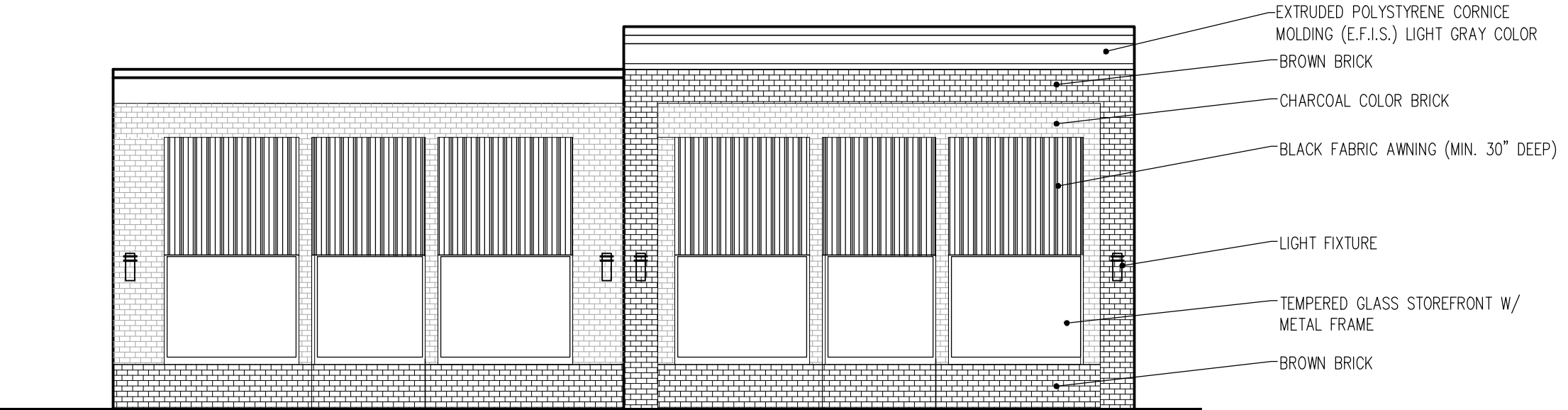
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MATERIAL SAMPLE



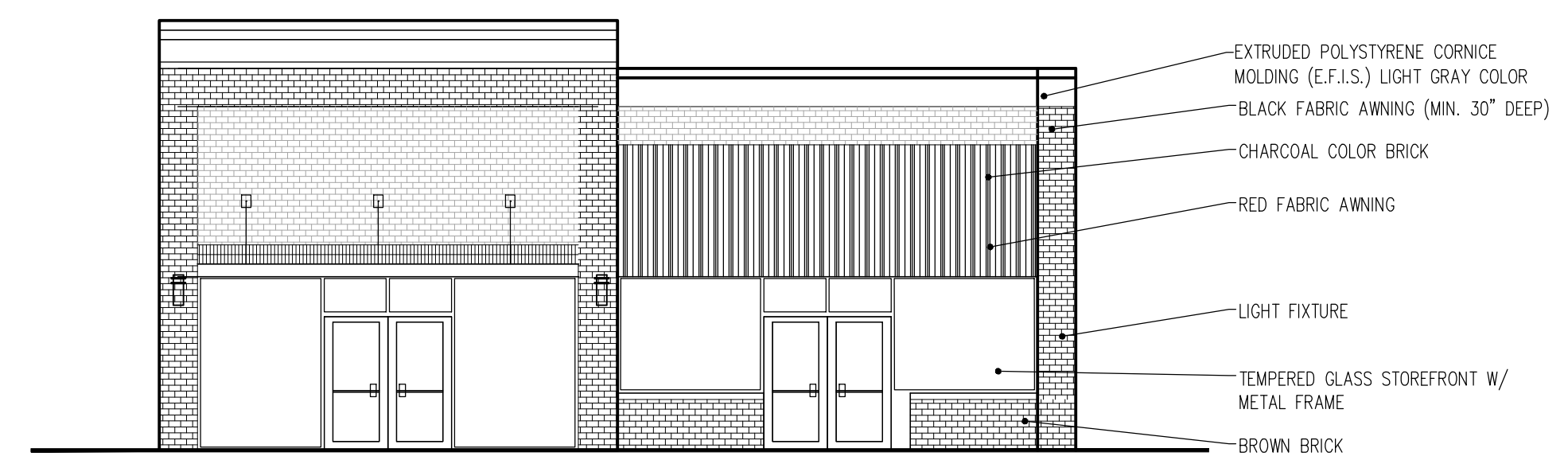
BUILDING "D" - PROP. LEFT ELEVATION
SCALE: 1/8" = 1'-0"



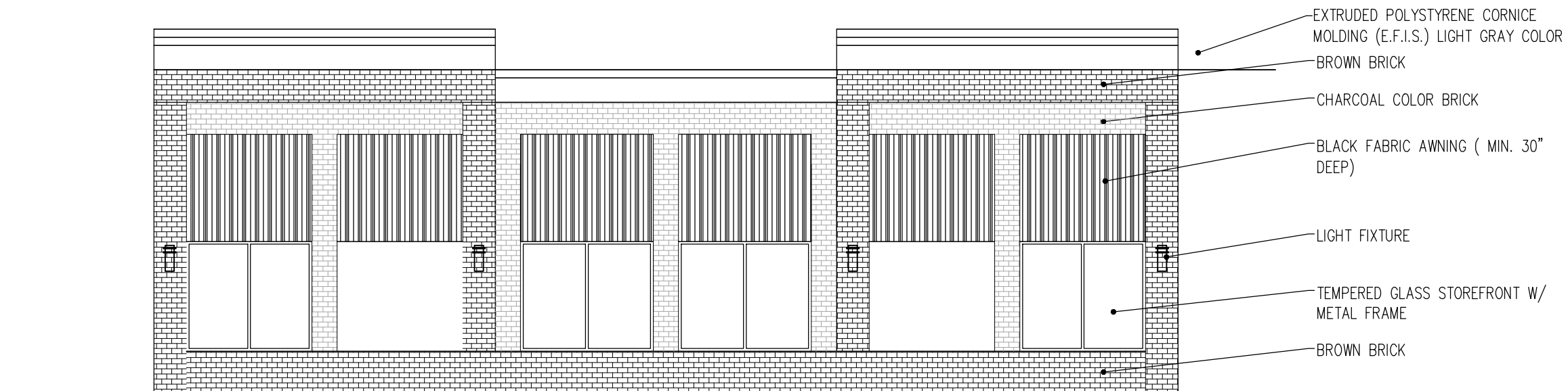
BUILDING "D" - PROP. RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



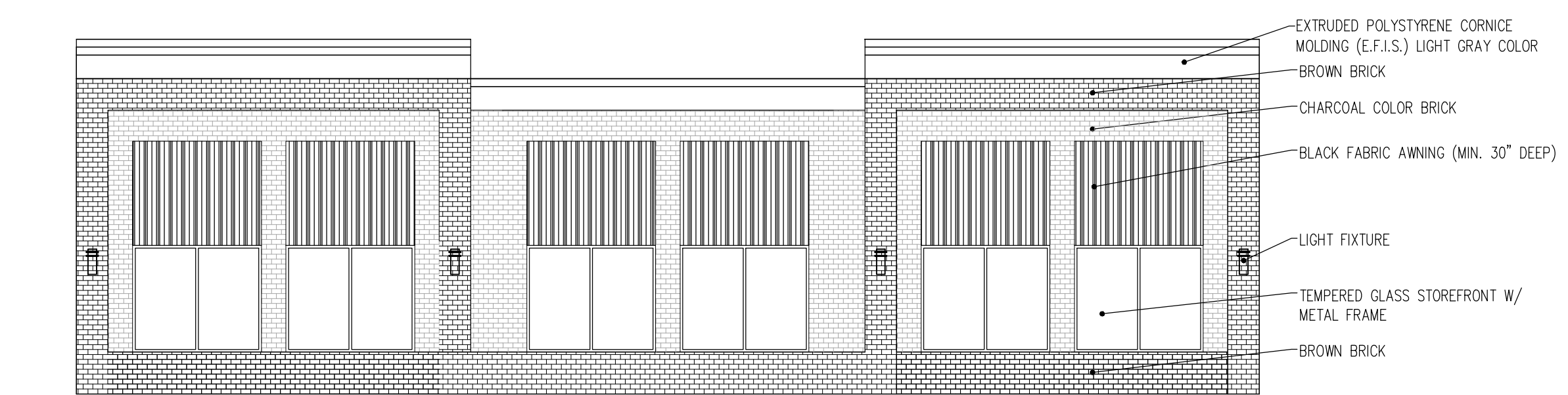
BUILDING "D" - PROP. REAR ELEVATION
SCALE: 1/8" = 1'-0"



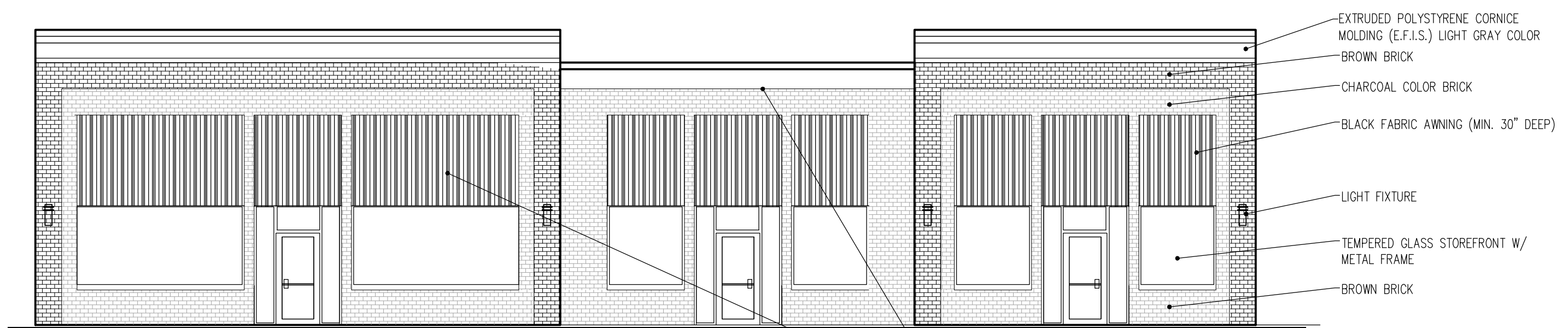
BUILDING "D" - PROP. FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "E" - PROP. LEFT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "E" - PROP. RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "E" - PROP. REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING "E" - PROP. FRONT ELEVATION
SCALE: 1/8" = 1'-0"