


# WHITE LAKE TOWNSHIP PLANNING COMMISSION

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Rik Kowall, Supervisor  
Township Board of Trustees

**FROM:** Sean O'Neil, AICP, Community Development Director 

**DATE:** October 11, 2022

**RE:** New Hope – 450 S. Williams Lake Road  
Landscape Modifications

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On July 16, 2020 the Planning Commission granted New Hope final site plan approval. The landscape plan presented with the final site plan was included in the approval. At this time, the applicant, Rumi Shahzad, is requesting that the Township allow a reduction in the required landscaping. An as-built landscape plan has been submitted which shows the landscaping currently installed on the site. In comparison to the approved landscape plan, the as-built plan shows an approximate sixty (60) percent reduction in plant material. At their October 6, 2022 meeting, the Planning Commission recommended that the Township Board allow a forty (40) percent reduction in plant material, which will require the applicant to plant twenty (20) percent more material than is currently on site.

The applicant has not submitted an amendment to the development agreement that will be required in order to memorialize the requested change. If approved, the amended landscape plan would be incorporated into the agreement. The Township Board could approve an amendment to the development agreement, to include these proposed landscaping changes, conditioned on administrative review of the agreement.

Please let me know if you have any questions or require additional information. I look forward to discussing this request with you further at your October meeting.

### **Attachments**

1. Approved landscape plan.
2. As-built landscape plan.
3. Applicant letter.
4. October 6, 2022 Planning Commission draft meeting minutes.

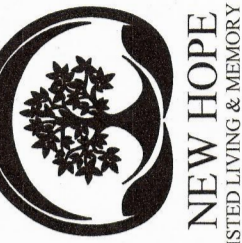




**TRIUMPH**

Triumph Engineering & Design, Inc.

10775 S. SAGINAW ST. SUITE D  
GRAND BLANC, MI 48439  
(PH) 810.584.7364  
(F) 810.584.7362



NEW HOPE NURSERY  
NEW HOPE, MI 48867

NEW HOPE WHITE LAKE  
WHITE LAKE TOWNSHIP  
OAKLAND COUNTY, MICHIGAN

**CARE FOR PLANTS BEFORE PLANTING**  
PLANTS DESIGNATED "BB" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH, CRACKED, LOOSEND OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELED IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.

THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES THAT ARE INJURED.

**PLANTING**  
THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS PLUMB. SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSE AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL, WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND.

**MULCHING**  
ALL PLANT MATERIAL SHALL BE ENCIRCLED WITH A 4" MINIMUM COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE, TAPERING MULCH TO 2" AROUND THE TRUNK OF ALL PLANTS. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB.

**WRAPPING DECIDUOUS TREES**  
TREE WRAP SHALL COVER TRUNKS OF ALL DECIDUOUS TREES BEGINNING BELOW THE SOIL LINE JUST ABOVE THE ROOTS. TIE WITH TWINE IN 5 PLACES, INCLUDING THE TOP AND BOTTOM OF WRAPPING. MASKING TAPE OR WIRE WILL NOT BE ALLOWED.

**BRACING AND GUYING**  
GUYING SHALL BE EMPLOYED TO PREVENT LEANING OR LOOSENING OF THE TREE FROM THE BALL. BRACING MATERIAL SHALL BE 1-POSTS PAINTED GREEN. GUYING MATERIAL SHALL BE 1/2 GAUGE WIRE AND GARDEN HOSE 1/2 INCH DIAMETER. GUY WIRE SHALL BE ENCASED IN HOSE TO PREVENT DIRECT CONTACT WITH THE TREE. DECIDUOUS TREES SHALL BE BRACED OR GUYED IMMEDIATELY AFTER THE TREE WRAPPING IS COMPLETE. TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE YEAR.

**STEEL LANDSCAPE EDGING**  
4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED. STEEL EDGING SHALL BE PLACED WHEREVER A LANDSCAPED BED HAS AN INTERFACE WITH A TURFGRASS OR OTHER SOFTSCAPE AREA. THIS DOES NOT INCLUDE INDIVIDUAL TREES PLANTED IN LAWN.

**PRUNING**  
UPON COMPLETION, ALL PLANT MATERIAL MUST BE PRUNED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPORTING. ALL CUTS SHALL BE MADE FLUSH LEAVING NOT STUBS. PRUNING PAIN SHALL NOT BE USED.

**FINISHING AND CLEANING UP**  
IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH TURF IN RUTTED AREAS.

**WARRANTY**  
THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN TWO (2) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.

**DESCRIPTION**  
THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS.

PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK CROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT AND SPECIFICATION 260-1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.

**SITE PREPARATION**  
THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED.

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.

TOPSOIL SHALL AT FERTILE, FRIABLE NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COARSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.

CONTRACTOR SHALL TAKE CARE NOT TO COMPACT SOILS IN PLANTING AREAS. ANY COMPACTED SOILS TO BE SCRAPPED TO A DEPTH OF 8" TO ELIMINATE ANY SOIL COMPACTION CREATED DURING CONSTRUCTION. CONTRACTOR MAY BE REQUIRED TO FURTHER AMEND SOIL IN AREAS WHERE EXCESSIVE COMPACTION HAS OCCURRED.

NATIVE SEED MIX AREAS TO BE PREPARED IN ACCORDANCE WITH THE GUIDELINES PROVIDED IN THE PRAIRIE NURSERY SEED MIX ESTABLISHMENT GUIDE. THIS GUIDE (OR APPROVED EQUIVALENT) SHALL BE USED TO GUIDE THE PREPARATION, INSTALLATION, AND MAINTENANCE OF THE SEED MIX AREA. THE ESTABLISHMENT GUIDE CAN BE FOUND ON THE PRAIRIE NURSERY WEBSITE AT: <https://www.prairienursery.com/resources-and-guides/seed-and-see-mixes/documents/seed-mix-establishment.pdf>

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND ESTABLISHING THE NATIVE SEED MIX AREAS FOR A MINIMUM OF 3 YEARS AFTER PLANTING AND WILL GUARANTEE A HEALTHY AND WEED-FREE NATIVE SEED MIX AREA BEFORE HANDING RESPONSIBILITY OF THE AREA TO THE OWNER.

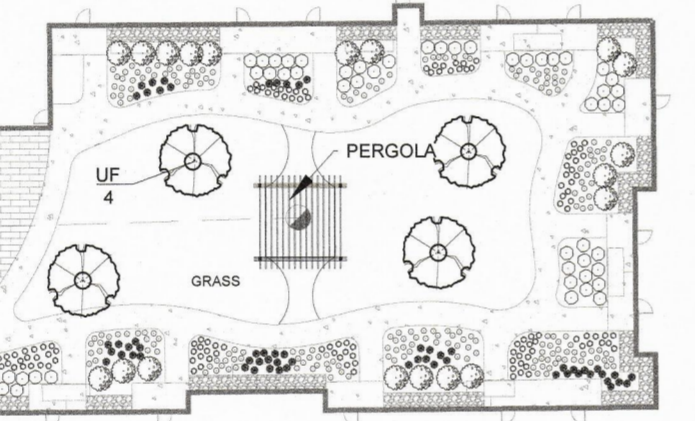
**SLOPE STABILIZATION**  
NO SLOPES SHALL BE STEEPER THAN 3:(1)1(V). ALL SLOPES TO BE STABILIZED WITH C-125B EROSION CONTROL BLANKET OR APPROVED EQUIVALENT. BLANKET ONLY TO BE INSTALLED ON DISTURBED AREAS. IF BLANKET IS INSTALLED BEFORE SEED MIX IS INSTALLED IT SHALL BE PULLED BACK TO ALLOW THE SEED MIX TO BE INSTALLED AND REPLACED IMMEDIATELY AFTER SEEDING WHERE NATIVE SEED MIX IS PROPOSED SHALL ALSO BE PROTECTED WITH EROSION CONTROL BLANKET REGARDLESS OF SLOPE. SWALES WHICH HAVE A SLOPE OF 5:(1)1(V) OR STEEPER TO HAVE CHECK DAMS INSTALLED EVERY 100 LINEAR FEET OR AT THE DIRECTION OF THE PROJECT ENGINEER. CHECK DAMS TO BE CONSTRUCTED FROM 4"-8" RIPRAP AND SHALL BE A MINIMUM OF 12" ABOVE THE BOTTOM ELEVATION OF THE SWALE WITH A 12" TOP WITH EXTENDING TO EITHER SIDE OF THE SWALE, AND HAVING 1:1 SIDE SLOPES PERPENDICULAR TO THE

**GENERAL NOTES**

- CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS. ALL LANDSCAPING AND GRASS AREAS TO BE IRRIGATED, AND THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR TO CONSERVE WATER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
- ALL GREEN SPACES WHERE A GROUND COVER IS NOT SPECIFIED SHALL BE PLANTED WITH GRASS.
- ALL GRASS AREAS TO BE SODDED.
- SPACE ALL SHRUBS AT SPACING INDICATED ON PLANT LISTS.
- NO TREES SHALL BE PLANTED OVER OR WITHIN 10' OF SANITARY SEWER, STORM SEWER, OR WATER MAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY VERIFY TREES ARE NOT IN CONFLICT WITH BURIED UTILITIES REGARDLESS OF WHAT IS DEPICTED ON THE PLANS.
- ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.
- EXACT COURTYARD DESIGN AND PLANT MATERIAL IN THE COURTYARD AREAS IS SUBJECT TO CHANGE.
- PERGOLA, GAZEBO, FOUNTAIN, AND OTHER BUILT STRUCTURES WILL BE DETAILED BY LANDSCAPE ARCHITECT, OR LANDSCAPE CONTRACTOR



**TOTAL SHRUBS & PERENNIALS FOR ALL THREE COURTYARDS**  
VD-42  
PF-104  
SH-103  
RF-83  
PD-83  
NF-005  
AC-83



3.6' WIDE STONE MAINTENANCE STRIP WITH STEEL EDGING, TYP.

LOW-PROFILE PRAIRIE NATIVE SEED MIX

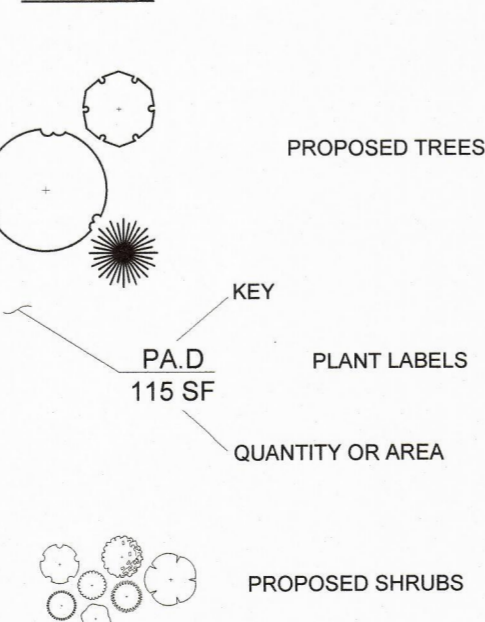
**LANDSCAPING REQUIREMENTS**

**SCREENING**  
BASED ON THE SITE ZONING THE ORDINANCE REQUIRES SCREENING AND/OR LANDSCAPING EQUAL TO SCREENING STRATEGIES A-2 OR B & D OR C. HOWEVER, DUE TO THE HEAVILY WOODED NATURE OF THE SITE, AND THE SITE TOPOGRAPHY, THE DEVELOPMENT WILL BE NATURALLY SCREENED WE BELIEVE THIS WILL EASILY SATISFY THE INTENT OF THIS REQUIREMENT.

**INTERIOR LANDSCAPING REQUIREMENTS**  
TOTAL LOT AREA = 21.57 AC, 939,589 SF  
INTERIOR LANDSCAPING REQUIRED: 15% OF TOTAL LOT AREA, 959,589 SF = 140,938 SF  
INTERIOR LANDSCAPING PROVIDED: 733,959 SF  
INTERIOR LANDSCAPING TREE REQUIRED (1 PER 300 SF OF REQUIRED AREA): 140,938/300 = 470 TREES  
INTERIOR LANDSCAPING SHRUBS REQUIRED (5 PER 300 SF OF REQUIRED AREA): 140,938/300 \* 5 = 2,349 SHRUBS  
\*DUE TO THE HEAVILY WOODED NATURE OF THIS SITE, A MAJORITY OF THE SITE IS BEING LEFT UNDISTURBED AND THE LANDSCAPE AREA SQUARE FOOTAGE AND TREE AND SHRUB REQUIREMENTS ARE LARGELY MET BY UTILIZING THE EXISTING SITE FEATURES.  
\*\* IN ADDITION TO THE EXISTING TREES AND SHRUBS ON-SITE, THIS PLAN PROPOSES TO PLANT AN ADDITIONAL 127 TREES AND 944 SHRUBS.

**PARKING LOT LANDSCAPING**  
TOTAL PARKING SPACES: 70  
REQUIRED PARKING LOT LANDSCAPING: 70\*15=1,050 SF  
PROVIDED PARKING LOT LANDSCAPING: 2,307 SF  
REQUIRED TREES: 1,050 / 100=10  
PROVIDED TREES: 10

**LEGEND**

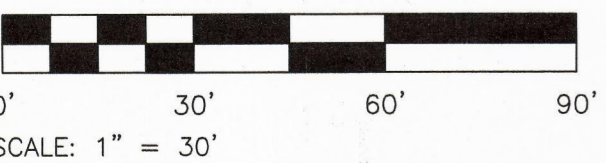


- PERENNIAL PLANTING AREA A - PA A (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA B - PA B (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA C - PA C (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA D - PA D (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA E - PA E (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA F - PA F (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA G - PA G (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA H - PA H (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA I - PA I (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA J - PA J (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA K - PA K (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA L - PA L (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA M - PA M (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA N - PA N (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA O - PA O (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA P - PA P (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA Q - PA Q (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA R - PA R (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA S - PA S (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA T - PA T (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA U - PA U (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA V - PA V (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA W - PA W (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA X - PA X (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA Y - PA Y (4,655 SF) (SEE SHEET L2.0)
- PERENNIAL PLANTING AREA Z - PA Z (4,655 SF) (SEE SHEET L2.0)
- LOW-PROFILE PRAIRIE NATIVE SEED MIX (165,243 SF)
- DETENTION BASIN NATIVE SEED MIX (44,058 SF) (SEE SHEET L2.0)

LANDSCAPE PLAN PREPARED BY:  
WESLEY LONDON, ASLA - LICENSED LANDSCAPE ARCHITECT  
NATIVE EDGE, LLC  
(616) 717-0656  
WESLEY@NATIVEEDGE.CO



Know what's below.  
Call before you dig.



THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

MATCH LINE

REFER TO SHEET L1.1

ISSUED FOR	DATE
FSPA	06/04/20
SPA	06/15/20
SPA	07/27/20
ENGINEERING #2	08/31/20
ENGINEERING #3	09/25/20
ENGINEERING #4	10/05/20
CONSTRUCTION	11/18/20

DATE: 10/05/20  
DRAWN: ACA  
CHECKED: JT  
SCALE: 1"=40'  
JOB NO: TED-NHWL  
SHEET TITLE:  
LANDSCAPE PLAN - WEST SHEET  
**L1.0**



**LOW-PROFILE PRAIRIE NATIVE SEED MIX**

Total Seeding Rate: 31 lbs per acre  
3.75 lbs grasses + 2.25 lbs forbs + 25 lbs nurse crop  
41 native seeds per sq ft

Call, email or visit our website for pricing.

Grasses	PLS Oz/acre	Seeds/sq ft
<i>Bouteloua curtipendula</i>	20.00	2.75
<i>Bromus kalmii</i>	4.00	0.73
<i>Canada Wild Rye</i>	7.50	0.90
<i>Koeleria cristata</i>	0.25	1.15
<i>Schizachyrium scoparium</i>	28.00	9.64
<i>Sporobolus heterolepis</i>	0.25	0.09
<b>Total Grasses</b>	<b>60.00</b>	<b>15.27</b>

Forbs	PLS Oz/acre	Seeds/sq ft
<i>Asclepias tuberosa</i>	0.50	0.05
<i>Aster multiflorus</i>	0.50	1.55
<i>Cassia fasciculata</i> (Chamaecrista f.)	8.00	0.50
<i>Cercocarpus lancolata</i>	7.00	3.21
<i>Echinacea purpurea</i>	7.00	1.06
<i>Kuhnia eupatorioides</i>	0.60	0.44
<i>Monarda fistulosa</i>	0.50	0.80
<i>Penstemon digitalis</i>	0.50	1.49
<i>Psilocnemis purpureum</i> (Dalea s.)	4.00	1.65
<i>Potentilla arguta</i> (Dromocallis a.)	0.50	2.64
<i>Rudbeckia hirta</i>	0.70	0.48
<i>Rudbeckia hirta</i>	4.90	10.35
<i>Solidago rigida</i>	0.70	0.66
<i>Verbena stricta</i>	0.60	0.39
<b>Total Forbs</b>	<b>36.00</b>	<b>25.27</b>

Temporary Grass Cover	Oz/acre	Seeds/sq ft
<i>Lolium multiflorum</i>	80.00	24.79
<i>Avena sativa</i>	320.00	7.35
<b>Total Temp Grasses</b>	<b>400.00</b>	<b>32.14</b>

THIS NATIVE SEED MIX WAS PROVIDED BY NATIVE CONNECTIONS IN KALAMAZOO, MI, AND CAN BE SOURCED FROM THIS NURSERY OR APPROVED EQUIVALENT. THIS MIX IS KNOWN AS THEIR 'BASIC SHORTGRASS PRAIRIE MIX'. CONTRACTOR TO CONSULT WITH NATIVE SEED SUPPLIER OR QUALIFIED LANDSCAPE CONTRACTOR ABOUT THE NECESSARY SITE PREPARATION AND INSTALLATION STRATEGIES TO BE IMPLEMENTED BASED ON THE EXISTING SITE CONDITIONS.

**DETENTION BASIN NATIVE SEED MIX**

Total Seeding Rate: 34 lbs per acre  
2.5 lbs grasses + 1.5 lbs forbs + 30 lbs nurse crop  
101 native seeds per sq ft

Call, email or visit our website for pricing.

Grasses, Sedges & Rushes	PLS Oz/acre	Seeds/sq ft
<i>Andropogon gerardii</i>	4.00	0.92
<i>Carex bebbii</i>	1.75	1.37
<i>Carex vulpinoidea</i>	2.00	4.59
<i>Fleochloa palustris</i>	1.00	1.17
<i>Elymus virginicus</i>	17.00	1.64
<i>Juncus effusus</i>	0.50	11.48
<i>Juncus tenuis</i>	0.50	11.48
<i>Juncus torreyi</i>	0.25	9.18
<i>Panicum virgatum</i>	7.00	2.25
<i>Sorghum nutans</i>	1.00	2.87
<i>Scirpus validus</i> (S. lehemansensoni)	1.00	0.71
<i>Sorghastrum nutans</i>	4.00	1.10
<b>Total Grasses</b>	<b>40.00</b>	<b>48.76</b>

Forbs	PLS Oz/acre	Seeds/sq ft
<i>Allium subcordatum</i>	2.00	2.75
<i>Asclepias incarnata</i>	1.00	0.11
<i>Aster novae-angliae</i>	0.25	0.38
<i>Aster umbellatus</i>	0.25	0.38
<i>Bignonia serena</i>	1.00	0.48
<i>Echinacea purpurea</i>	4.00	0.61
<i>Helenium autumnale</i>	0.75	2.24
<i>Liatris scariosa</i>	1.25	0.32
<i>Lythrum americanum</i>	0.25	1.49
<i>Mimulus ringens</i>	0.50	13.20
<i>Monarda fistulosa</i>	0.50	0.80
<i>Oenothera biennis</i>	1.00	2.07
<i>Penthorum sedoides</i>	0.50	14.92
<i>Physocarpus opulifolius</i>	0.50	0.13
<i>Polypogon pennsylvanicum</i> (Persicaria p.)	2.75	0.82
<i>Rudbeckia hirta</i>	2.50	5.28
<i>Verbena hastata</i>	2.50	5.34
<i>Zizia aurea</i>	2.50	0.63
<b>Total Forbs</b>	<b>24.00</b>	<b>81.95</b>

Temporary Grass Cover	Oz/acre	Seeds/sq ft
<i>Lolium multiflorum</i>	112.00	34.71
<i>Avena sativa</i>	309.00	8.45
<b>Total Temp Grasses</b>	<b>400.00</b>	<b>43.16</b>

THIS NATIVE SEED MIX WAS PROVIDED BY NATIVE CONNECTIONS IN KALAMAZOO, MI, AND CAN BE SOURCED FROM THIS NURSERY OR APPROVED EQUIVALENT. THIS MIX IS KNOWN AS THEIR 'STORMWATER MIX'. CONTRACTOR TO CONSULT WITH NATIVE SEED SUPPLIER OR QUALIFIED LANDSCAPE CONTRACTOR ABOUT THE NECESSARY SITE PREPARATION AND INSTALLATION STRATEGIES TO BE IMPLEMENTED BASED ON THE EXISTING SITE CONDITIONS.

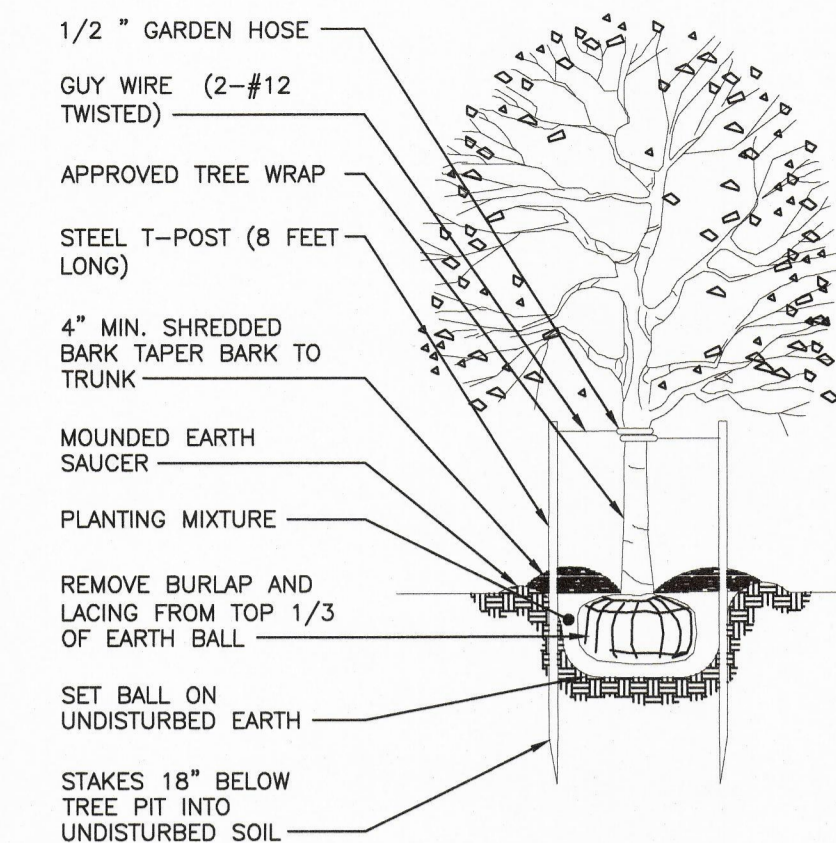
LANDSCAPE TREES			
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING (MINIMUM)
9	AR	<i>Acer rubrum</i> 'October Glory' / October Glory Red Maple	2.5" Cal. B&B, As Shown
10	AS	<i>Acer saccharum</i> 'Green Mountain' / Green Mountain Sugar Maple	2.5" Cal. B&B, As Shown
24	AB	<i>Amelanchier</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	1.5 Cal. B&B, As Shown
3	CA	<i>Cornus alternifolia</i> / Pagoda Dogwood	1.5 Cal. B&B, As Shown
10	GT	<i>Gleditsia tricanthos var. inermis</i> 'Suncoke' / Sunburst Honeylocust	2.5" Cal. B&B, As Shown
3	LT	<i>Liriodendron tulipifera</i> / Tuliptree	2.5" Cal. B&B, As Shown
17	MP	<i>Malus</i> 'Prairie Fire' / Prairie Fire Crabapple	1.5 Cal. B&B, As Shown
2	NS	<i>Nyssa sylvatica</i> / Black Gum	2.5" Cal. B&B, As Shown
31	PG	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	7" Ht. B&B, As Shown
9	PS	<i>Pinus strobus</i> / Eastern White Pine	7" Ht. B&B, As Shown
9	UF	<i>Ulmus carpinifolia x parvifolia</i> 'Frontier' / Frontier Elm	2.5" Cal. B&B, As Shown
127	Total		

SHRUBS			
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING
67	AM	<i>Aronia melanocarpa</i> 'Autumn Magic' / Autumn Magic Black Chokeberry	30" Ht. 5-Gal. Container / 4' O.C.
79	CS	<i>Cornus sericea</i> 'Arctic Fire' / Arctic Fire Red Twig Dogwood	30" Ht. 5-Gal. Container / 3' O.C.
106	DL	<i>Diervilla lonicera</i> / Northern Bush Honeysuckle	30" Ht. 5-Gal. Container / 3' O.C.
25	HPD	<i>Hydrangea paniculata</i> 'Diamond Rouge' / Diamond Rouge Hydrangea	30" Ht. 5-Gal. Container / 3' O.C.
12	HPI	<i>Hydrangea paniculata</i> 'Limelight' / Limelight Hydrangea	30" Ht. 5-Gal. Container / 3' O.C.
24	HPs	<i>Hydrangea paniculata</i> 'Strawberry Sundae' / Strawberry Sundae Hydrangea	30" Ht. 5-Gal. Container / 3' O.C.
48	PO	<i>Physocarpus opulifolius</i> / Common Ninebark	30" Ht. 5-Gal. Container / 5' O.C.
387	PF	<i>Potentilla fruticosa</i> / Shrubby Cinquefoil	30" Ht. 5-Gal. Container / 3' O.C.
46	RA	<i>Rhus aromatica</i> 'Gro-low' / Low Grow Fragrant Sumac	30" Ht. 5-Gal. Container / 3' O.C.
150	VD	<i>Viburnum dentatum</i> 'Blue Muffin' / Blue Muffin Viburnum	30" Ht. 5-Gal. Container / 5' O.C.

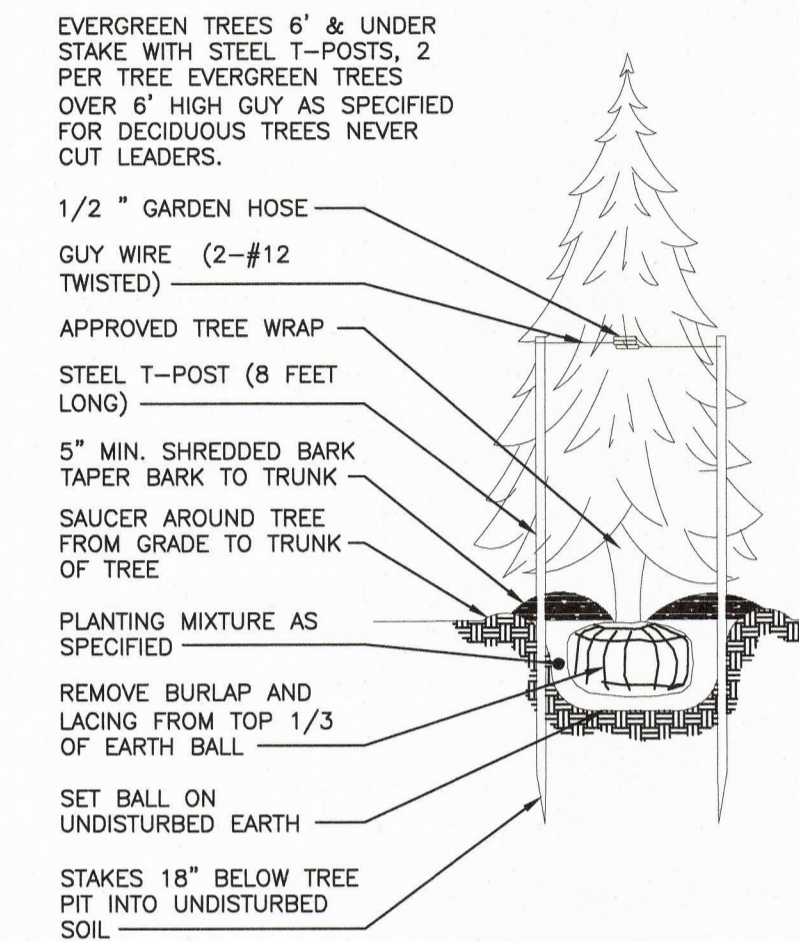
PERENNIALS			
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING
232	AC	<i>Allium cernuum</i> / Nodding Wild Onion	Quart / 12" O.C.
232	EP	<i>Echinacea pallida</i> / Pale Purple Coneflower	Quart / 12" O.C.
232	ECP	<i>Echinacea purpurea</i> / Purple Coneflower	Quart / 12" O.C.
232	GM	<i>Geranium maculatum</i> / Wild Geranium	Quart / 12" O.C.
514	NF	<i>Nepeta faassenii</i> 'Kit Kat' / Kit Kat Catmint	Quart / 12" O.C.
315	PD	<i>Penstemon digitalis</i> / Beardtongue	Quart / 12" O.C.
232	PA	<i>Perovskia atriplicifolia</i> / Russian Sage	Quart / 18" O.C.
232	PvV	<i>Pycnanthemum virginianum</i> / Mountain Mint	Quart / 12" O.C.
370	RF	<i>Rudbeckia fulgida</i> / Brown Eyed Susan	Quart / 12" O.C.
464	SH	<i>Sporobolus heterolepis</i> / Prairie Dropseed	Quart / 12" O.C.
232	SS	<i>Schizachyrium scoparium</i> / Little Bluestem	Quart / 12" O.C.

\*Not all species above may be identified by their key on the plans. Some of the species above only exist in the PA.A planting area, and will be repeated in clumps throughout this planting zone.

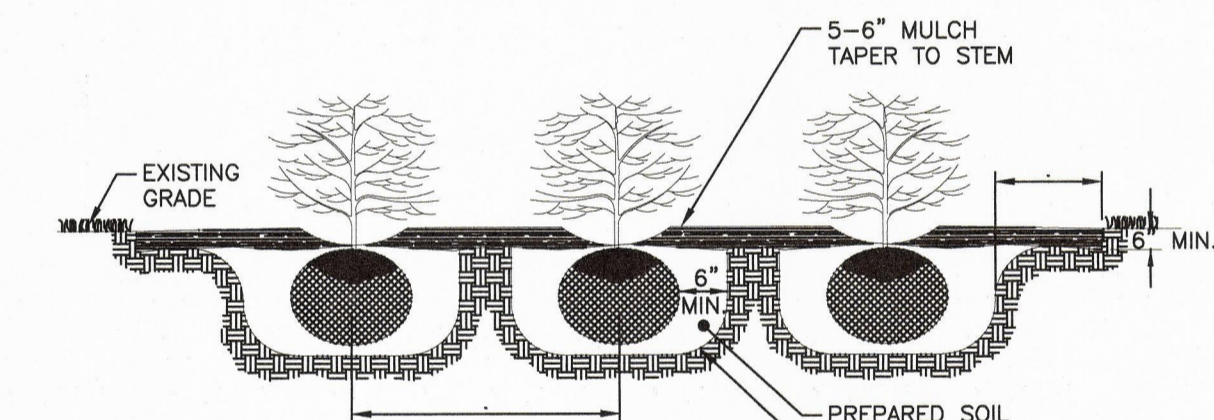
\*\*The above species list may be modified by the landscape architect, or with approval from the landscape architect based on plant availability. This list and the planting strategy must be approved with the landscape architect prior to placing the plant order.



**DECIDUOUS TREE PLANTING**  
NO SCALE

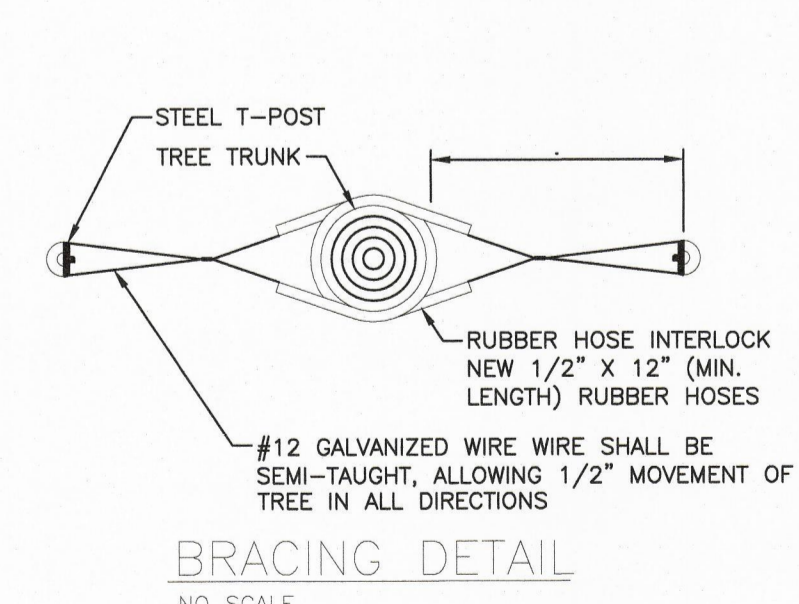


**EVERGREEN TREE PLANTING**  
NO SCALE

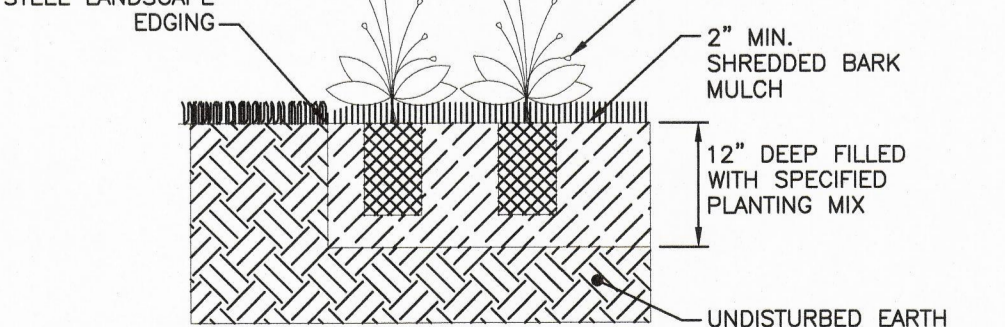


- FIRST AND SECOND WATERING AND CULTIVATION SHALL INCLUDE SHRUB BEDS.
- CUT 6" X 12" (MIN.) EDGING AROUND THE PERIMETER OF ALL SHRUB BEDS SHOWN ON THE PLANS. SPRAY A NON-PERSISTENT GLYPHOSATE HERBICIDE TO ENTIRE SHRUB BEDS PRIOR TO PLANTING AND BARK PLACEMENT.
- SHRUB BEDS ARE TO BE PAID FOR BY THE PAY ITEM 'SITE PREPARATION'.
- ALL PLANTS SHALL BE SET PLUMB AND HAVE THE BEST SIDE OF PLANT FACING THE MAIN VIEWING DIRECTION.

**SHRUB BED PLANTING**  
NO SCALE

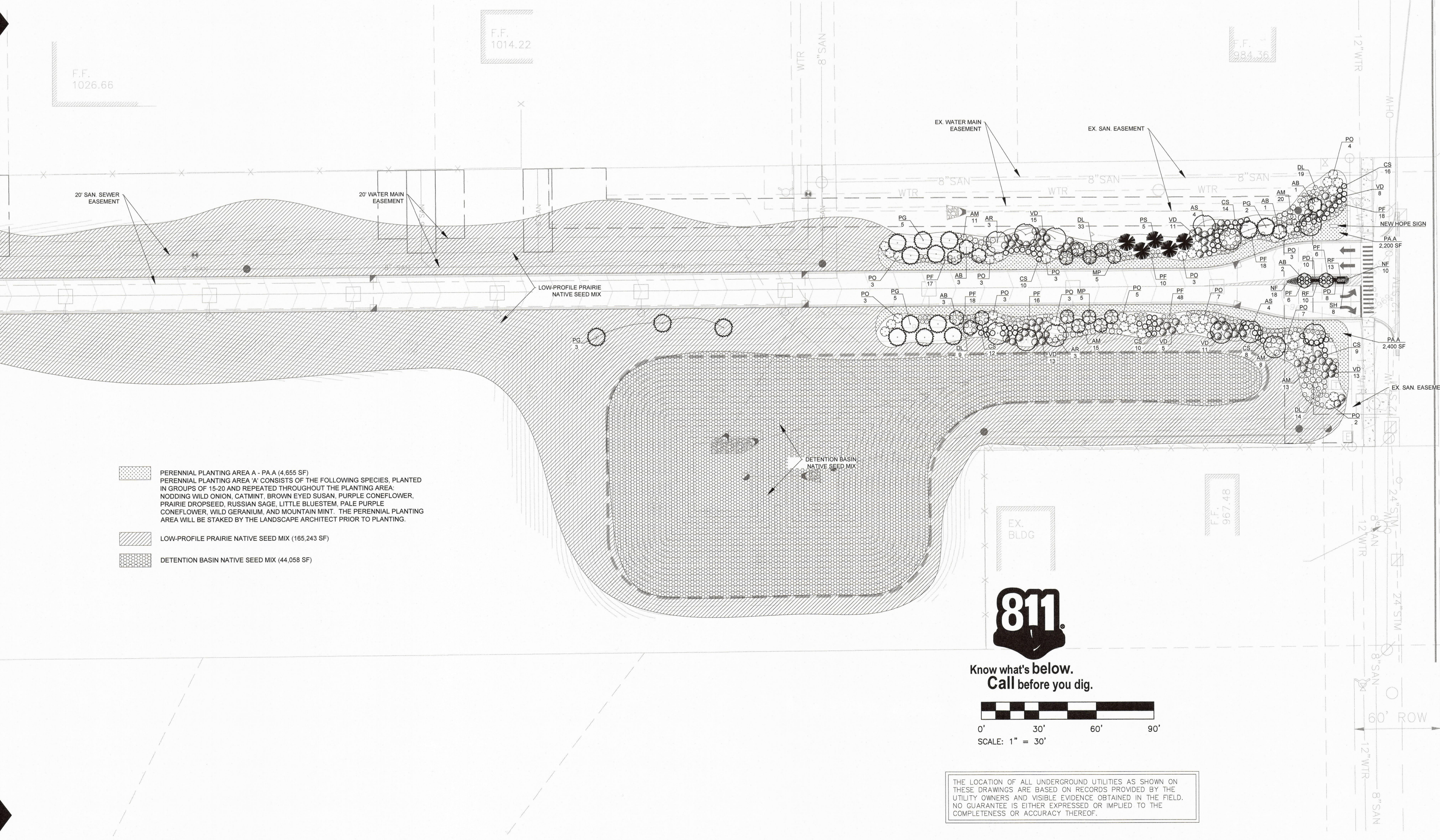


**BRACING DETAIL**  
NO SCALE



**PERENNIAL PLANTING BED**  
NO SCALE

MATCHLINE REFER TO SHEET L1.0



THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

**TRIUMPH**  
Triumph Engineering & Design, Inc.  
10775 S. SAGINAW ST. SUITE D  
GRAND BLANC, MI 48439  
(PH) 810.584.7364  
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**NEW HOPE**  
NEW HOPE PLANNING & NURSERY CARE  
ASSISTED PLANNING & NURSERY CARE  
**NEW HOPE WHITE LAKE**  
**WHITE LAKE TOWNSHIP**  
**OAKLAND COUNTY, MICHIGAN**

THE CLIENT HAS REVIEWED AND APPROVED THESE PLANS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

ISSUED FOR	DATE
FSPA	06/04/20
SPA	06/15/20
SPA	07/27/20
ENGINEERING #2	08/31/20
ENGINEERING #3	09/25/20
ENGINEERING #4	10/05/20
CONSTRUCTION	11/16/20

DATE: 10/05/20  
DRAWN: ACA  
CHECKED: JT  
SCALE: 1"=40'  
JOB NO: TED-NHWL  
SHEET TITLE:  
**LANDSCAPE PLAN - EAST & DETAILS SHEET**  
**L2.0**



WE CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

ISSUED FOR	DATE
FSPA	06/04/20
SPA	06/15/20
SPA	07/27/20
ENGINEERING #2	08/31/20
ENGINEERING #3	09/25/20
ENGINEERING #4	10/05/20
LANDSCAPE UPD.	9/1/22

DATE:	9/1/22
DRAWN:	ACA
CHECKED:	JT
SCALE:	1"=40'
JOB NO:	TEJ-NHWL
SHEET TITLE:	LANDSCAPE PLAN - WEST
SHEET	
<b>L1.0</b>	

**CARE FOR PLANTS BEFORE PLANTING**  
PLANTS DESIGNATED "BP" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH. CRACKED, LOOSEEN OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELD IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.

THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES THAT ARE INJURED.

**PLANTING**  
THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS PLUMB. SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSED AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL, WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND.

**MULCHING**  
ALL PLANT MATERIAL SHALL BE ENCRICLED WITH A 4" MINIMUM COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE, TAPERING MULCH TO 2" AROUND THE TRUNK OF ALL PLANTS. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB.

**WRAPPING DECIDUOUS TREES**  
TREE WRAP SHALL COVER TRUNKS OF ALL DECIDUOUS TREES BEGINNING BELOW THE SOIL LINE JUST ABOVE THE ROOTS. TIE WITH TWINE IN 5 PLACES, INCLUDING THE TOP AND BOTTOM OF WRAPPING. MASKING TAPE OR WIRE WILL NOT BE ALLOWED.

**BRACING AND GUYING**  
GUYING SHALL BE EMPLOYED TO PREVENT LEANING OR LOOSENING OF THE TREE FROM THE BALL. BRACING MATERIAL SHALL BE T-POSTS PAINTED GREEN. GUYING MATERIAL SHALL BE 12 GAUGE WIRE AND GARDEN HOSE 1/2 INCH DIAMETER. GUY WIRE SHALL BE ENCASED IN HOSE TO PREVENT DIRECT CONTACT WITH THE TREE. DECIDUOUS TREES SHALL BE BRACED OR GUYED IMMEDIATELY AFTER THE TREE WRAPPING IS COMPLETE. TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE YEAR.

**STEEL LANDSCAPE EDGING**  
4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED. STEEL EDGING SHALL BE PLACED WHEREVER A LANDSCAPED BED HAS AN INTERFACE WITH A TURFGRASS OR OTHER SOFTSCAPE AREA. THIS DOES NOT INCLUDE INDIVIDUAL TREES PLANTED IN LAWN.

**PRUNING**  
UPON COMPLETION, ALL PLANT MATERIAL MUST BE PRUNED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPORTING. ALL CUTS SHALL BE MADE FLUSH LEAVING NOT STUBS. PRUNING PAINT SHALL NOT BE USED.

**FINISHING AND CLEANING UP**  
IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH TURF IN RUTTED AREAS.

**WARRANTY**  
THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN TWO (2) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.

**DESCRIPTION**  
THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS.

PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK GROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANSI SPECIFICATION Z60.1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.

**SITE PREPARATION**  
THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED.

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.

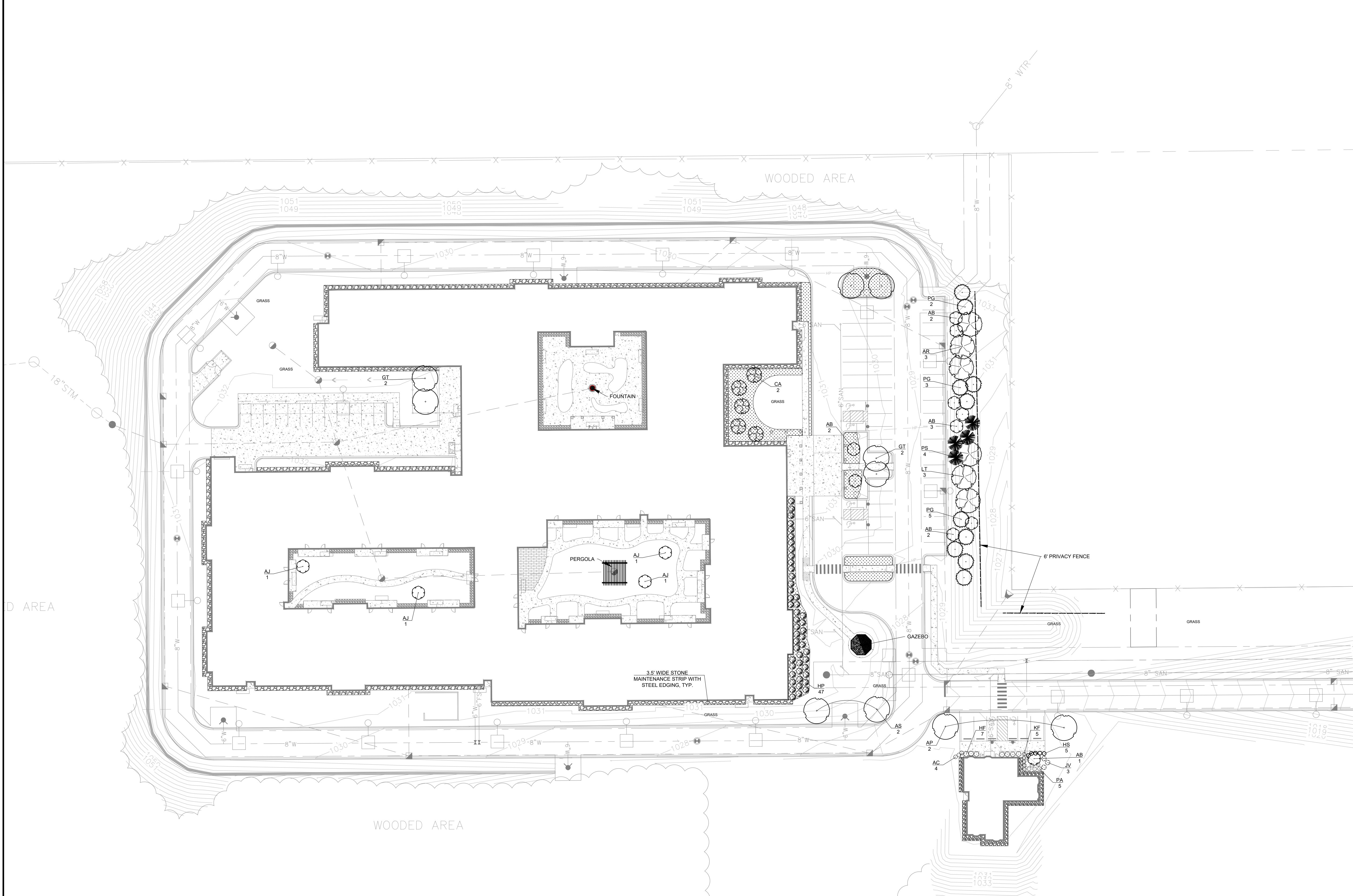
TOPSOIL SHALL AT FERTILE, FRIABLE NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COARSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.

CONTRACTOR SHALL TAKE CARE NOT TO COMPACT SOILS IN PLANTING AREAS. ANY COMPACTED SOILS TO BE SCARIFIED TO A DEPTH OF 8" TO ELIMINATE ANY SOIL COMPACTION CREATED DURING CONSTRUCTION. CONTRACTOR MAY BE REQUIRED TO FURTHER AMEND SOIL IN AREAS WHERE EXCESSIVE COMPACTION HAS OCCURRED.

**SLOPE STABILIZATION**  
NO SLOPES SHALL BE STEEPER THAN 3(H):1(V). ALL SLOPES TO BE STABILIZED WITH C-125BN EROSION CONTROL BLANKET OR APPROVED EQUIVALENT. BLANKET ONLY TO BE INSTALLED ON DISTURBED AREAS. IF BLANKET IS INSTALLED BEFORE SEED MIX IS INSTALLED IT SHALL BE PULLED BACK TO ALLOW THE SEED MIX TO BE INSTALLED AND REPLACED IMMEDIATELY AFTER SEEDING. ANY SWALES WHERE NATIVE SEED MIX IS PROPOSED SHALL ALSO BE PROTECTED WITH EROSION CONTROL BLANKET REGARDLESS OF SLOPE. SWALES WHICH HAVE A SLOPE OF 5(H):1(V) OR STEEPER TO HAVE CHECK DAMS INSTALLED EVERY 100 LINEAR FEET OR AT THE DIRECTION OF THE PROJECT ENGINEER. CHECK DAMS TO BE CONSTRUCTED FROM 4-8" RIPRAP AND SHALL BE A MINIMUM OF 12" ABOVE THE BOTTOM ELEVATION OF THE SWALE WITH A 12" TOP WITH EXTENDING TO EITHER SIDE OF THE SWALE, AND HAVING 1:1 SIDE SLOPES PERPENDICULAR TO THE DIRECTION OF FLOW.

MATCH LINE

REFER TO SHEET L1.1



**811**  
Know what's below.  
Call before you dig.

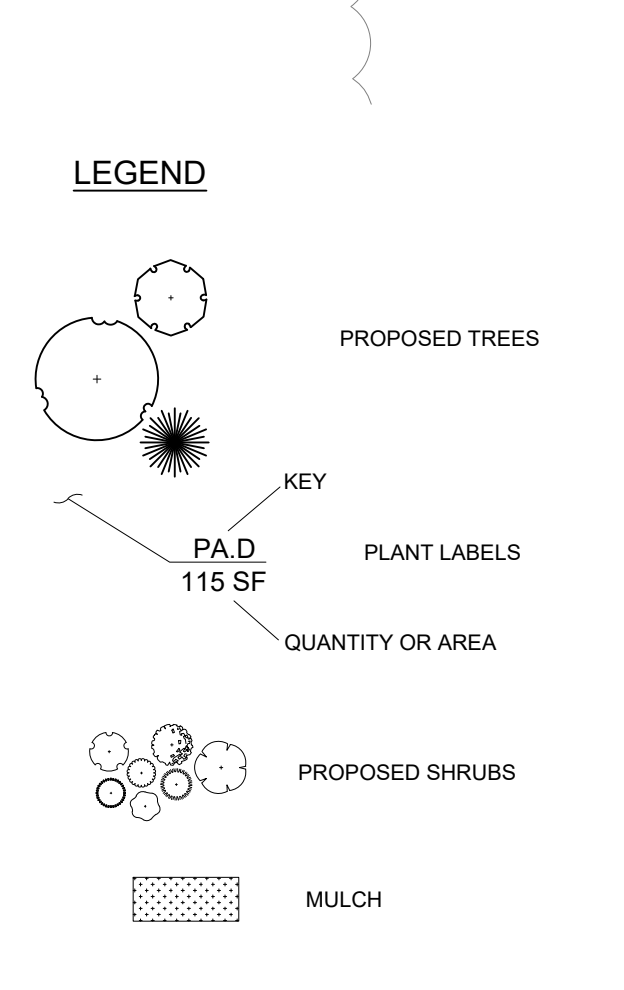
0' 30' 60' 90'  
SCALE: 1" = 30'

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

**LANDSCAPING REQUIREMENTS**  
SCREENING  
BASED ON THE SITE ZONING THE ORDINANCE REQUIRES SCREENING AND/OR LANDSCAPING EQUAL TO SCREENING STRATEGIES A-2 OR B & D OR C. HOWEVER, DUE TO THE HEAVILY WOODED NATURE OF THE SITE, AND THE SITE TOPOGRAPHY, THE DEVELOPMENT WILL BE NATURALLY SCREENED WE BELIEVE THIS WILL EASILY SATISFY THE INTENT OF THIS REQUIREMENT. A 6" TALL VINYL FENCE WAS VOLUNTARILY INSTALLED TO SCREEN A RESIDENTIAL PROPERTY TO THE NORTH EAST OF THE PRIMARY BUILDING AND PARKING AREA TO HELP ENHANCE THE SITE SCREENING TO ADJACENT PROPERTIES.

INTERIOR LANDSCAPING REQUIREMENTS  
TOTAL LOT ARE = 21.57 AC; 939,589 SF  
INTERIOR LANDSCAPING REQUIRED: 13% OF TOTAL LOT AREA. 959,589\*15=140,938.  
INTERIOR LANDSCAPING PROVIDED: 732,959 SF  
INTERIOR LANDSCAPING TREE REQUIRED (1 PER 300 SF OF REQUIRED AREA): 140,938/300 = 470 TREES  
INTERIOR LANDSCAPING SHRUBS REQUIRED (5 PER 300 SF OF REQUIRED AREA): 140,938/300\*5 = 2,349 SHRUBS  
\*DUE TO THE HEAVILY WOODED NATURE OF THIS SITE, A MAJORITY OF THE SITE IS BEING LEFT UNDISTURBED AND THE LANDSCAPE AREA SQUARE FOOTAGE AND TREE AND SHRUB REQUIREMENTS ARE LARGELY MET BY UTILIZING THE EXISTING SITE FEATURES. AS A PART OF THE CONSTRUCTION AGREEMENT, THESE WOODLAND AREAS WILL BE PROTECTED AND WILL NOT BE DEVELOPED IN THE FUTURE, ENSURING THIS SCREEN WILL REMAIN IN THE FUTURE.  
\*\* IN ADDITION TO THE EXISTING TREES AND SHRUBS ON-SITE, THIS PLAN PROPOSES TO PLANT AN ADDITIONAL 88 TREES AND 50 SHRUBS.

PARKING LOT LANDSCAPING  
TOTAL PARKING SPACES: 70  
REQUIRED PARKING LOT LANDSCAPING: 70\*15=1,050 SF  
PROVIDED PARKING LOT LANDSCAPING: 2,307 SF  
REQUIRED TREES: 1,050 / 100=10  
PROVIDED TREES: 10 (PARKING LOT ISLANDS AND EAST SIDE OF PARKING LOT)  
REQUIRED SHRUBS: 1,050 / 100, \*3=32  
PROVIDED SHRUBS: 47 (BOBO HYDRANGEA ON SE SIDE OF BLDG)



**AS-BUILT NOTE**  
THIS LANDSCAPE PLAN IS TO SERVE AS AN AS-BUILT DRAWING BASED ON THE ACTUAL LANDSCAPE MATERIALS WHICH WERE INSTALLED BY BELL LANDSCAPING AT THE DIRECTION OF THE OWNER. THIS DRAWING IS BEING PROVIDED TO ADDRESS DIFFERENCES BETWEEN THE APPROVED LANDSCAPE PLAN WHICH WAS SUBMITTED ON 10/5/20, AND THE MATERIALS AND QUANTITIES WHICH WERE ACTUALLY INSTALLED ON-SITE. LANDSCAPING LOCATION, SPECIES, AND QUANTITIES PROVIDED BY BELL LANDSCAPING AND ARE REFLECTED ON THIS PLAN. ALL PLANT MATERIALS AND INSTALLATION TO BE IN COMPLIANCE WITH THE INFORMATION AND SPECIFICATIONS PROVIDED IN THE LANDSCAPE PLAN, REGARDLESS OF INSTALLATION STATUS.

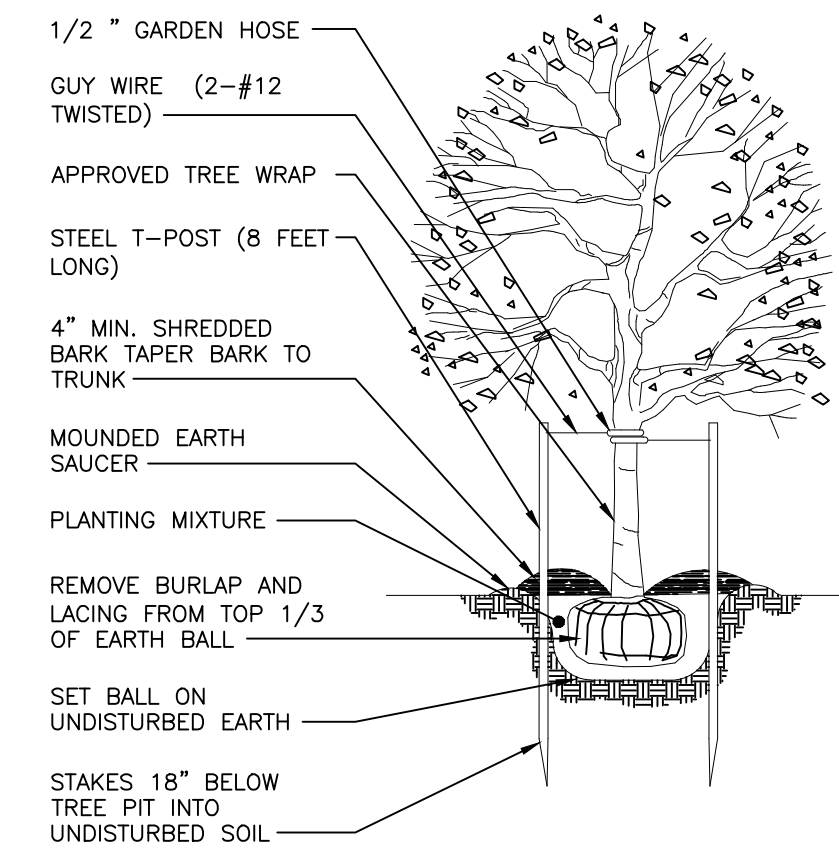
THE LANDSCAPE QUANTITIES, SPECIFICALLY TREE AND SHRUB NUMBERS, ARE LESS THAN WHAT IS REQUIRED BY THE ZONING ORDINANCE. HOWEVER, DUE TO THE AMOUNT OF WOODLAND AREAS SURROUNDING THE PROPERTY, AND THE TOPOGRAPHY AROUND THE PERIMETER OF THE SITE, THE CLIENT IS REQUESTING THAT THE PRESERVED WOODLANDS COUNT TOWARDS THE TREE AND SHRUB TOTALS TO BRING THE LANDSCAPE PLAN INTO COMPLIANCE WITH THE ZONING ORDINANCE.

**NATIVEEDGE**  
ECOLOGICALLY INSPIRED DESIGN  
LANDSCAPE PLAN PREPARED BY:  
WESLEY LONDON, ASLA - LICENSED LANDSCAPE ARCHITECT  
NATIVEEDGE, LLC  
(616) 717-0656  
WESLEY@NATIVEDEGE.CO

- GENERAL NOTES**
- CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS. ALL LANDSCAPING AND GRASS AREAS TO BE IRRIGATED, AND THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR TO CONSERVE WATER.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
  - ALL GREEN SPACES WHERE A GROUND COVER IS NOT SPECIFIED SHALL BE PLANTED WITH GRASS.
  - SPACE ALL SHRUBS AT SPACING INDICATED ON PLANT LISTS.
  - NO TREES SHALL BE PLANTED OVER OR WITHIN 10' OF SANITARY SEWER, STORM SEWER, OR WATER MAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY VERIFY TREES ARE NOT IN CONFLICT WITH BURIED UTILITIES REGARDLESS OF WHAT IS DEPICTED ON THE PLANS.
  - ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
  - THE GENERAL CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.
  - EXACT COURTYARD DESIGN AND PLANT MATERIAL IN THE COURTYARD AREAS IS SUBJECT TO CHANGE.
  - PERGOLA, GAZEBO, FOUNTAIN, AND OTHER BUILT STRUCTURES WILL BE DETAILED BY OWNER OR LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION.

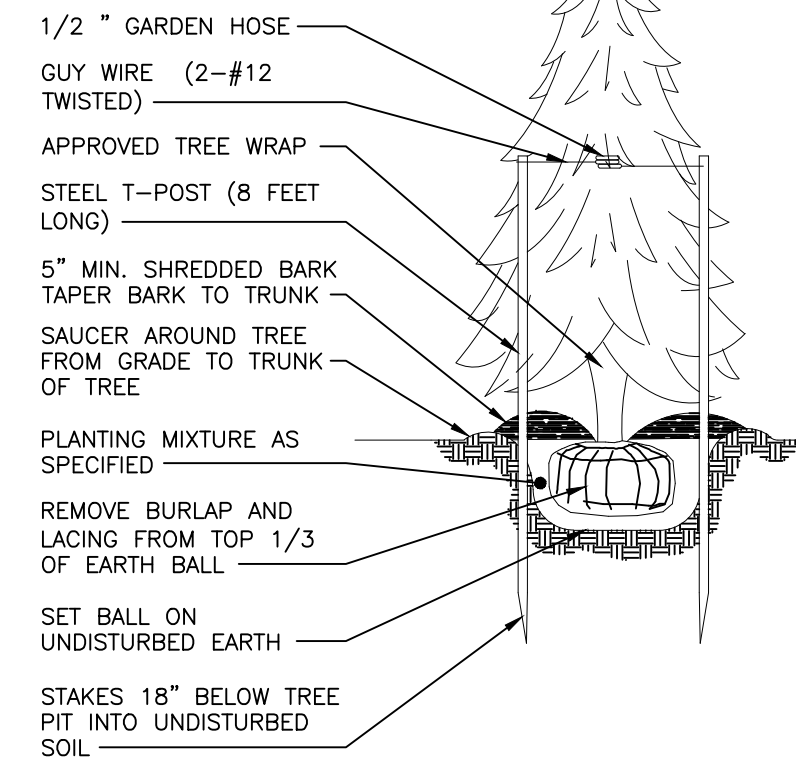


PLANT LIST			
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE/ SPACING (MINIMUM)
4	AJ	<i>Acer palmatum</i> 'Bloodgood' / Bloodgood Japanese Maple	2.5" Cal. B&B, As Shown
11	AP	<i>Acer platanoides</i> 'Crimson King' / Crimson King Norway Maple	2.5" Cal. B&B, As Shown
9	AR	<i>Acer rubrum</i> 'October Glory' / October Glory Red Maple	2.5" Cal. B&B, As Shown
10	AS	<i>Acer saccharum</i> 'Green Mountain' / Green Mountain Sugar Maple	2.5" Cal. B&B, As Shown
4	AC	<i>Allium cernuum</i> / Nodding Wild Onion	Quart, 12" O.C.
18	AB	<i>Amelanchier</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	1.5 Cal. B&B, As Shown
151	KF	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Grass	1-gal. Cont, 18" O.C.
5	CA	<i>Cornus alternifolia</i> / Pagoda Dogwood	1.5 Cal. B&B, As Shown
6	GT	<i>Gleditsia tricanthos</i> var. <i>inermis</i> 'Suncole' / Sunburst Honeylocust	2.5" Cal. B&B, As Shown
5	HS	<i>Hemerocallis</i> 'Stella de Oro' / Rebooming Daylily	1-gal. Cont, 18" O.C.
7	HF	<i>Hydrangea paniculata</i> 'Fire Light' / Fire Light Hydrangea	30" Ht. Cont, 3' O.C.
77	HP	<i>Hydrangea paniculata</i> 'Ivobob' / Bobo Hydrangea	30" Ht. Cont, 3' O.C.
3	JV	<i>Juniperus virginiana</i> 'Hetzii' / Hetzii Juniper	7' Ht. B&B, As Shown
3	LT	<i>Liriodendron tulipifera</i> / Tuliptree	2.5" Cal. B&B, As Shown
5	PA	<i>Pennisetum alopecuroides</i> 'Little Bunny' Fountain Grass	1-gal. Cont, 18" O.C.
22	PG	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	7' Ht. B&B, As Shown
9	PS	<i>Pinus strobus</i> / Eastern White Pine	7' Ht. B&B, As Shown

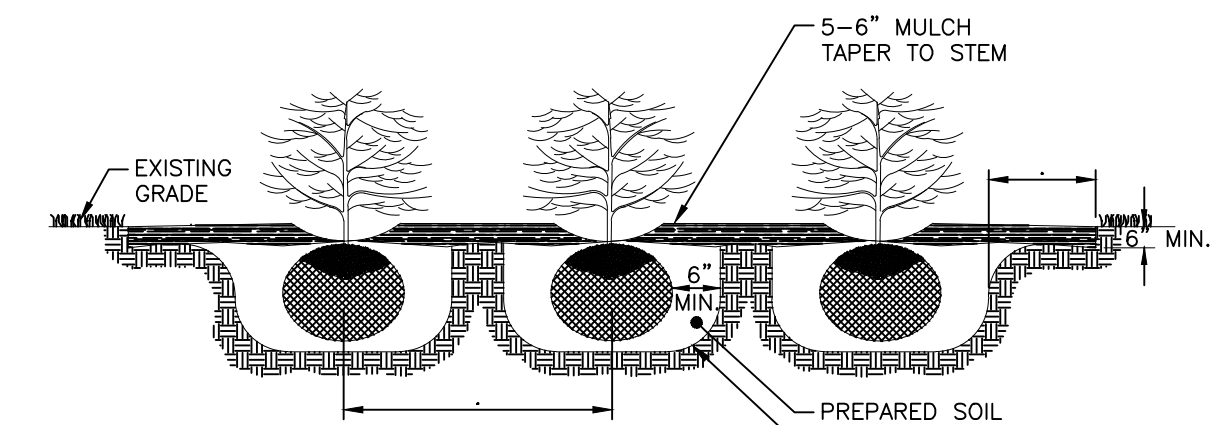


DECIDUOUS TREE PLANTING  
NO SCALE

EVERGREEN TREES 6' & UNDER STAKE WITH STEEL T-POSTS, 2 PER TREE. EVERGREEN TREES OVER 6' HIGH GUY AS SPECIFIED FOR DECIDUOUS TREES NEVER CUT LEADERS.

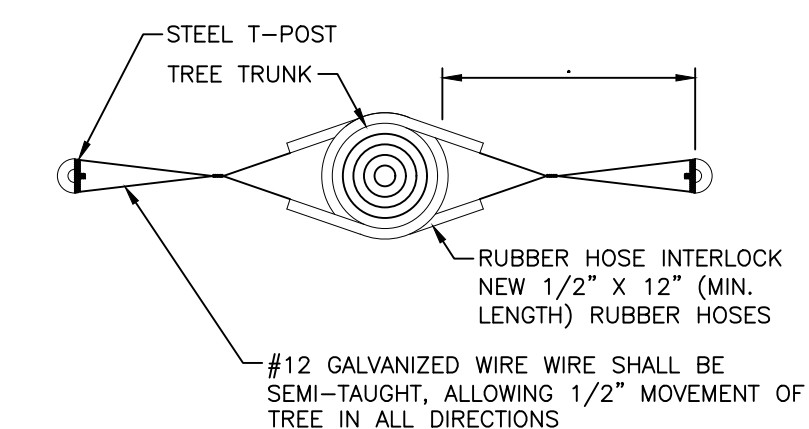


EVERGREEN TREE PLANTING  
NO SCALE

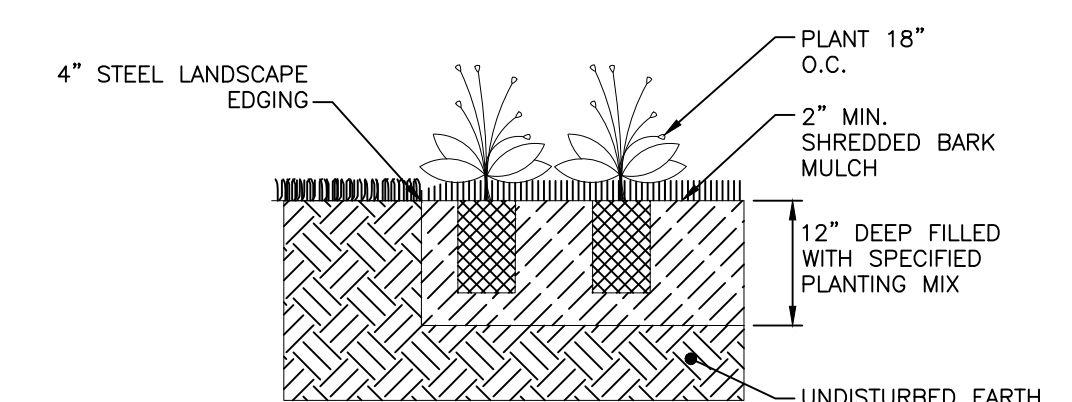


- FIRST AND SECOND WATERING AND CULTIVATION SHALL INCLUDE SHRUB BEDS.
- CUT 6" X 12" (MIN.) EDGING AROUND THE PERIMETER OF ALL SHRUB BEDS SHOWN ON THE PLANS. SPRAY A NON-PERSISTENT GLYPHOSATE HERBICIDE TO ENTIRE SHRUB BEDS PRIOR TO PLANTING AND BARK PLACEMENT.
- SHRUB BEDS ARE TO BE PAID FOR BY THE PAY ITEM 'SITE PREPARATION'.
- ALL PLANTS SHALL BE SET PLUMB AND HAVE THE BEST SIDE OF PLANT FACING THE MAIN VIEWING DIRECTION.

SHRUB BED PLANTING  
NO SCALE

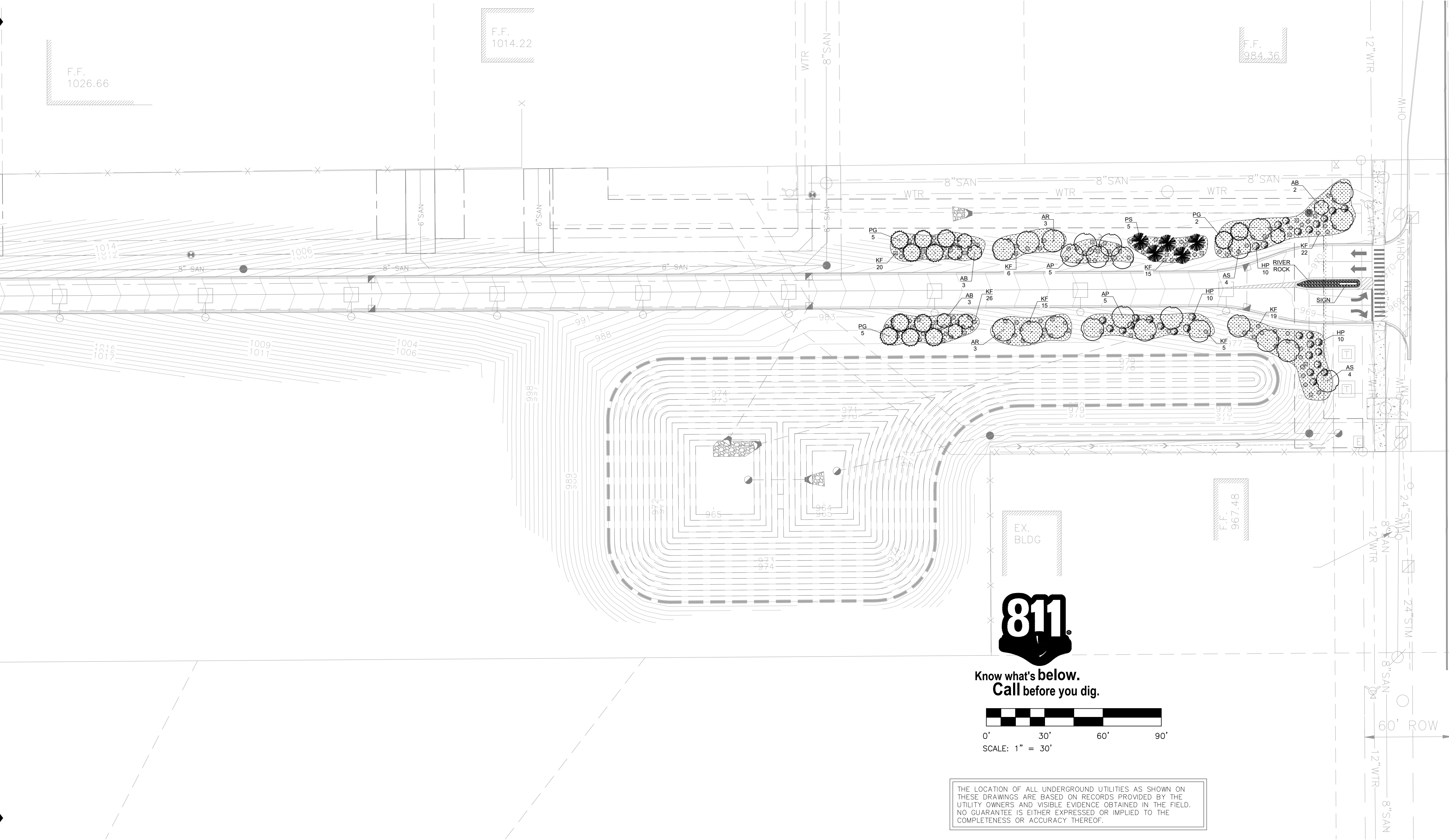


BRACING DETAIL  
NO SCALE

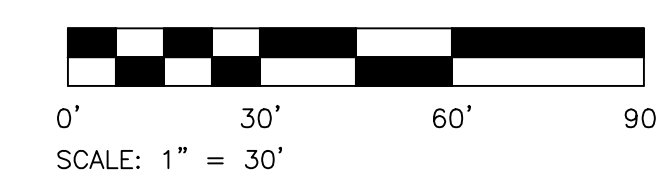


PERENNIAL PLANTING BED  
NO SCALE

MATCH LINE REFER TO SHEET L1.0



Know what's below.  
Call before you dig.



THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

Triumph Engineering & Design, Inc.  
10775 S. SAGINAW ST. SUITE D  
GRAND BLANC, MI 48439  
(PH) 810.584.7364  
(F) 810.584.7362

NEW HOPE WHITE LAKE  
WHITE LAKE TOWNSHIP  
OAKLAND COUNTY, MICHIGAN

WE CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THE PROJECTS SHOWN ON THESE PLANS ARE THE WORK OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MICHIGAN. THE DESIGN AND CONSTRUCTION OF THE PROJECTS SHOWN ON THESE PLANS ARE THE WORK OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MICHIGAN. THE DESIGN AND CONSTRUCTION OF THE PROJECTS SHOWN ON THESE PLANS ARE THE WORK OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MICHIGAN.

ISSUED FOR	DATE
FSPA	06/04/20
SPA	06/15/20
SPA	07/27/20
ENGINEERING #2	08/31/20
ENGINEERING #3	09/25/20
ENGINEERING #4	10/05/20
LANDSCAPE UPD.	9/1/22

DATE: 9/1/22  
DRAWN: ACA  
CHECKED: JT  
SCALE: 1"=40'  
JOB NO: TED-NHWL  
SHEET TITLE: LANDSCAPE PLAN - EAST & DETAILS SHEET

L2.0





# NEW HOPE

— SENIOR COMMUNITIES —

September 30th, 2022

Planning Commission  
White Lake Township,  
7525 Highland Road,  
White Lake, MI 48363

Dear Planning Commission Members,

The purpose of this letter is to formally request a scaling back of the Landscaping Plan for the New Hope White Lake Project.

As you may recall the project is built within a 21-acre lot on Williams Lake Road as part of a Planned Development Agreement (PDA). New Hope White Lake has successfully preserved the majority of the thickly wooded area by building a retaining wall around the 3-acre built area of building and courtyards. This built area is set back approximately one-third of a mile (2,200 feet) from Williams Lake road. We welcome you to visit the site at your convenience. This project is a great example of what collaboration between the township officials and businesses can achieve.

1/ In order to preserve the acres of established trees around built areas, we petitioned our partners to agree to a \$500,000 retaining wall around the north, west and south side of the property. These established trees are a permanent cornerstone of the landscaping for our site. As part of the PDA, we have committed to not build any further, and we do not want to build further, as we (and our neighbors) love the surrounding woods - it is something we very happily point out to and share with prospective residents.

2/ New Hope White Lake has voluntarily installed a 500-foot long fence along the property line to the closest neighbor, in addition to the berm that was required in the PDA. Please note that this fence is to accommodate the **one** neighbor who can see our building from his house. All the other neighbors are agreeable to the



natural screening provided by the heavily wooded site. An additional cost of \$25,000 above PDA was incurred in installing this fence.

3/ Skyrocketing costs due to material price increases and delays caused by Covid-19 have added over \$800,000 in additional costs that we were unable to control, to the project.

In summary, due to intended design, a larger than required portion of the original woods is preserved. In spite of the unforeseen challenges and escalating costs over the last two years, we have fought to keep and replant as much green as possible. Our landscaper worked to ensure that the landscape area square footage and tree and shrub requirements are met by utilizing the existing site features. As part of the PDA, these woodland areas will be protected and will not be developed in the future.

A video of the site is provided and will be available at the Planning Commission meeting along with pictures of the site. A link to the video is provided below.

<https://vimeo.com/imageworksltd/review/748080070/68a206a17c>

New Hope White Lake is requesting that the preserved woodland count towards the tree and shrub totals to bring the landscaping plan into compliance with the zoning ordinance. We respectfully request that the as-built landscaping plan be approved and be made part of the Planned Development Agreement.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rumi Shahzad', with a long horizontal line extending to the right.

Rumi Shahzad  
Managing Director  
New Hope White Lake, LLC



**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION**

Township Annex, 7527 Highland Road  
White Lake, MI 48383  
October 6, 2022 @ 7:00 PM

**CALL TO ORDER**

**Commissioner Anderson** called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

**ROLL CALL**

Steve Anderson  
Pete Meagher  
Debby Dehart  
Matt Slicker  
T. Joseph Seward  
Scott Ruggles  
Robert Seeley  
Merrie Carlock  
Mark Fine

Absent: None

Also Present: Sean O'Neil, Community Development Director  
Justin Quagliata, Staff Planner  
Mike Leuffgen, DLZ  
Lisa Kane, Recording Secretary

Visitors: Approximately 20 members of the public were present

**APPROVAL OF AGENDA**

**Commissioner Seeley** moved to approve the agenda of the October 6, 2022 Planning Commission Meeting.

**Commissioner Dehart** supported and the **MOTION CARRIED** with a voice vote: 9 yes votes.

**APPROVAL OF MINUTES**

- a. Regular meeting minutes of September 1, 2022

**Commissioner Meagher** moved to approve the Minutes of September 1, 2022.

**Commissioner Fine** supported and the **MOTION CARRIED** with a voice vote: 9 yes votes.

**CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)**

None



## PUBLIC HEARING

### A. Cosmo's Car Wash

Location: Property described as parcel number 12-20-276-034, located at the northwest corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.88 acres, currently zoned (PB) Planned Business.

Request: **To receive public comment on the proposed preliminary site plan for the above Planned Business zoned property, consisting of a 4,535 square foot automobile wash establishment.**

Applicant: EWM- Miller Wash, LLC  
201 East Ogden Ave, Ste #18-1  
Hinsdale, IL 60521

Applicant present: John Pellegrine of Development Management Associates and Cameron Ray, Head of Operations, EWM-Miller Wash, LLC

**Director O'Neil** clarified that the applicant is requesting preliminary site plan approval.

**Mr. Quagliata** presented the project as a car wash establishment that would have road access from the Meijer private drive. This parcel size was determined prior to the 10-acre ordinance requirement so it will not require a waiver for size. No wetland or floodplain is impacted at the site and it is a relatively flat lot. The applicant proposes 20 vacuum stations to the west of the building which will be covered by a canopy. The applicant has agreed to all engineering comments. There is a sidewalk along the Meijer private drive on the site plan that needs clarification. Public utilities are available to this site. There will be waivers requested; including the setback from Bogie Lake Road, the number of stacking spaces, window coverage for the front façade, loading space and dumpster enclosure location. The landscaping comments have been addressed. A community benefit of \$15,000 has been proposed to either the parks fund or sidewalk fund. As the applicant has agreed to address all comments, staff recommends approval.

**Mr. Leuffgen** presented the engineering review. The drive lane requirement adjacent to the handicap parking space has been satisfied. The number of stacking spaces are deficient. Details are needed for the dumpster enclosure. Clarification needed for the proposed sidewalk. Details are needed for the fire truck turning radius near the vacuum stalls. There is an area near the existing sign that will need grading for drainage. A storm water maintenance agreement is needed, whether they will fall under Meijer's or have their own agreement. A sanitary sewer oil/grit separator clarification is needed. Many of these items can be clarified on final site plan.

**Commissioner Carlock** inquired about the revised plans that were requested.

**Mr. Quagliata** stated that the revised plans have not been received yet but the applicant has committed to address all of the comments by staff.

**Mr. Pellegrine** stated that they agree to meet all of the recommendations from staff and engineering and that they are very interested in partnering with the Township.

**Commissioner Fine** inquired about water reclamation process for the car wash and how oil is contained.

**Mr. Ray** stated that there are a series of tanks in the ground that separate all the oil and grit. The first 3 tanks are pumped out every 6 months and there are oil sensors inside the tanks.

**Commissioner Slicker** inquired how this operation is different from other car wash operations in the area.



**Mr. Ray** stated that there are a greater number of attendants on site to assist customers. Attendants are highly trained and well paid, which motivates them to give high value of service to the community.

**Commissioner Dehart** inquired about the other out lot on the Meijer property and would like to see a shared driveway agreement.

**Mr. Pellegrine** stated that they have been in communications with the group considering developing that lot and they have shared the grading plan so that they can consider a plan for a shared driveway.

**Commissioner Meagher** is concerned with the community benefit.

**Mr. Quagliata** stated that the community benefit should be commensurate with the waivers requested.

**Director O'Neil** clarified that they typically consider not just the number of waivers requested, but the significance of the requested waiver.

**Commissioner Anderson** stated that a recommendation can be made at this step of the process and consideration can be modified before final site plan review.

**Mr. Ray** stated the community benefits that they intend to provide in addition to the \$15,000 would include Back to School drives, Teacher Appreciation Week, School District staff lunches, Annual Thanksgiving food drives and Annual Toys for Tots drive.

**Commissioner Anderson** inquired about the cost of the services.

**Commissioner Anderson** opened public comment at 7:32 p.m.

Ed Liker of 847 W. Oxhill Dr. is concerned about water runoff being tracked onto the road being dangerous when it ices over.

**Mr. Ray** stated that they have blowers which push the water into the water separators to reduce water run-off and the 20 feet before and at the exit concrete slabs are heated.

**Commissioner Anderson** closed public comment at 7:35 p.m.

**Commissioner Dehart** inquired when the waivers are granted.

The board deliberated the waivers that have been requested.

**Commissioner Meagher moves to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations to the Township Board, the preliminary site plan for the property described as parcel number 12-20-276-034, located at the northwest corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.88 acres, currently zoned (PB) Planned Business.**

**Commissioner Seeley supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)**



**B. Black Rock**

Location: Property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business.

Request: **Preliminary Site Plan Approval**

**Special Land Use Approval- The applicant is requesting to construct a restaurant with outdoor dining.**

Applicant: Black Rock White Lake, LLC

30553 S Wixom Road #300

Wixom, MI 48393

Applicant present: Wayne Perry with Design Engineering and Lonny Morganroth, owner of Black Rock

**Director O'Neil** clarified that the lot size is 2.7 acres, not 1 acre as indicated on the agenda. The driveway location on M59 may require a variance due to proximity to White Banks Blvd. A right lane deceleration taper on eastbound M59 has been indicated by the applicant's traffic engineer. The building materials will be presented at the final site plan review. The window percentage on the west façade is deficient by a small amount. The landscaping will be addressed at final site plan review. The number of parking spaces has been reduced to 128 spaces, due to the reduced size of the building. A sign variance would be requested for the location of the digital area of the proposed sign. The proposed sign on the east wall would require a variance. The door handles will not require a variance as they fall under incidental signage. Outdoor seating requires a special land use approval by the Commission. The hours of operation will need to meet the ordinance, the applicant has not indicated what hours they would be requesting. The lighting plan was revised to reduce the impact on the neighbors. No additional parking is needed for the outdoor seating. Staff recommendation for approval is subject to meeting all comments in the staff review letter and obtaining any necessary variances.

**Commissioner Seeley** inquired if they could reduce the number of parking spaces and still be within tolerances for the ordinance.

**Director O'Neil** stated that they could, however the applicant indicated that they believe they will need all of the spaces on the plan during weekends, holidays and special events. The applicant moved secondary access further north to accommodate the neighbors' request. Employees would be parking in the lot furthest from the door which reduces the noise in that area.

**Mr. Leuffgen** presented the engineering review. This site plan demonstrates engineering feasibility for this level of plan submittal. The storm sewer will require a permit from M-DOT to outlet into the road right of way. The site utilizes underground detention storage for storm water. There are possible contamination tanks near the Speedway. Environmental reports have been presented indicating no contamination impacting this site. Engineering is committed to reviewing the site to make sure there are no adverse impact on adjacent properties.

**Commissioner Carlock** inquired how many parking spots over what is required by the ordinance.

**Director O'Neil** stated there were 31 parking spots over the requirement of the ordinance.

**Mr. Perry** responded on behalf of the owner of Black Rock White Lake. MDOT has responded that the entrance on M59 has to move about 50 feet to the west, which will align with the convenience store across the street. They anticipate approval for the storm water drainage to drain to M59. Due to the utility easement on the southern property line, they are not able to plant any landscaping in that area. At the



request of staff, they have lowered the lights and have them facing the restaurant so that they will not impact the residences.

**Commissioner Seeley** inquired if the lighting continues around the parking lot.

**Mr. Perry** stated that it does.

**Commissioner Carlock** inquired if some parking spaces could be removed to increase landscaping.

**Mr. Perry** stated that the Black Rock restaurant has a high volume of customers at the end of the week and the weekend and they will need to utilize all of the parking spaces indicated on the plan.

**Director O'Neil** inquired about the revision to the parking lot with the entrance moving west on M59.

**Mr. Perry** presented an updated site plan which indicates the change to the entrance and parking spaces. The handicap spaces move to the curb and closer to the front door, which is a better location for them.

**Commissioner Ruggles** inquired about the entrance shift on White Banks Blvd. to the north and noted that it appears they have made effort to accommodate the residents.

**Commissioner Slicker** inquired about a line on the west side of the rear parking indicated on the site plan.

**Mr. Perry** stated that it is an existing retaining wall that belongs to the neighbors, which is encroaching on their property.

**Commissioner Anderson** opened public comment at 8:19 p.m.

**Dan Torossian** of 844 E. Oxhill is concerned about the entrances on M59 and on White Banks Blvd.

**Brenda** of 232 Cranberry Beach is concerned about traffic to get into her home and would like a traffic light.

**Heather Emerson** of 846 W. Oxhill is concerned about traffic and believes a traffic light would alleviate much of the problem. Ms. Emerson would like to see less parking spaces and would like to see a "no outlet" sign on White Banks Blvd. She is also concerned about the possibility of outdoor speakers, what the hours would be and if they would play music or just be for announcements.

**Bill** of 232 Cranberry Beach is concerned about storm water run-off during winter with snow removal.

**Christopher Emerson** of 846 W. Oxhill is also concerned about traffic coming into his neighborhood and the peninsula of parking near the residences.

**Ed Liker** of 847 W. Oxhill Dr is concerned about traffic on M59 and the weeds being maintained between the retaining wall and privacy fence.

**Lois Demers** of 860 W. Oxhill Dr would like to see the parking spaces removed so they are not next to the residential lot.

**Theresa Bismack** of 548 E. Oxhill Dr. is concerned about traffic as well and would like to see a traffic light at this location.



**John Hunt** of 871 Oxhill Dr would like to speak with Mr. Perry. He is very concerned about the grading next to his house where the parking lot will be and does not want to have the parking lot next to his property.

**David Youngquist** of 669 Robar Circle doesn't believe this restaurant will be successful at this location.

**Debbie Torossian** of 844 E. Oxhill inquired if there is a screen wall at the end of the parking area, where the location of the dumpster will be and about the lighting plan. She also inquired if there has to be two entrances.

**Director O'Neil** addressed the lighting and stated that no outdoor speakers are allowed. The Township has no authority over traffic lights on M59, only MDOT can authorize a new traffic light and encouraged the residents to appeal to MDOT to consider a traffic light at that location.

**Commissioner Anderson** closed public comment at 8:48 p.m.

**Mr. Perry** addressed the storm water and snow melt retention on the site, acknowledged the drainage challenges and stated that they propose to raise the site and have it slope inwards towards the drain for the underground detention. Under the parking lot will be a large, underground detention infiltration system. The dumpster location is near the building, not in the south parking lot, and parking islands are a requirement of the ordinance.

**Mr. Morganroth** founder of Black Rock is a Lakeland High School graduate and is happy to bring this restaurant home. Mr. Morganroth purchased the property in 2002 and removed the dilapidated building years ago. He believes that the restaurant will be successful at this site and stated that he gives back to the community where they have restaurants. They will have 150 employees.

**Commissioner Anderson** thanked Mr. Morganroth for speaking.

**Commissioner Carlock** inquired about the second entrance on White Banks and if it was eliminated would it change the location of the parking spaces.

**Director O'Neil** stated that a traffic engineer would need to address the issue.

**Commissioner Seeley** stated that the second entrance could keep traffic from entering the neighborhood looking for the entrance to the restaurant.

The board deliberated the two proposed entrances to the restaurant.

**Director O'Neil** stated that the "no outlet" sign on White Banks Blvd. was an excellent idea and encourages the residents to request that of the Road Commission, and the Township will request it as well.

**Commissioner Carlock** inquired about "no parking" signs on White Banks Blvd.

**Director O'Neil** stated that the Road Commission would need to address that request and that it is a long process that involves the Michigan State Police.

**Commissioner Seward moved to approve the Special Land Use subject to all staff and consultant review comments being addressed and obtaining approval of final site plan approval for the property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business.**



Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

Commissioner Meagher moves to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations, upon Zoning Board of Appeals approvals and posting that the parking area known as “the leg” will be posted as Employees Only, to the Township Board, the preliminary site plan for the property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business.

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (7 yes votes): (Anderson/yes, Dehart/no, Carlock/no, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

#### CONTINUING BUSINESS

None

#### NEW BUSINESS

None

#### OTHER BUSINESS

##### A. New Hope Landscape Reduction Request

Applicant present: Rumi Shahzad of New Hope White Lake, LLC

**Director O’Neil** stated Site Plan for this approval was granted in July of 2020. This request for modification will need to be forwarded to the Township Board for approval as it will necessitate an amendment to the Planned Development Agreement.

**Mr. Shahzad** addressed the request to scale back the overall landscaping of the project, noting that there are large forested areas on the site which remain natural area. They accommodated a request of one neighbor who could see the building from their home and installed a fence. Mr. Shahzad proposes that the current, existing trees and the new landscaping be adequate as built.

**Director O’Neil** stated there are three options: approve this request as it is, deny the request and have him add the trees or suggest something else.

**Commissioner Anderson** inquired what landscaping is lacking.

**Director O’Neil** stated the deficiency is in the courtyard area and all screening landscaping has been provided.

The board deliberated the landscaping deficiencies and if variances were granted.

**Rick Brown** of 8159 High Point Trail shared that he is a nearby resident and his sister will be a resident of New Hope White Lake. Mr. Brown would like to see the facility open soon.



Commissioner Carlock moves to forward a favorable recommendation to the Township Board to allow a general 40% reduction in landscaping that the landscaper and land owner find most useful and subject to administrative review.

Commissioner Seeley supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

B. Master Plan Update

Director O'Neil presented a brief update on the RFP for the Master Plan. Seven firms were sent Request for Proposals and 2 firms have responded. They will present to the Planning Commission at the next meeting.

**LIAISON'S REPORT**

Commissioner Ruggles stated that the Township Board approved the Capital Improvement Plan. The Road Commission of Oakland County has approved the potential road design entrance to the new Town Hall on Elizabeth Lake Road. The Board also approved DLZ to do the engineering for the project.

Commissioner Dehart reported that the Zoning Board of Appeals states that the sign ordinance needs to be discussed.

Commissioner Carlock reported that they are working on the 5-year Parks & Rec plan. They will be meeting with the National Park Service regarding threatened and endangered species. Trunk or Treat next Saturday.

**DIRECTOR'S REPORT**

None

**COMMUNICATIONS**

**NEXT MEETING DATES:** October 20, 2022  
November 3, 2022

**ADJOURNMENT**

Commissioner Fine moved to adjourn the meeting at 9:53 PM  
Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 9 yes votes