

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals
FROM: Justin Quagliata, Staff Planner
DATE: March 28, 2024

Agenda item: 8b

Appeal Date: March 28, 2024

Applicant: Ginko Investment, LLC (John Sutphin)

Address: 2438 N. Rochester Road
Oakland, MI 48363

Zoning: LM Light Manufacturing

Location: Parcel Number 12-01-127-004

Property Description

The 2-acre parcel identified as Parcel Number 12-01-127-004 is Unit 4 of the Prospectors Square commercial condominium located on the north side of White Lake Road, west of Old White Lake Road, and zoned LM (Light Manufacturing).

Applicant's Proposal

Ginko Investment, LLC (John Sutphin), the Applicant, is proposing to construct a self-storage facility and requesting variances to modify the landscape and screening requirements.

Planner's Report

The variances are being processed concurrently with the site plan review application. The staff report for the preliminary site plan (attached) should be referenced for a more complete overview of the project. At its February 20, 2024 meeting the Township Board approved the preliminary site plan, with conditions, including the Applicant receiving approval from the Zoning Board of Appeals (ZBA).

The Zoning Ordinance offers options to provide an appropriate amount of screening between properties based on zoning of an adjacent parcel. Following are the screening options outlined in the Zoning Ordinance based on the zoning of the subject site and adjacent properties:

- An extensive land form buffer (six-foot berm landscaped in accordance with the ordinance), or, a land form buffer (three-foot berm landscaped in accordance with the ordinance) AND a six-foot masonry screen wall (landscaped in accordance with the ordinance) is required along the west property line but not proposed; therefore, a variance is required from the Zoning Board of Appeals. Note Mariners Cove – The Bluffs, the condominium subdivision located to the west of the subject property, is zoned R1-A (Single-Family Residential).
- An extensive land form buffer (six-foot berm landscaped in accordance with the ordinance) is required adjacent to the road right-of-way, but not proposed; therefore, a variance is required from the Zoning Board of Appeals.

For reference, the landscape and screening requirements for the options above include:

- Screen Wall
 - Height: 6 feet
 - Width: 8 inches of brick, or decorative concrete
 - Planting Requirements: 5-foot greenbelt (1 large deciduous or evergreen tree and 8 shrubs for every 30 linear feet) adjacent to screen wall for its entire length

- Land Form Buffer
 - Height: 3-foot berm with a 2-foot crown and maximum 3:1 slope; 20 feet in width
 - Planting Requirements: 1 large deciduous, 1 evergreen tree and 8 shrubs for every 30 linear feet

- Extensive Land Form Buffer
 - Height: 6-foot berm with a 2-foot crown and maximum 3:1 slope; 38 feet in width
 - Planting Requirements: 1 large deciduous, 1 evergreen tree and 4 shrubs for every 15 linear feet, planted in two offset rows

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 5.19.D.i	Required minimum screening and landscaping	Extensive land form buffer, or, land form buffer & six-foot masonry screen wall (west)	No extensive land form buffer, or, land form buffer & six-foot masonry screen wall	38-foot greenbelt with landscaping
2	Article 5.19.D.i	Required minimum screening and landscaping	Extensive land form buffer (adjacent road right-of-way)	No extensive land form buffer along the road right-of-way	20-foot greenbelt landscaped with 1 large deciduous, 1 large evergreen and 8 shrubs for every 30 linear feet

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Ginko Investment, LLC (John Sutphin) from Article 5.19.D.i of the Zoning Ordinance for Parcel Number 12-01-127-004 in order to modify the landscape and screening requirements associated with the construction of a self-storage facility. This approval will have the following conditions:

- The variances shall become effective if and when the final site plan for the development is approved by the Planning Commission.

- Approval is in accordance with the preliminary landscape plan prepared by PEA Group dated February 2, 2023 (revision date October 24, 2023).

Denial: I move to deny the variances requested by Ginko Investment, LLC (John Sutphin) for Parcel Number 12-01-127-004, due to the following reason(s):

Postpone: I move to postpone the appeal of Ginko Investment, LLC (John Sutphin) *to a date certain or other triggering mechanism* for Parcel Number 12-01-127-004, to consider comments stated during this hearing.

Attachments:

1. Variance application dated February 2, 2024.
2. Applicant's written statement.
3. Staff report dated December 20, 2023.
4. Topographic survey prepared by PEA Group dated February 2, 2023 (revision date October 24, 2023).
5. Preliminary site plan prepared by PEA Group dated February 2, 2023 (revision date October 24, 2023).
6. Preliminary landscape plan prepared by PEA Group dated February 2, 2023 (revision date October 24, 2023).
7. Preliminary floor plan and building elevations prepared by PEA Group dated December 15, 2022 (revision date October 20, 2023).

7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
 - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION

Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

APPLICANT'S NAME: Ginko Investment, LLC (John Sutphin) PHONE: 248-505-4744

ADDRESS: 2438 North Rochester Road, Oakland Township, Michigan 48363

APPLICANT'S EMAIL ADDRESS: j.sutphin@att.net

APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: _____

ADDRESS OF AFFECTED PROPERTY: Vacant PARCEL # 12 - 01-127-004

CURRENT ZONING: LM PARCEL SIZE: LM

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: _____

Screening Variance for the West and South Property Lines Per Section (See Written Statement for Details)

VALUE OF IMPROVEMENT: \$ TBD SEV OF EXISITING STRUCTURE: \$ N/A Vacant

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$440.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE:  DATE: 2/2/24

Supplemental for Ginko Self Storage ZBA Request:

The applicant, Ginko Investments, LLC, is requesting approval for two (2) variances for the subject parcel (12-01-127-004) located on the north side of White Lake Road, west of Old White Lake Road. The proposed development is for the construction of a new drive-up self-storage facility. The parcel is zoned LM (Light Manufacturing), the parcel to the east is zoned LM, the parcel to the west is zoned residential and the parcel south of White Lake Road is zoned LM. The project has received special land use approval from the Township's Planning Commission.

The two (2) variances being requested are related to the screening/landscaping requirements per Section 5.19D of the White Lake Township Zoning Ordinance. Per the table in Section 5.19D (Page 5-43) of the Zoning Ordinance, this project is required to provide "A-1 Extensive Land Form Buffer" screening and landscaping on the west and south sides of the parcel. The details of the A-1 Extensive Land Form Buffer, noted on Page 5-45, required a 38' greenbelt setback, with a 6' high berm with one (1) large deciduous, one (1) evergreen and four (4) shrubs for every 15 linear feet.

West Property Line:

Along the west side of the property, which is adjacent to a single-family development, the applicant is proposing to provide the required 38' greenbelt setback and the landscaping, but due to the existing topographic conditions, it is not possible to construct the required 6' high berm, without the installation of a retaining wall along the entire west property line. It should be noted that along the common property line, the residential development installed a significant evergreen buffer. The installation of the retaining wall would likely impact the health of the existing evergreen buffer. The applicant is proposing to strategically install landscaping to supplement the existing screening. The proposed landscaping will meet the planting requirements of an Extensive Land Form Buffer.

White Lake Road Frontage:

Along the White Lake Road frontage, the applicant is proposing to provide a 20' greenbelt setback which will include installation of a 30" high garden wall, with one (1) large deciduous, one (1) evergreen and eight (8) shrubs for every 30 linear feet. Due to the nature of the proposed use of the property as a commercial self-storage facility, the applicant feels that the screening/landscaping requirements for the White Lake Road frontage should be more in line with a commercial use and not a light manufacturing use. The proposed buildings are single storage buildings, with a maximum height of 18' to the roof peak. It should be noted that the maximum height in the LM (Light Manufacturing) zoning district is 40'. The proposed landscaping will meet the requirements for a "Greenbelt" per page 5-47, which is consistent with the requirement for a commercial zoning per table in Section 5.19D (Page 5-43).

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: December 20, 2023

RE: Ginko Self-Storage
Preliminary Site Plan and Special Land Use – Review #4

Staff reviewed the revised site plan prepared by PEA Group (revision date October 24, 2023). The following comments from the first review dated March 1, 2023, second review dated June 20, 2023, and third review dated July 12, 2023 are listed below. Responses, if necessary, to those comments are provided in **(green)**.

Ginko Investments, LLC (Michael Grasser) has requested preliminary site plan and special land use approval to construct a self-storage facility on Parcel Number 12-01-127-004, located on the north side of White Lake Road, west of Old White Lake Road. The parcel is Unit 4 of the Prospectors Square commercial condominium, zoned LM (Light Manufacturing), and approximately 2.14 acres in size. **The LLC listed on the site plan review application does not exist. Property ownership records show the parcel is owned by Ginko Investment Company, LLC. Revise the site plan review application and Coversheet accordingly.** **(Comment outstanding. The title of the LLC on the application remains incorrect).** **(Comment outstanding. Change the word 'Investments' to 'Investment' on the application to be consistent with the legal name of the LLC).** **Evidence, satisfactory to the Township Attorney, that the signatories on the application are authorized to execute on behalf of the Property Owner and Applicant shall also be provided (according to the Michigan Department of Licensing and Regulatory Affairs – Corporations Division online filing system, Michael Grasser is not the Resident Agent of the LLC).** **(Comment outstanding. No such evidence has been provided).** **(Comment addressed. A copy of a letter from the resident agent of the LLC authorizing Michael Grasser to act as the Applicant for the proposed storage facility has been provided).**

The Applicant is proposing to construct 210 (**now 203**) storage units among three single-story buildings totaling 20,950 (**now 28,950**) square feet in size. **The building footprint area listed in the Site Data Table and floor area listed on the site plan review application are incorrect – revise accordingly.** (**Comment addressed. The building sizes have been updated.**)

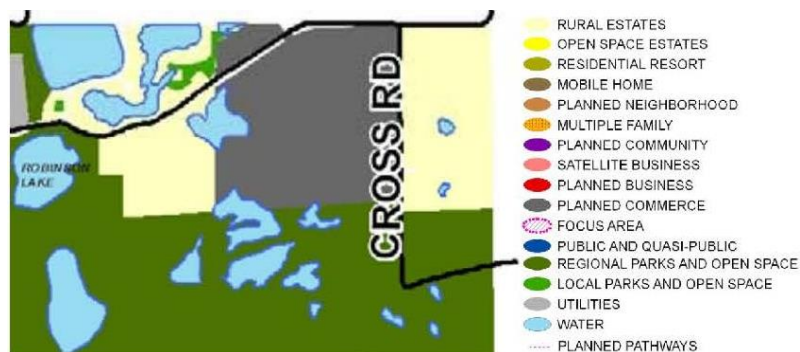
Following are the sizes of each building (building numbers identified on **preliminary site plan and preliminary floor plan**):

- Building 1: 3,750 (**now 6,750**) square feet (contains a bathroom)
- Building 2: 6,900 square feet
- Building 3: 10,300 (**now 15,300**) square feet

Master Plan

The Future Land Use Map from the Master Plan designates the subject site in the Planned Commerce category, which brings together light industry, research and development, office-warehouse distribution, and corporate office uses into a well-designed, campus-like setting. Outdoor storage and activities are discouraged in this category and would require the highest level of visual and noise buffering.

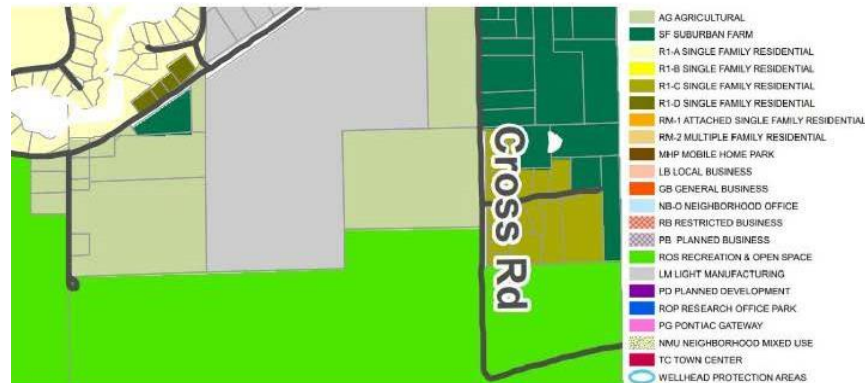
FUTURE LAND USE MAP



Zoning

The subject site is located in the LM (Light Manufacturing) zoning district, which requires a minimum of 175 feet of lot width and one acre of lot area. The parcel meets the minimum standards for both lot area and lot width of the LM zoning district. Warehousing and self-storage facilities are a special land use in the LM zoning district.

ZONING MAP



Physical Features

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicates floodplain is not present on the site. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map indicates a wetland is located offsite to the north.

Access

The parcel fronts on White Lake Road. A driveway is proposed 25 feet from the east property line. In accordance with Article 5, Section 21 of the zoning ordinance, **a six-foot-wide sidewalk shall be installed within the right-of-way along the White Lake Road property frontage. If not provided, a variance is required from the Zoning Board of Appeals. (Comment addressed. A six-foot-wide concrete sidewalk has been proposed).**

A 28-foot-wide (now 30-foot-wide) cantilevered slide gate is proposed at the driveway (Sheet C-3.1 still shows a 28-foot-wide gate – revise for consistency). (Comment addressed. Sheet C-3.0 shows the gate is 30-foot-wide; the 28-foot dimension noted on Sheet C-3.1 is the dimension of the access drive from back-of-curb to back-of-curb (25-foot-wide drive aisle provided between edges of the gutter pan). Gated vehicular access is subject to review and approval by the Fire Department, and a permit is required from the Building Official. (Comment remains as a notation. Gate details/specifications shall be provided at final site plan).

Sheet C-3.1 shall be revised to demonstrate how a fire truck will access Building 1 (via the drive aisle east of Building 1 and west of Building 2?). Can a 40-foot-long truck driving south via the aforementioned access aisle make an east/west turn? (Comments outstanding). (Comments addressed. Sheet C-3.1 has been revised to show the requested turning movements). Pursuant to the zoning ordinance, designation of fire lanes is required at preliminary site plan.

Utilities

The project would be served by a private well and septic system (the Oakland County Health Division (OCHD) regulates private well and septic systems). The Township Engineering Consultant will perform an analysis of stormwater and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards.

Staff Analysis – Preliminary Site Plan

The development standards for the LM district require 70-foot front yard setbacks, and 50-foot side and rear yard setbacks. The maximum building height allowed is 40 feet or two stories, whichever is less. Prospectors Square condominium requires different minimum setbacks than the underlying zoning district. For Unit 4, the following setbacks are required:

- Front (south) setback: 30 feet
- Rear (north) setback: 40 feet **(revise the setback requirement in the Site Data Table)**
(comment addressed)
- East side setback: 20 feet
- West side setback: 38-foot greenbelt

The proposed west side yard setback (drive aisle/maneuvering lane) is 25 feet. If a 38-foot greenbelt is not provided, a variance is required from the Zoning Board of Appeals. (Comment addressed. A 38-foot setback from the west property line has been proposed).

Building Architecture and Design

Based on the preliminary elevations, the proposed building materials for the project are a mix of common brick with a limestone cap five feet up around the base of the buildings and metal wall panels. ~~Buildings 1 and 2 are 12.5 feet in height and Building 3 is 14 feet in height.~~ **Buildings 1 and 3 are 14 feet in height and Building 2 is 12.79 feet in height.**

A sample board of building materials to be displayed at the Planning Commission meeting and elevations in color are required by the zoning ordinance and must be submitted at final site plan. Additionally, the address (street number) location shall be shown on the building. Six-inch-tall numbers visible from the street shall be required. The address locations are subject to approval of the Fire Marshal. (Comments remain as a notation).
(Street number locations on the buildings are shown on Sheet A-1.0).

Landscaping and Screening

Landscaping must 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 is not required as part of the preliminary site plan, but was provided for consideration and will be reviewed in detail during final site plan review if the preliminary site plan is approved. Following are initial comments on the landscape plan:

- **See comment on previous page regarding required greenbelt along west property line. (Comment addressed. A 38-foot setback from the west property line has been proposed).**
- **Calculations for required and provided interior landscaping shall be provided. (Comment addressed. The aforementioned calculations have been provided).**
- **The total number of evergreen trees in the Plant List is incorrect. Revise accordingly. (Comment addressed. The total number of evergreen trees has been corrected).**
- **The total number of trees in the Plant List is incorrect. Revise accordingly. (Comment addressed. The total number of trees has been corrected).**
- **233 shrubs are required for interior landscaping and 101 shrubs are proposed. Therefore, a variance is required from the Zoning Board of Appeals. (Comment rescinded. 233 shrubs have been proposed).**
- **47 trees are required for interior landscaping and 33 new trees are proposed. The landscape calculations indicate 48 trees are being counted as interior landscaping. Existing trees on the site being counted towards interior landscaping shall be identified on the plan. Off-site trees shall not be counted as interior landscaping for the proposed self-storage facility. (Comment outstanding. Greenbelt landscaping adjacent to the road right-of-way is being counted as interior landscaping. Therefore, the proposed amount of interior landscaping is deficient and requires a variance from the Zoning Board of Appeals. An extensive land form buffer (six-foot berm landscaped in accordance with the ordinance) is required adjacent to the road right-of-way, but not proposed; therefore, a variance is required from the Zoning Board of Appeals). (The Applicant's engineer stated a variance will be requested).**
- **The common name and scientific name are swapped for some species in the Plant List. Revise accordingly. (Comment addressed. The Plant List columns have been revised).**
- **An extensive land form buffer (six-foot berm landscaped in accordance with the ordinance), or, a land form buffer (three-foot berm landscaped in accordance with the ordinance) AND a six-foot masonry screen wall (landscaped in accordance with the ordinance) are required along the west property line. If not provided, a variance is required from the Zoning Board of Appeals. (Comment outstanding. A variance is required from the Zoning Board of Appeals). (The Applicant's engineer stated a variance will be requested).**

- **Cyclone fencing should not be permissible and shall be removed from the plan. Remove the chain link fence detail and the chain link access gate detail from Sheet C-9.0. A different fencing type may be proposed for consideration.** (Comments addressed. A decorative fence (non-obscuring) has been proposed. At final site plan, the Planning Commission shall determine if non-obscuring fencing is acceptable. Also, the Applicant shall clarify why decorative fencing has not been proposed around the entire property (no fencing at northwest portion of the property).
- All required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all plantings and lawn areas. **An irrigation plan shall be provided at final site plan.** (Comment remains as a notation). (A note has been added to Sheet L-1.0 noting the an irrigation plan is required at final site plan).
- All required site irrigation systems shall include a rain sensor or similar measure to ensure irrigation does not occur during or shortly after precipitation events. All site plans shall note installation of required irrigation. **Add note to irrigation plan at final site plan.** (Comment remains as a notation).
- Trees shall not be planted closer than four feet to a property line. **Add note to landscape plan at final site plan.** (Comment addressed. A note has been added to the plan).
- **No more than two planted trees in a row shall be of the same species.** (Comment outstanding. Three Eastern Red Cedar trees are planted in a row along the west property line). (Comment outstanding. Three white spruces in a row are now proposed along the west property line). (Comment addressed. The landscape plan has been revised accordingly).
- **Pine trees are prohibited in the Township. Replace White Pine with a different evergreen species.** (Comment addressed. Pine trees are no longer proposed).
- **The planting detail mentions mulch, and the ordinance states the mulch product itself shall be at least doubled-shredded quality. Revise accordingly.** (Comment addressed. Double-shredded mulch has been specified on the landscape plan and details).
- **Lawn in the front yard shall be sod and lawn elsewhere shall be hydroseed or sod.** (Comment addressed. It appears irrigated sod lawn has been proposed around the entire site except in the landscaped area along the west property line. In the Key on Sheet L-1.0 there is a symbol for restored lawn, though staff did not locate any such areas on the plan. If not proposed, this item shall be removed from the Key). (The Key has been modified to indicate restored seed lawn at areas disturbed in the right-of-way or adjacent properties).
- **The words “one year” shall be replaced with “30 days” in Note 4.** (Comment rescinded. The revised landscape plan contains different general planting notes).

- **Note 11 references the Jackson Road right-of-way. Revise accordingly. (Comment rescinded. The revised landscape plan contains different general planting notes).**
- **Trees identified for protection during construction and the means of protection shall be identified on the landscape plan. No construction shall occur until tree protection has been installed and approved by the Community Development Director. (Comment remains as a notation).**

Trash Receptacle Screening

No dumpster is proposed. If a dumpster is proposed in the future, an amended site plan shall be submitted for administrative review to ensure the location and screening comply with the zoning ordinance standards. **A note reiterating the prior sentences shall be added to Sheet C-3.0. (Comment addressed. A note has been added to the plan).**

Parking

For self-storage, the zoning ordinance requires four spaces per 1,000 square feet of office plus one per employee working the largest shift. The parking calculations within the Site Data Table on Sheet C-3.0 indicates five parking spaces are required. Three parking spaces are proposed. **The site plan notes a variance to allow a reduction in parking is required. (Comment outstanding. A variance is required from the Zoning Board of Appeals). (Comment rescinded. The revised plan provides the required number of parking spaces). It is unclear how vehicles would maneuver out of the proposed parking spaces – clarify intended circulation for vehicles exiting proposed parking spaces. (Comment partially addressed. A paved area adjacent to the parking spaces has been provided. A ‘No Parking’ sign and hatched pavement striping shall be provided to deter parking in this area. (Comment addressed. Sheet C-3.0 shows the aforementioned items). A ‘No parking’ sign detail and hatched pavement striping detail shall be provided). (Comment outstanding. A ‘No Parking’ sign detail has not been provided). (Comment addressed. A ‘No Parking’ sign detail has been provided on Sheet C-9.0).**

The zoning ordinance requires each individual parking space (with the exception of barrier free spaces) be delineated by dual stripes, two feet apart centered on the dividing lines and painted white. Revise the site plan to show the box pattern, and provide a parking stall striping detail. If the required striping is not provided, a variance must be requested from the Zoning Board of Appeals. (Comment partially addressed. The site plan has been revised to show the box pattern with a note regarding dual striping. However, a parking stall striping detail has not been provided). (Comment addressed. A double striping detail has been provided on Sheet C-9.0). A “Van Accessible” sign detail for the barrier-free parking shall also be provided (the sign legend on Sheet C-3.0 states refer to detail sheet for sign details, but no sign details are provided on Sheet C-9.0). (Comment addressed. Sign details have been provided on Sheet C-9.0).

All dimensions for drive widths and parking space depth shall be revised. The site plan measures drive widths to the back of curb; road measurement surface is taken between the edges of the gutter pan (drive width shall be provided between the edges of the gutter pan). Furthermore, gutter pan shall not be included in the measurement of parking space depth. Revise accordingly. (Comments outstanding. The parking space depth shall be measured to the edge of the gutter pan (parking space depth (length) may be reduced to 17 feet where a vehicle will overhang a seven-foot-wide sidewalk or landscaped area). (Comment addressed. Dimensions and General Note 1 on Sheet C-3.0 have been revised accordingly). Also, the driveway width is proposed at 22 feet; 25 feet is required between the edges of the gutter pan. If not provided, a variance is required from the Zoning Board of Appeals. (Comment outstanding. A variance is required from the Zoning Board of Appeals). (Comment rescinded. Driveway width has been revised to meet ordinance requirements). Furthermore, the drive aisle east of Building 3 is 18.5 feet in width; 20 feet is required for one-way drives and 24 feet is required for two-way drives. If not provided, a variance is required from the Zoning Board of Appeals). (Comment outstanding. A variance is required from the Zoning Board of Appeals). (Comment rescinded. Drive width has been revised to meet ordinance requirements).

Note the landscape plan shows snow storage areas, and the site plan indicates areas with mountable curb and gutter for snow storage areas.

Off-Street Loading Requirements

The zoning ordinance requires two loading spaces for a development of this size (one space plus one space for each 20,000 square feet in excess of 20,000 square feet). Such loading and unloading spaces must be an area 10 feet by 50 feet, with a 15-foot height clearance. **No loading spaces are proposed, so a variance is required from the Zoning Board of Appeals.** (Comment outstanding. A variance is required from the Zoning Board of Appeals). (Comment rescinded. A loading area has been added to the revised plans (located at the north end of the site)). **The loading calculations in the Site Data Table on Sheet C-3.0 shall also be revised.** (Comment addressed. The aforementioned calculation has been updated).

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. (A monument sign is now shown west of the driveway. A variance for the sign location is required as the monument sign does not meet the minimum setback from the road right-of-way. (Comment outstanding. A variance is required from the Zoning Board of Appeals). (Comment rescinded. The plan now proposes a 20 square foot sign which would be a part of the stacked stone wall located parallel to White Lake Road). Also, the zoning ordinance section number referenced for signage is incorrect and shall be removed). (Comment outstanding). (Comment addressed. The label has been revised to remove reference to the ordinance section number). 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 must be provided (photometric plan and complete lighting fixture specification sheets) and will be reviewed in detail during final site plan. While the site plan shows light pole locations and the utility plan and site plan show wall-pack lighting, outdoor lighting is reviewed and approved via a photometric plan and required attachments. **All luminaries shall be removed from existing sheets in the plan set.** (Comment outstanding. Luminaries are still shown on the building elevations and site plan). (Comment addressed. All lighting has been removed from the revised plans). **Additionally, Note 5 on Sheet C-3.0 shall be removed.** (Comment addressed. The previous Note 5 has been removed).

Staff Analysis – Special Land Use

Special land uses are evaluated using the 11 standards listed in Article 6, Section 10 of the zoning ordinance (attached). The ordinance requires the Planning Commission find affirmatively to each of the standards if the special land use is to be approved. Conditions or limitations may be imposed on a special land use approval by the Planning Commission. **If the Planning Commission decides to approve the special land use, staff recommends the following condition:**

- **24-hour self-storage shall be prohibited; the self-storage facility shall be closed daily between 10:00 p.m. and 6:00 a.m. (Comment remains as a notation. General Note 6 has been added to Sheet C-3.0 reiterating the previous statement).**

Planning Commission Options / Recommendation

The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board; action on the special land use is determined by the Planning Commission. ~~**Staff recommends the plans be revised and resubmitted to address the items identified in this review. A list of any requested variances shall also be provided. The outstanding comments on Page 1 shall be addressed as authorization to make this development application has not been submitted. Note noncompliance with zoning ordinance standards is being driven by the extent of development on a 2.14-acre site. The number and/or size of buildings could be reduced to achieve conformance with the zoning ordinance. If considered by the Planning Commission, any recommendation of approval of the preliminary site plan or approval of the special land use shall be conditioned on the Applicant addressing all staff and consultant review comments and recommendations, and requesting and receiving the necessary variances from the Zoning Board of Appeals.**~~ (Staff recommends the project is eligible for consideration by the Planning Commission. Any recommendation of approval of the preliminary site plan or approval of the special land use shall be conditioned on the Applicant addressing all staff and consultant review comments and recommendations, and requesting and receiving the necessary variances from the Zoning Board of Appeals).

The following plans were reviewed:

- Plans prepared by PEA Group dated February 2, 2023 (revision date ~~May 30~~~~June 29~~October 24, 2023). The utility, grading, and drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.
- Preliminary floor plan and **building** elevations prepared by ~~Detroit Architectural Group~~ dated ~~February 17, 2023~~ PEA Group dated December 15, 2022 (revision date ~~April 17~~~~June 29~~October 20, 2023). Sheet A-1.0 shall be signed and sealed by a design professional. (Comment outstanding). (Comment addressed. The plan is signed and sealed by an architect).
- Sheet C-1.0 (topographic survey) shall be signed and sealed by a licensed professional surveyor. (Comment outstanding). (Comment addressed. The survey is signed and sealed by a surveyor).

LEGAL DESCRIPTION

Part of the North 1/2 of Section 01, T.3 N., R.8 E., White Lake Township, Oakland County, Michigan, described as follows:

Unit No. 4 of "Prospectors Square" Condominium as recorded in Liber 22118, Page 870, Oakland County Records.

BENCHMARKS: (PER NAVD88 DATUM)

SITE B.M. #1: STEEL GEAR-PIN IN S.W. FACE OF UTILITY POLE 60'± N. OF N 1/4 CORNER SEC. 1. UTILITY POLE HAS OH TO N. AND WSW ALONG WHITE LAKE RD. ELEV. 1031.58

SITE B.M. #2: STEEL GEAR-PIN IN N. FACE OF UTILITY POLE N. SIDE OF WHITE LAKE RD. ELEV. 1030.85

SITE B.M. #3: STEEL GEAR PIN IN N. FACE OF UTILITY POLE N. SIDE OF WHITE LAKE RD., 100'± W. OF S.E. CORNER OF UNIT #4. ELEV. 1031.65

SITE B.M. #4: (AT CONDO RD. GRADE) STEEL GEAR PIN IN N. FACE OF UTILITY POLE, 40'± N.W. OF S.W. CORNER OF UNIT 4, N.W. CORNER OF WHITE LK. RD. AND GRAVEL ROAD TO N. TO "MARINERS CAVE CONDO" SITE. ELEV. 1031.88

REF. B.M.: (per job # 97626) R.R. SPIKE IN N. FACE OF 36" OAK TREE ALONG S. PARENT PARCEL LINE (ACS SITE), 225' E. OF SECTION LINE AND 20' N. OF S. PARCEL LINE. ELEV.: 1017.78

LEGEND:

- OH-ELEC-W-O- EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV- EX. U.G. CABLE TV & PEDESTAL
- UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- - - - - EX. GAS LINE
- ⊙ EX. GAS VALVE & GAS LINE MARKER
- ⊠ EX. TRANSFORMER & IRRIGATION VALVE
- - - - - EX. WATER MAIN
- ⊕ EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- ⊙ EX. WATER VALVE BOX & SHUTOFF
- ⊙ EX. SANITARY SEWER
- ⊙ EX. SANITARY CLEANOUT & MANHOLE
- ⊙ EX. COMBINED SEWER MANHOLE
- - - - - EX. STORM SEWER
- ⊙ EX. CLEANOUT & MANHOLE
- ⊙ EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- ⊙ EX. YARD DRAIN & ROOF DRAIN
- ⊙ EX. UNIDENTIFIED STRUCTURE
- ⊙ EX. MAILBOX, SIGN & LIGHTPOLE
- ⊙ EX. FENCE
- ⊙ EX. GUARD RAIL
- ⊙ EX. SPOT ELEVATION
- ⊙ EX. CONTOUR
- ⊙ EX. WETLAND

- ⊙ IRON FOUND / SET
- ⊙ NAIL FOUND / NAIL & CAP SET
- ⊙ BRASS PLUG SET
- ⊙ MONUMENT FOUND / SET
- ⊙ SECTION CORNER FOUND
- ⊙ R M C RECORDED / MEASURED / CALCULATED

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
TODD D. SHELLY
PROFESSIONAL SURVEYOR
NO. 4001041111
LICENSED PROFESSIONAL SURVEYOR

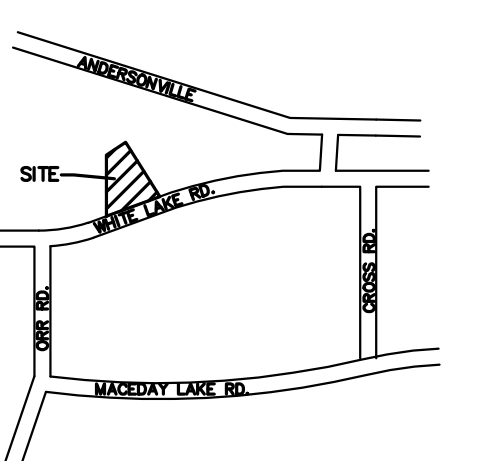
Todd D. Shelly

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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CLIENT
GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE
GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

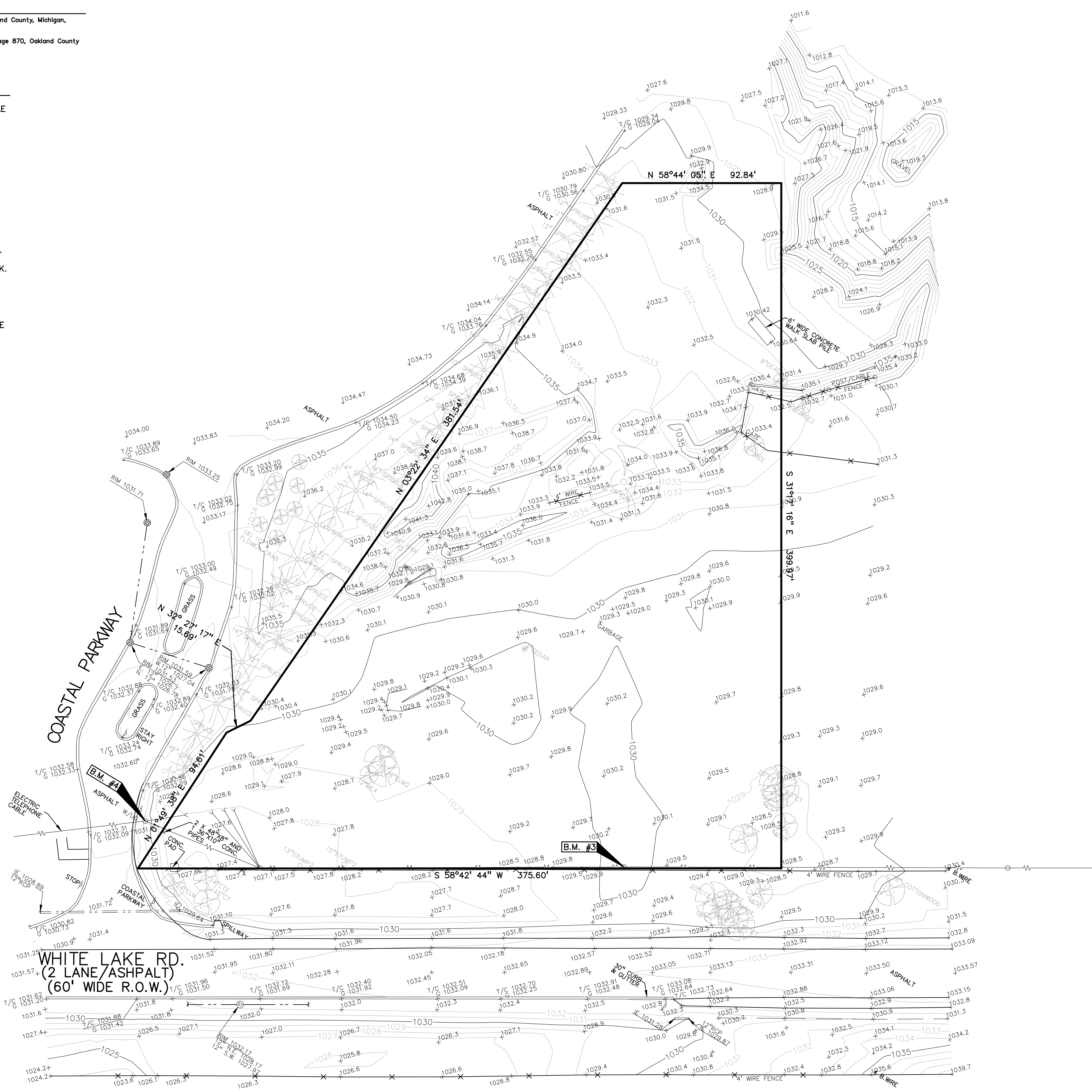
REVISIONS

PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23

ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2002-248A
P.M.	JPB
DN.	SWS
DES.	SWS
DRAWING NUMBER:	



NOT FOR CONSTRUCTION **C-1.0**

S:\PROJECTS\2002\2002248A\DWG\SITE_PLAN\G-1-01.DWG - 20230224.dwg

LEGAL DESCRIPTION

Part of the North 1/2 of Section 01, T.3 N., R.8 E., White Lake Township, Oakland County, Michigan, described as follows:

Unit No. 4 of "Prospectors Square" Condominium as recorded in Liber 22118, Page 870, Oakland County Records.

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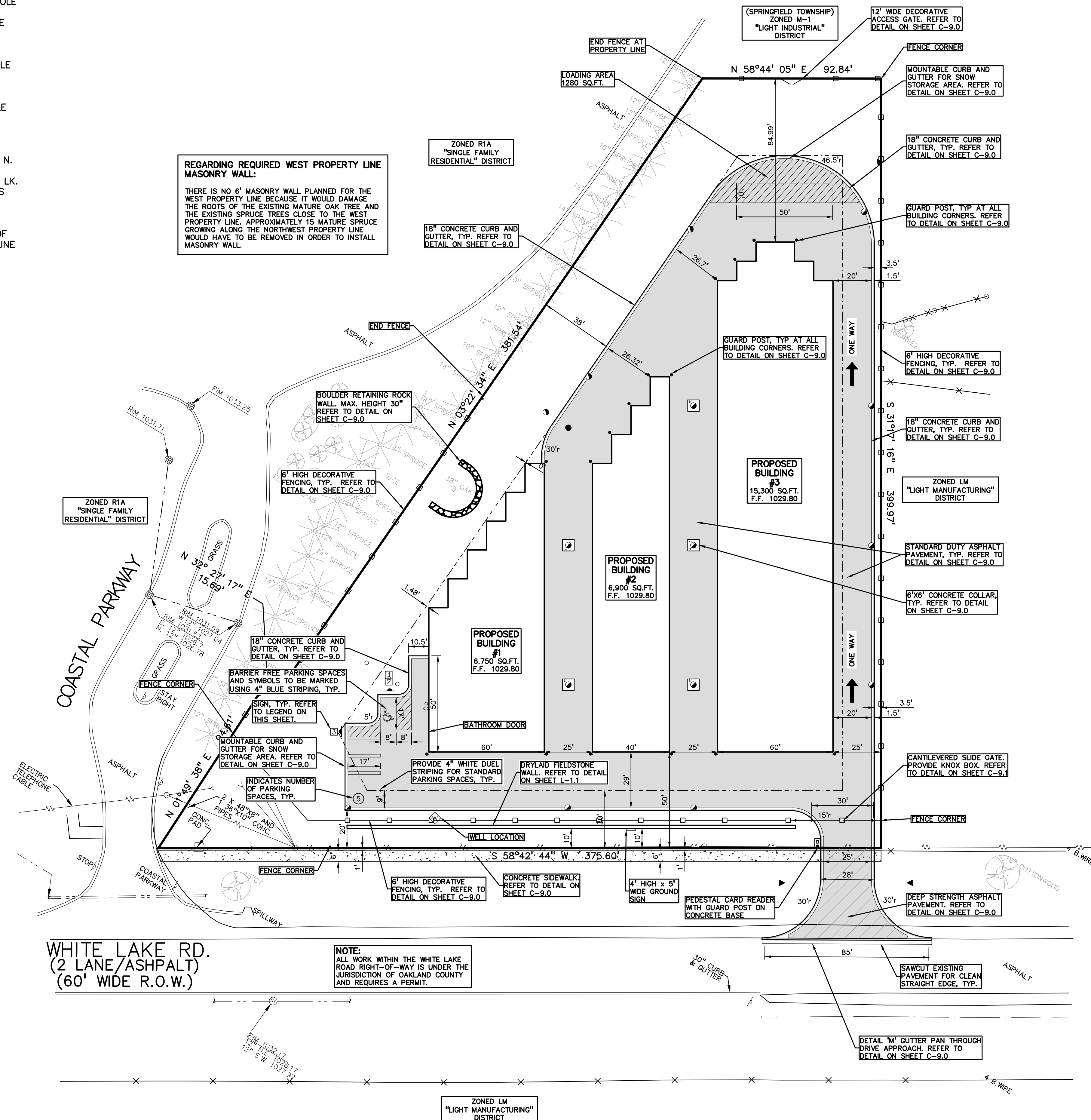
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REGARDING REQUIRED WEST PROPERTY LINE MASONRY WALL:
THERE IS NO 6" MASONRY WALL PLANNED FOR THE WEST PROPERTY LINE BECAUSE IT WOULD DAMAGE THE ROOTS OF THE EXISTING MATURE OAK TREE AND THE EXISTING SPRUCE TREES CLOSE TO THE WEST PROPERTY LINE. APPROXIMATELY 15 MATURE SPRUCE GROWING ALONG THE NORTHWEST PROPERTY LINE WOULD HAVE TO BE REMOVED IN ORDER TO INSTALL MASONRY WALL.



SITE DATA TABLE:

PARCEL NUMBER: 12-01-127-004
 SITE AREA: 2.14 ACRES (93,090 SQ.FT.) NET AND GROSS
 ZONING: LM - LIGHT MANUFACTURING
 PROPOSED USE: COMMERCIAL (28,950 SF)
BUILDING INFORMATION:
 MAXIMUM ALLOWABLE BUILDING HEIGHT = 40 FEET (2 STORIES)
 PROPOSED BUILDING HEIGHT = 1 STORY
 BUILDING FOOTPRINT AREA = 28,950 SQ.FT.
 BUILDING LOT COVERAGE = 31.10%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT:	30'	50'
WEST SIDE:	20'	38'
EAST SIDE:	20'	25'
REAR:	40'	84.99'

PARKING CALCULATIONS:
 COMMERCIAL = MINIMUM 4 PER 1000 SF OF OFFICE + ONE PER EMPLOYEE.
 TOTAL RETAIL PARKING REQUIRED = 5 SPACES
 TOTAL PROPOSED PARKING SPACES = 5 SPACES INC. 1 H/C SPACES

LOADING CALCULATIONS:
 LOADING REQUIRED = 0 TO 20,000 SQ.FT. + 1 SPACE FOR EACH 20,000 SQ.FT. IN EXCESS OF 20,000 SQ.FT. = 2 SPACES (10' x 50') OR 1000 SQ.FT.
 LOADING PROVIDED = 1280 SQ.FT.

SITE SOILS INFORMATION:
 ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:
 50D - UNDISAMMENTS ROLLING TO STEEP

GENERAL NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO FACE OF GUTTER PAN, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.
 - IF A DUMPSTER IS PROPOSED IN THE FUTURE, AN AMENDED SITE PLAN SHALL BE SUBMITTED FOR ADMINISTRATIVE REVIEW TO ENSURE THE LOCATION AND SCREENING COMPLY WITH THE ZONING ORDINANCE STANDARDS.
 - 24 HOUR SELF STORAGE SHALL BE PROHIBITED; THE SELF STORAGE FACILITY SHALL BE CLOSED DAILY BETWEEN 10:00 P.M. AND 6:00 A.M..

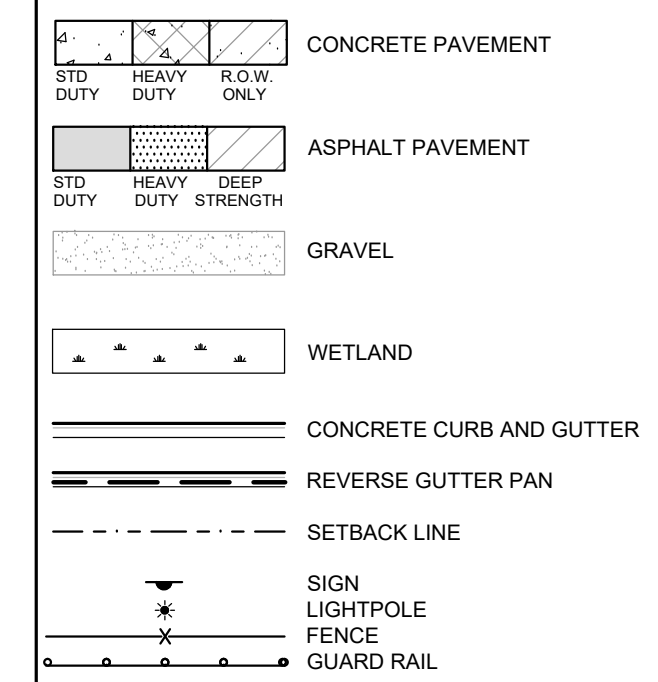
FIRE DEPARTMENT NOTES:

- THE ACCESS DRIVE AND PARKING LOT SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACES SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
- THE ACCESS DRIVE SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAT 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET.
- PLACEMENT OF "NO PARKING FIRE LANE" SIGNS WILL BE EVALUATED AND INSTALLED PRIOR TO CERTIFICATION OF OCCUPANCY BEING ISSUED.
- THE USE OF TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. PLANS MUST BE SUBMITTED FOR APPROVAL IF TRAFFIC CALMING DEVICES ARE BEING CONSIDERED FOR USE.
- PROPOSED GATE PLANS MUST BE SUBMITTED TO THE FIRE CODE OFFICIAL FOR APPROVAL.

REQUESTED VARIANCES:

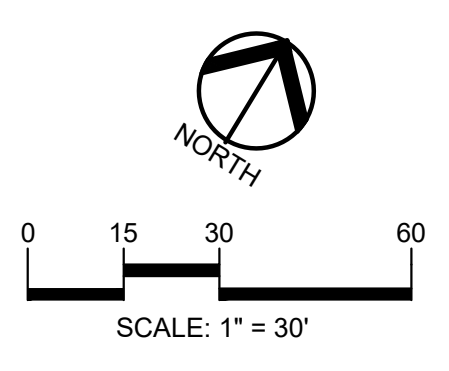
- APPROVAL TO ELIMINATE THE REQUIREMENT FOR THE INSTALLATION OF A 6 FOOT HIGH BERM, OR A 3 FOOT HIGH BERM AND A 6 FOOT HIGH MASONRY SCREEN WALL ALONG THE WEST PROPERTY LINE.
- APPROVAL TO INSTALL A 20 FOOT GREENBELT IN LIEU OF A 38 FOOT WIDE EXTENSIVE LAND FORM BUFFER ALONG THE WHITE LAKE ROAD RIGHT-OF-WAY.

LEGEND:

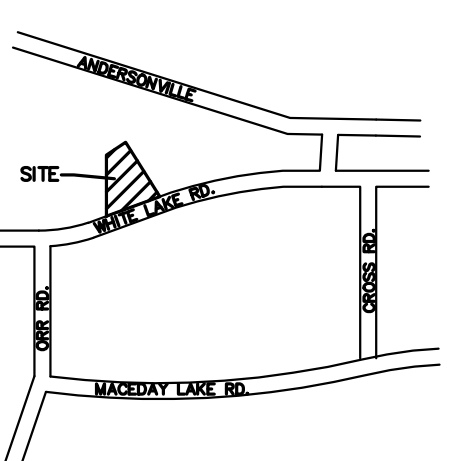


SIGN LEGEND:

- "BARRIER FREE" SIGN [1]
 - "VAN ACCESSIBLE" SIGN [2]
 - "NO PARKING" SIGN [3]
- REFER TO DETAIL SHEET FOR SIGN DETAILS



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CLIENT
GINKO INVESTMENT COMPANY, LLC
 2438 ROCHESTER ROAD
 OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE
GINKO SELF STORAGE
 WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

PER AGENCIES COMMENTS	DATE
PER AGENCIES COMMENTS	05/30/23
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PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23

ORIGINAL ISSUE DATE:
 FEBRUARY 2, 2023
 DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2002-248A
P.M.	JPB
DN.	SWS
DES.	SWS
DRAWING NUMBER:	

INTERIOR LANDSCAPING PLANT LIST

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AC8	Shadblow Serviceberry	<i>Amelanchier canadensis</i>	8-10' Ht.	B&B
2	AT2.5	Paw Paw Tree	<i>Asimina triloba</i>	2.5" cal.	B&B
2	CA8	Alternate Leaved Dogwood	<i>Cornus alternifolia</i>	8' Ht.	B&B
5	CC8	Redbud	<i>Cercis canadensis</i>	8' Ht.	B&B
1	QA3	White Oak	<i>Quercus alba</i>	3" cat.	SPADE MOVED
14	TOTAL DECIDUOUS TREES				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
5	AB8	Balsam Fir	<i>Abies balsamea</i>	8' Ht.	B&B
19	JV8	Eastern Red Cedar	<i>Juniperus virginiana</i>	8' Ht.	SPADE MOVED
5	PG8	White Spruce	<i>Picea glauca</i>	8' Ht.	B&B
11	TP8	Green Giant Arborvitae	<i>Thuja plicata x standishii 'Green Giant'</i>	8' Ht.	B&B
40	TOTAL EVERGREEN TREES				
54	TOTAL TREES				

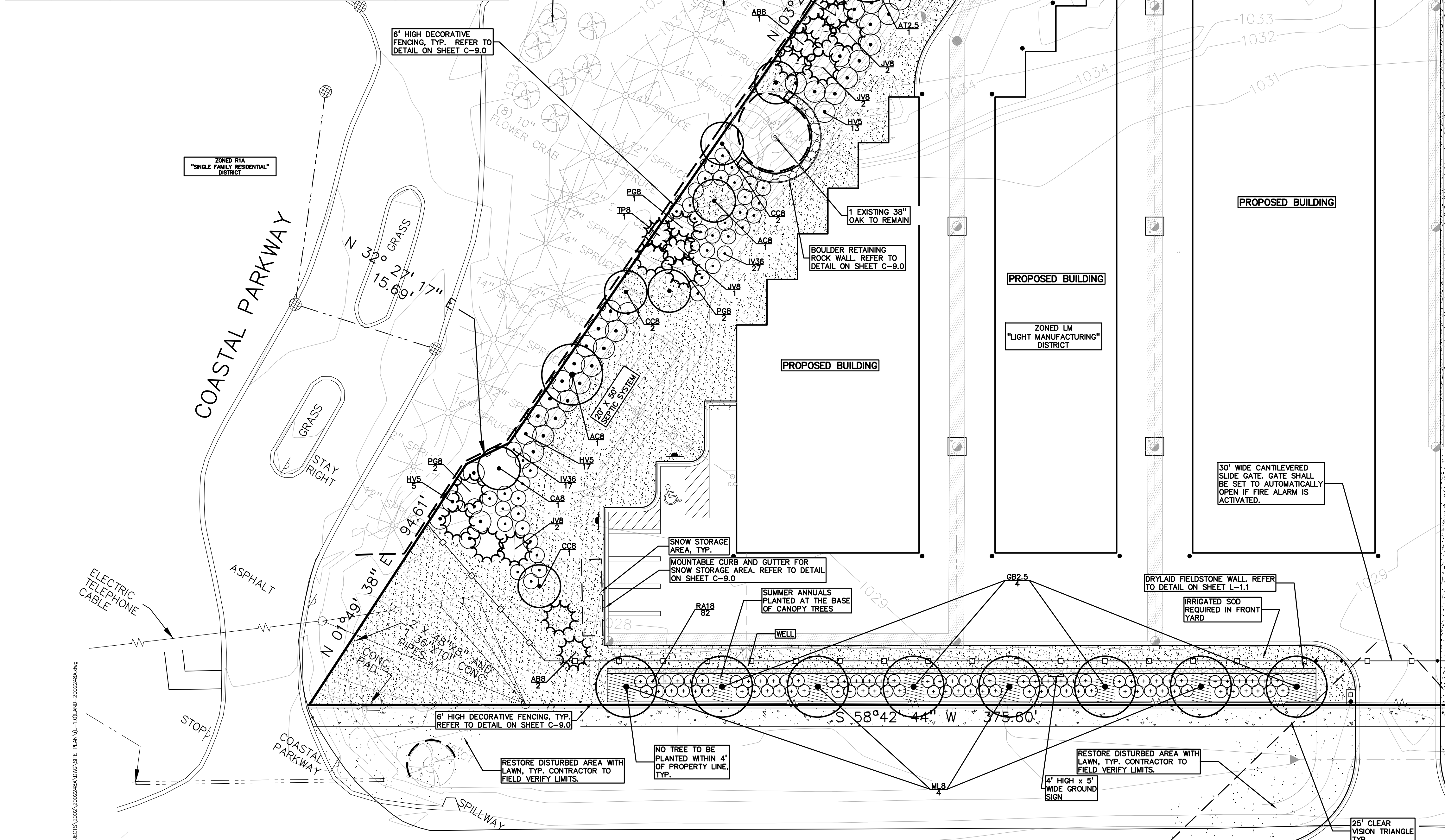
SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
32	CS30	Kelsey Dwarf Dogwood	<i>Cornus sericea 'Kelsey'</i>	30" Ht.	Cont.
42	HV5	Common Witch-hazel	<i>Hamamelis virginiana</i>	5' Ht.	B&B
44	IV36	Michigan Holly	<i>Ilex verticillata</i>	36" Ht.	B&B
82	RA18	Gro-low Sumac	<i>Rhus aromatica</i>	18" Ht.	B&B
33	VD30	Arrowood Viburnum	<i>Viburnum dentatum</i>	30" Ht.	B&B
233	TOTAL SHRUBS				

FRONTAGE LANDSCAPING PLANT LIST

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	GB2.5	Princeton Sentry Ginkgo	<i>Ginkgo biloba 'Princeton Sentry'</i>	2.5" Cal.	B&B
4	ML8	Jane Magnolia	<i>Magnolia lilliflora 'Jane'</i>	8' Ht.	B&B
8	TOTAL DECIDUOUS TREES				
8	TOTAL TREES				



KEY:

- = DECIDUOUS TREES
- = EVERGREEN TREES
- = SHRUBS
- = IRRIGATED SOD LAWN SOD IN FRONT YARD AS REQUIRED
- = RESTORED SEED LAWN AT LAWN AREAS DISTURBED IN R.O.W. OR ADJACENT PROPERTIES
- = ANNUALS @ TREE BASE, SEE PLAN BY OWNER
- = SNOW STORAGE AREA AT LOCATIONS OF MOUNTABLE CURBS
- = EXISTING TREE TO REMAIN, PROTECT WITH TREE FENCE

NO CONSTRUCTION SHALL OCCUR UNTIL TREE PROTECTION HAS BEEN INSTALLED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

SEE L-1.1 FOR LANDSCAPE DETAILS

IRRIGATION PLANS TO BE PROVIDED AT FINAL SITE PLAN, WITH RAIN SENSOR

- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
 - ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSEYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
 - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 - ALL PLANTING BEDS SHALL RECEIVE 4" DOUBLE SHREDDED HARDWOOD BARK MULCH WITH PRE-EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE 4" COMPACTED TOPSOIL.
 - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS. PLANT REPLACEMENT SHALL BE DONE WITHIN 30 DAYS.
 - CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
 - TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.
 - ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY. NEWLY PLANTED MATERIALS SHALL BE REGULARLY WATERED UNTIL ESTABLISHED, ANY PROPOSED IRRIGATION SYSTEMS SHALL NOT BE LOCATED WITHIN THE RIGHT-OF-WAY.
 - RECOMMENDED PLANTING DATES ARE MARCH 1 TO MAY 15 FOR ALL MATERIALS AND OCTOBER 15 TO DECEMBER 15 FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR TOWNSHIP APPROVAL, AND MAY REQUIRE SPECIAL TREATMENT, SUCH AS EXTRA WATERING OR MULCHING, TO INCREASE SURVIVAL POTENTIAL.
 - IRRIGATION PLAN IS REQUIRED AT FINAL SITE PLAN. A RAIN SENSOR OR SIMILAR MEASURE SHALL BE PROVIDED TO ENSURE IRRIGATION DOES NOT OCCUR DURING OR SHORTLY AFTER PRECIPITATION.
 - NO TREE TO BE PLANTED WITHIN 4' OF PROPERTY LINE.
 - NO WHITE PINE TO BE PROPOSED AND NO MORE THAN TWO PLANTED TREES IN A ROW SHALL BE OF THE SAME SPECIES, PER TWP. ORDINANCE.
 - NO CONSTRUCTION SHALL OCCUR UNTIL TREE PROTECTION HAS BEEN INSTALLED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

LANDSCAPE CALCULATIONS PER WHITE LAKE TWP.: ZONED LM LIGHT MANUFACTURING DISTRICT

TOTAL SITE AREA	1.37 ACRES (59,526 SF) NET AND GROSS
REQUIREMENT	REQUIRED
INTERIOR LANDSCAPING	15% OF TOTAL LOT AREA 93,090 SQ. FT. X .15 = 13,963 SQ. FT. REQ.
	PROVIDED
	54 PROPOSED TREES 233 PROPOSED SHRUBS
FRONTAGE LANDSCAPING	8 PROPOSED TREES

PEA GROUP
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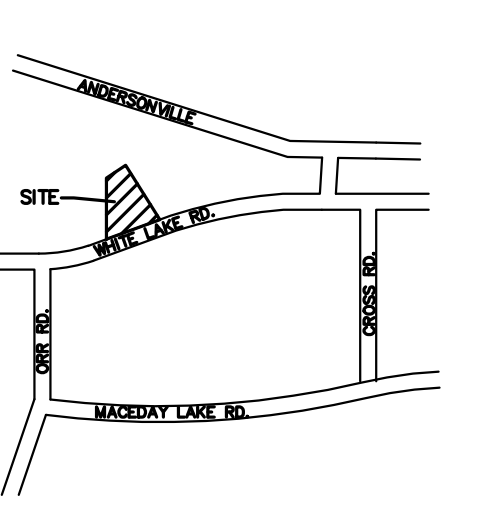
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 390
MICHIGAN

NORTH

0 10 20 40
SCALE: 1" = 20'

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

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GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48863

PROJECT TITLE

GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

PER AGENCIES COMMENTS	DATE
	05/30/23
	06/29/23
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ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023

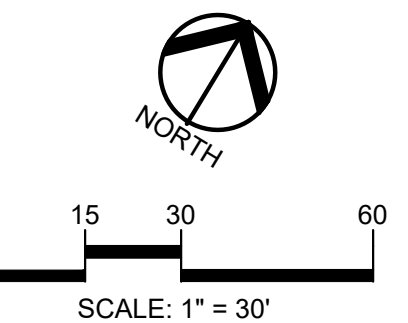
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PRELIMINARY LANDSCAPE PLAN

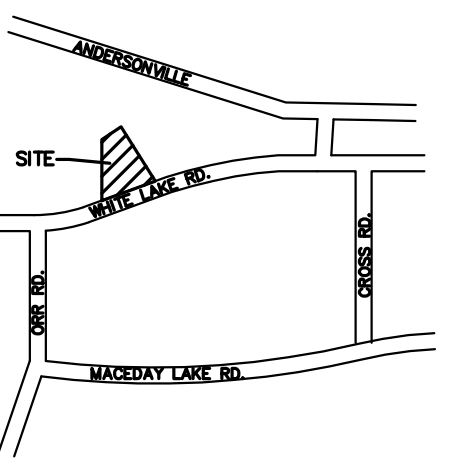
PEA JOB NO. 2002-248A

P.M.	JPB
DN.	BZ
DES.	JLE

DRAWING NUMBER:



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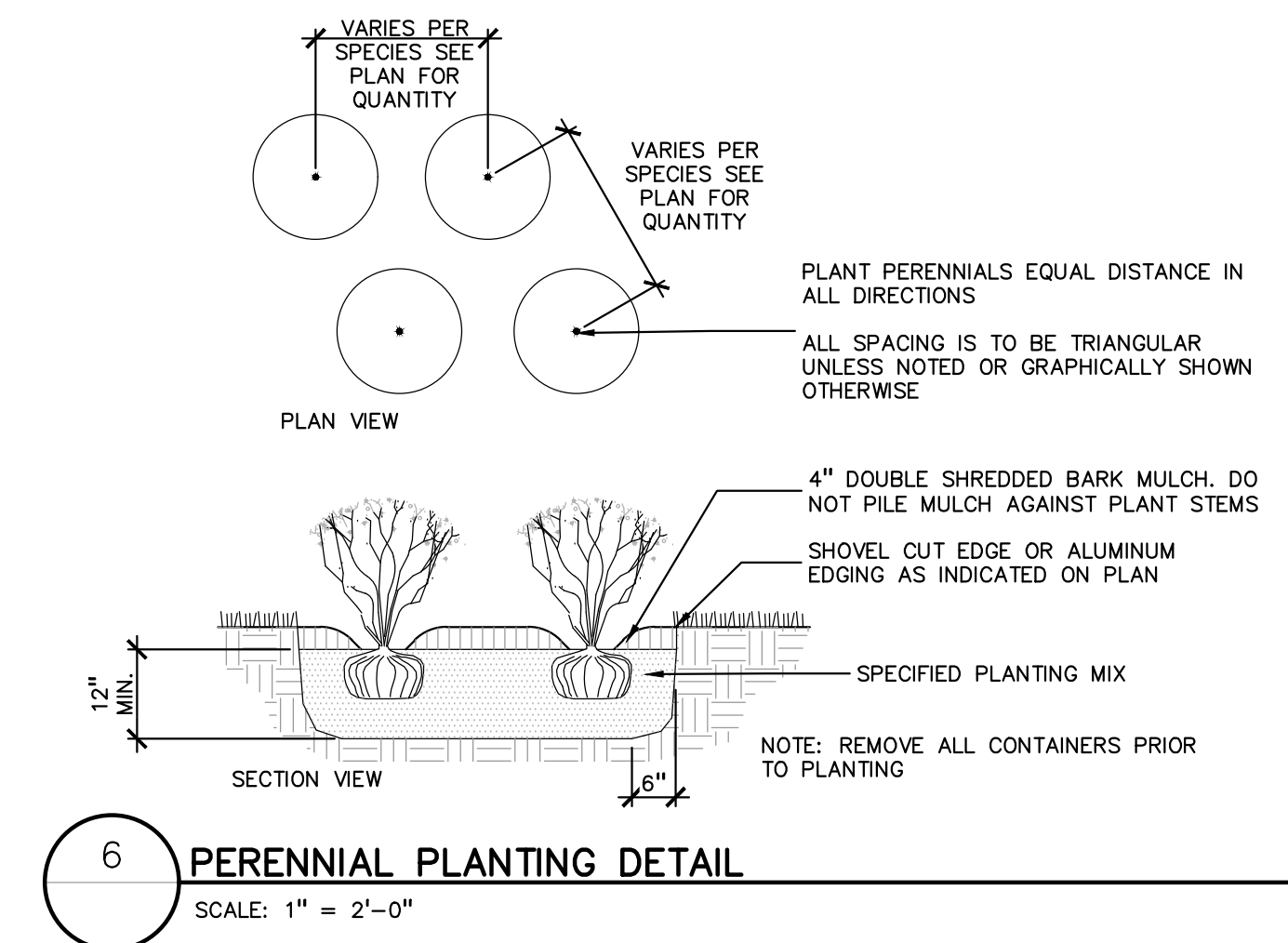
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GINKO SELF STORAGE
 WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
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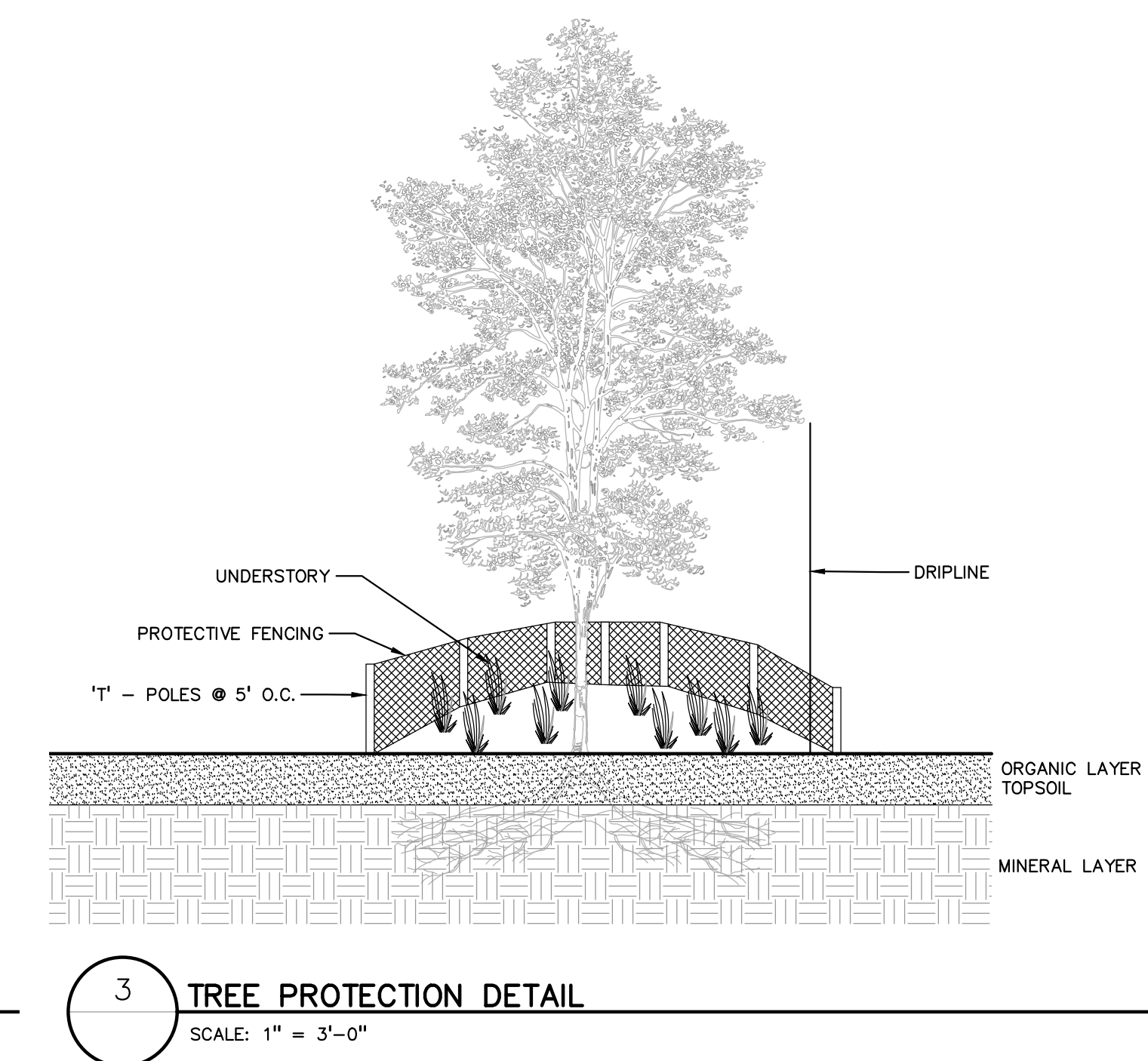
ORIGINAL ISSUE DATE:
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LANDSCAPE DETAILS

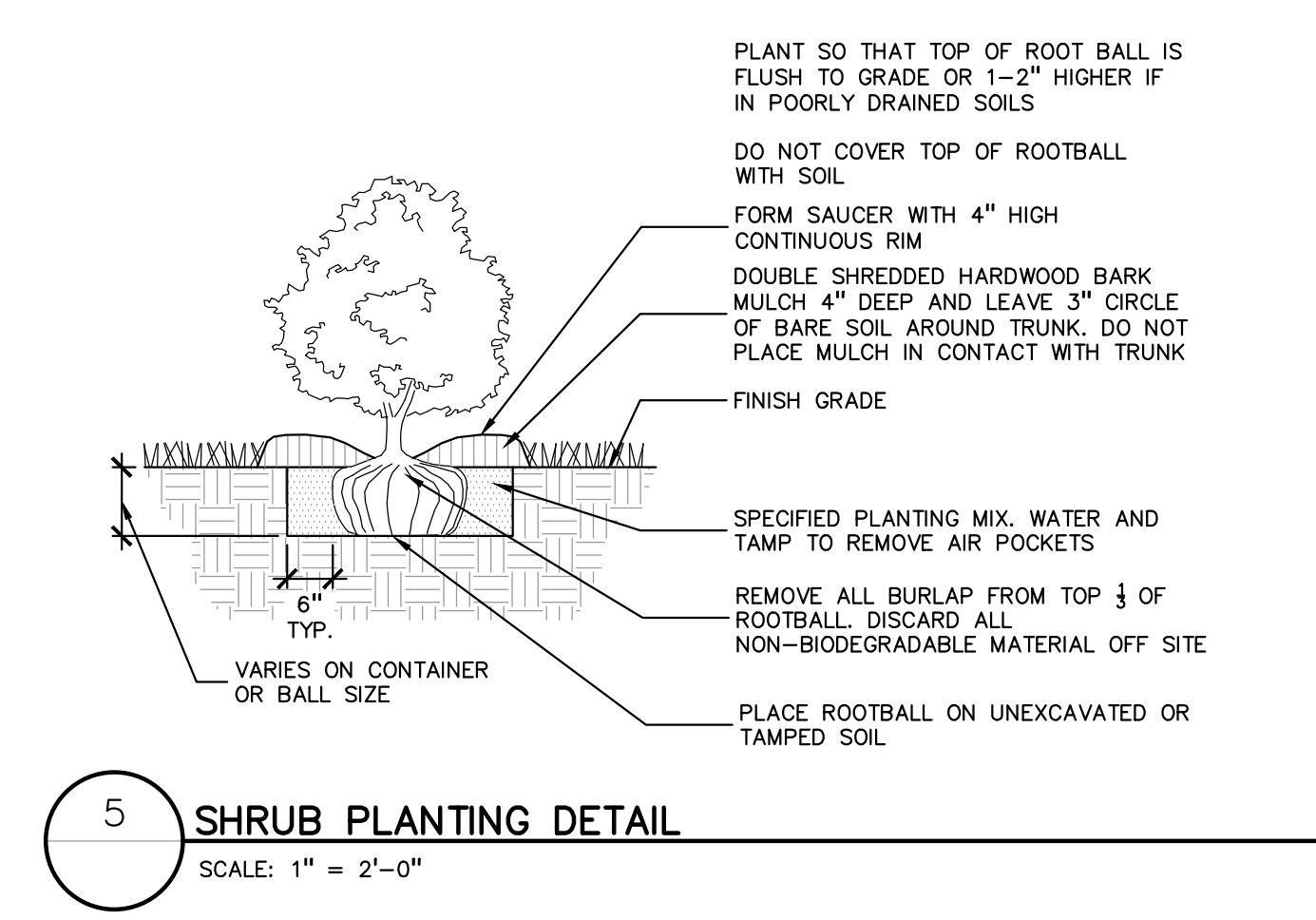
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P.M.	JPB
DN.	BZ
DES.	PSC
DRAWING NUMBER:	



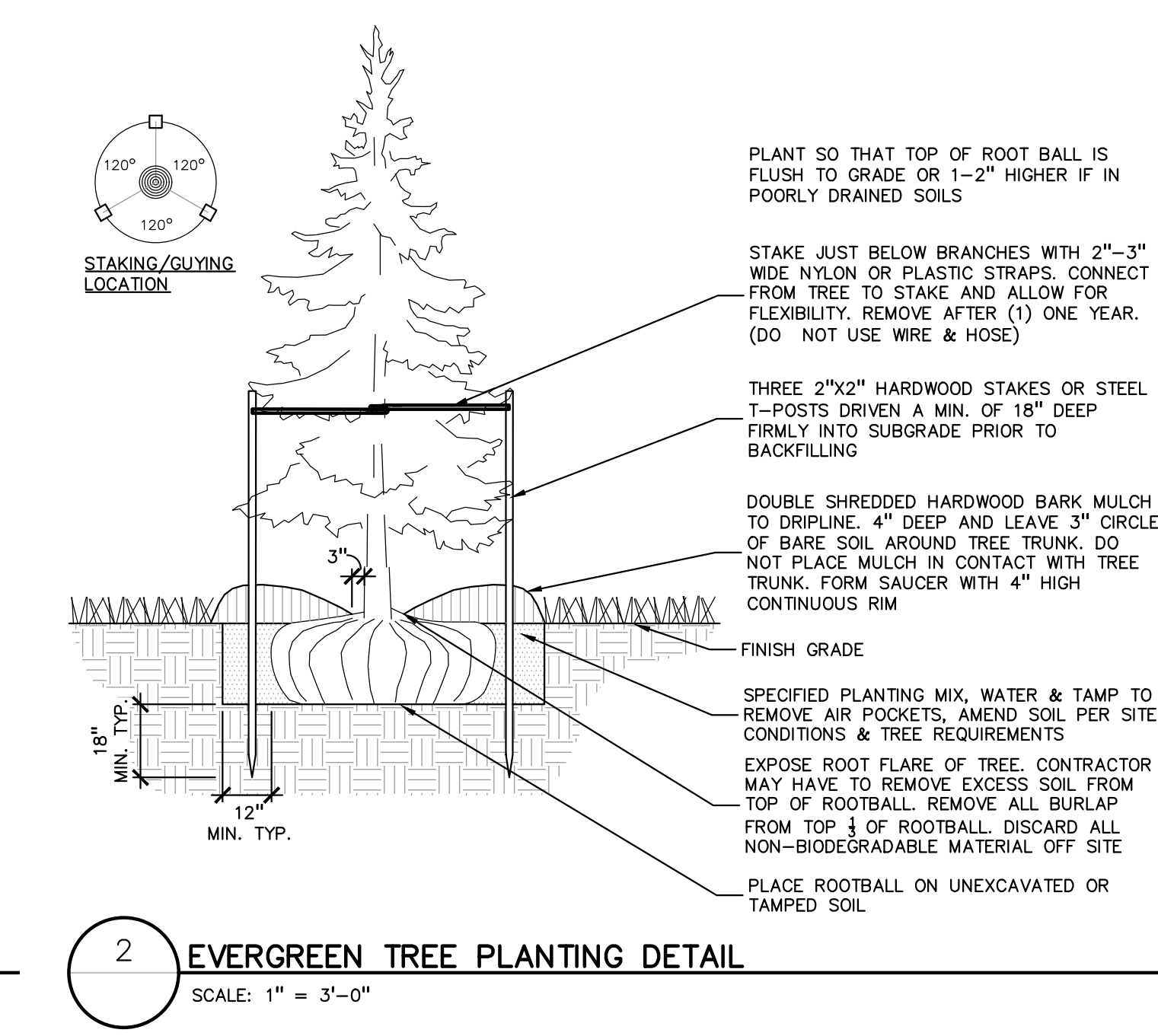
6 PERENNIAL PLANTING DETAIL
 SCALE: 1" = 2'-0"



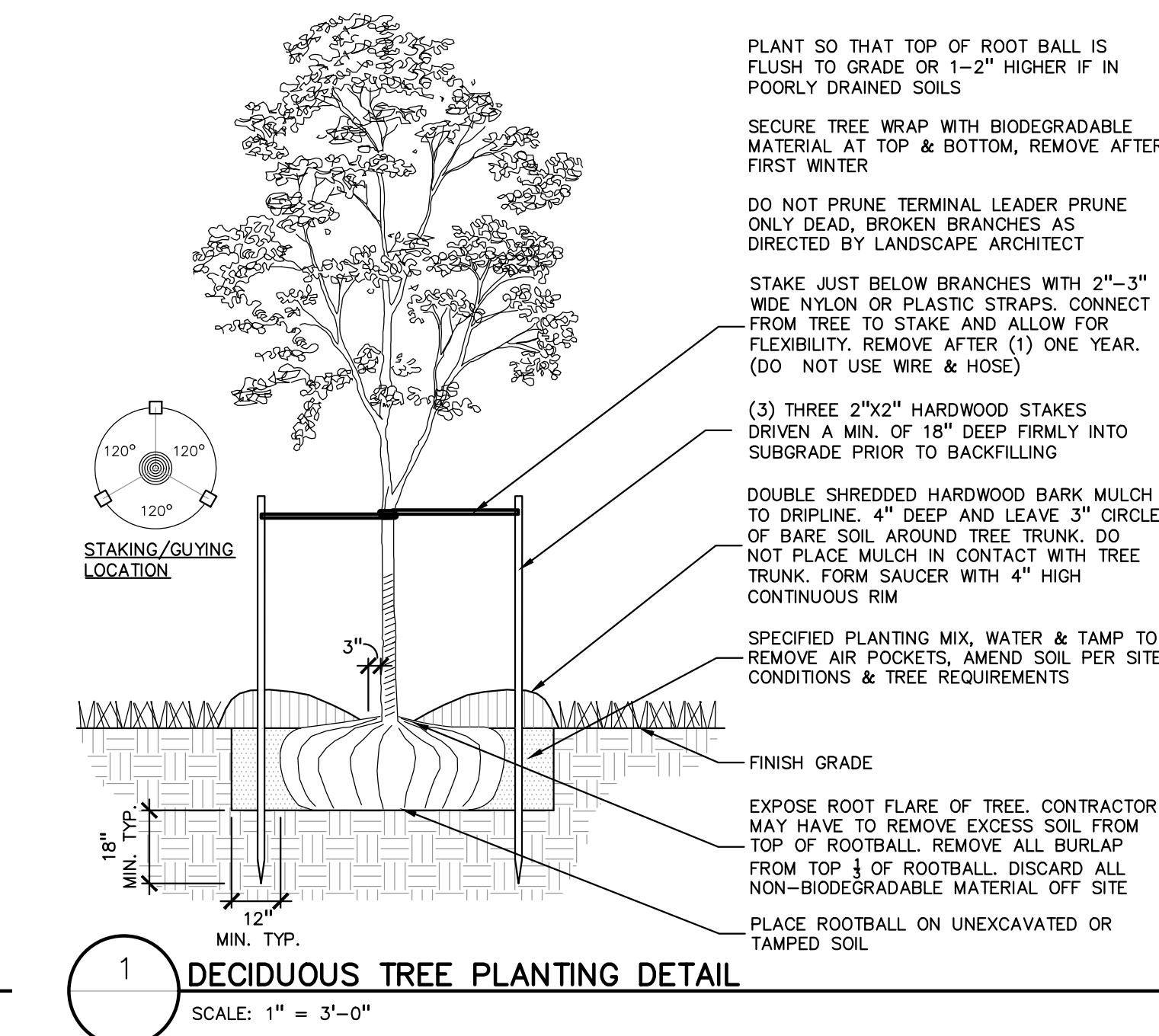
3 TREE PROTECTION DETAIL
 SCALE: 1" = 3'-0"



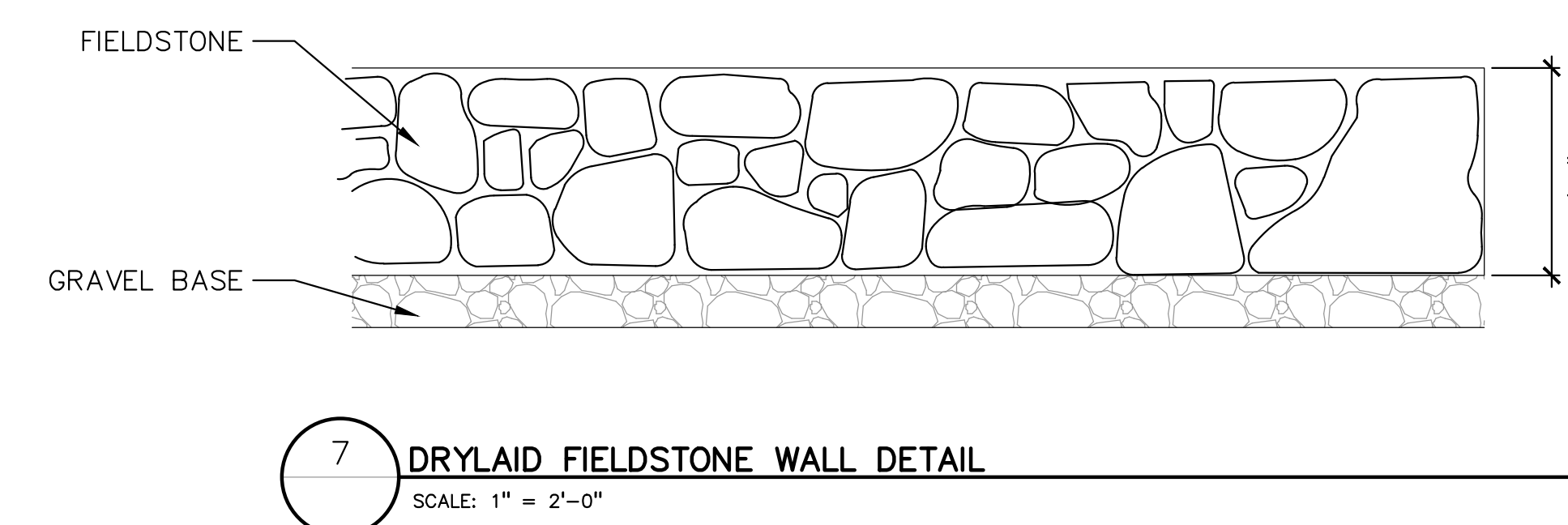
5 SHRUB PLANTING DETAIL
 SCALE: 1" = 2'-0"



2 EVERGREEN TREE PLANTING DETAIL
 SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL
 SCALE: 1" = 3'-0"



7 DRYLAID FIELDSTONE WALL DETAIL
 SCALE: 1" = 2'-0"

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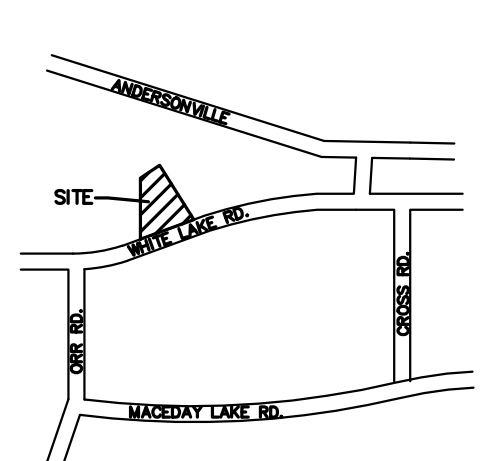


Michael B. Grasser & Associates
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Landscaping, Site Planning,
 Architectural & Interior Layout and Design



CAUTION!!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER RESPONSIBILITY IS MADE AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
GINKO INVESTMENT COMPANY, LLC
 2276 GARLAND BOULEVARD
 SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
GINKO SELF STORAGE
 WHITE LAKE TOWNSHIP, MICHIGAN

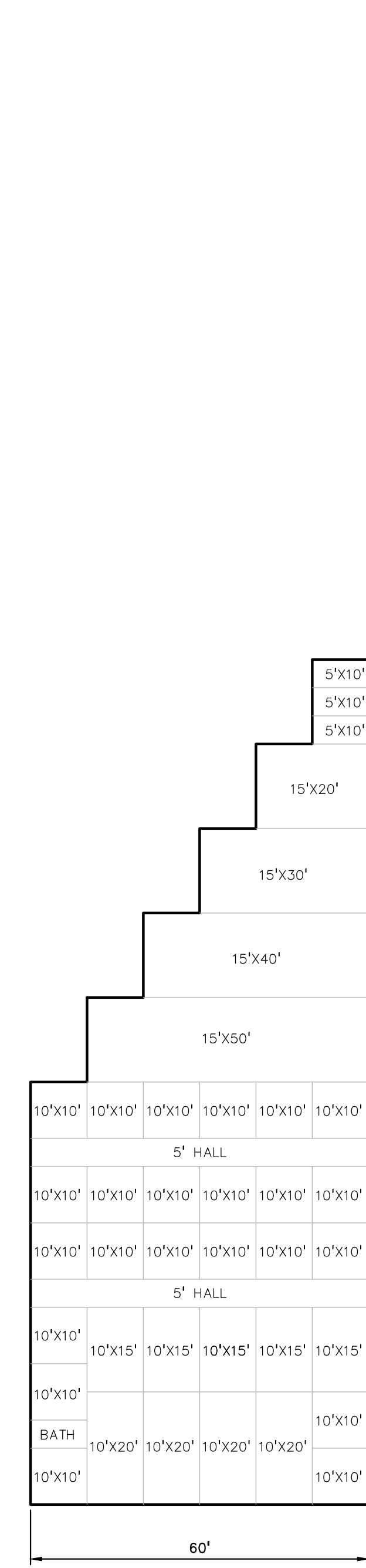
REVISIONS		
PER AGENCIES COMMENTS	05/30/23	
PER AGENCIES COMMENTS	06/29/23	
PER AGENCIES COMMENTS	10/20/23	

ORIGINAL ISSUE DATE:
 DECEMBER 15, 2022

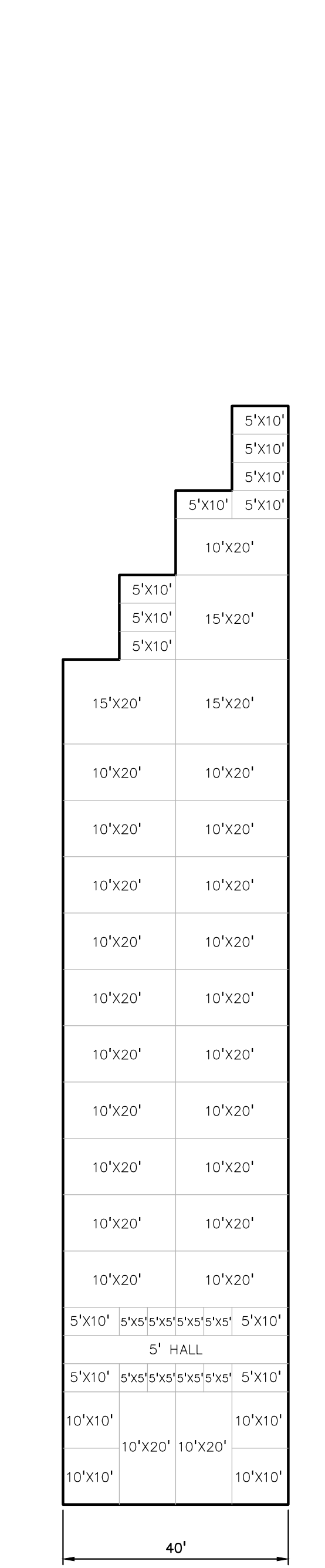
DRAWING TITLE
PRELIMINARY FLOOR PLAN AND BUILDING ELEVATIONS

PEA JOB NO. 2002-248A
 P.M. JPB
 DN. SS
 DES. SS

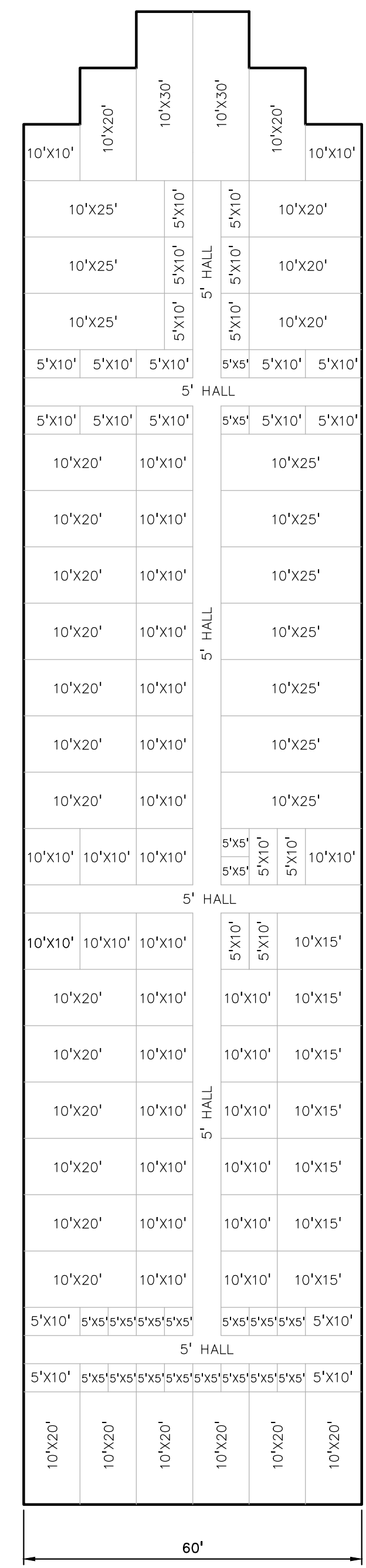
DRAWING NUMBER:



BUILDING #1 FLOOR PLAN (6,750 SF)
 SCALE : 1" = 20'

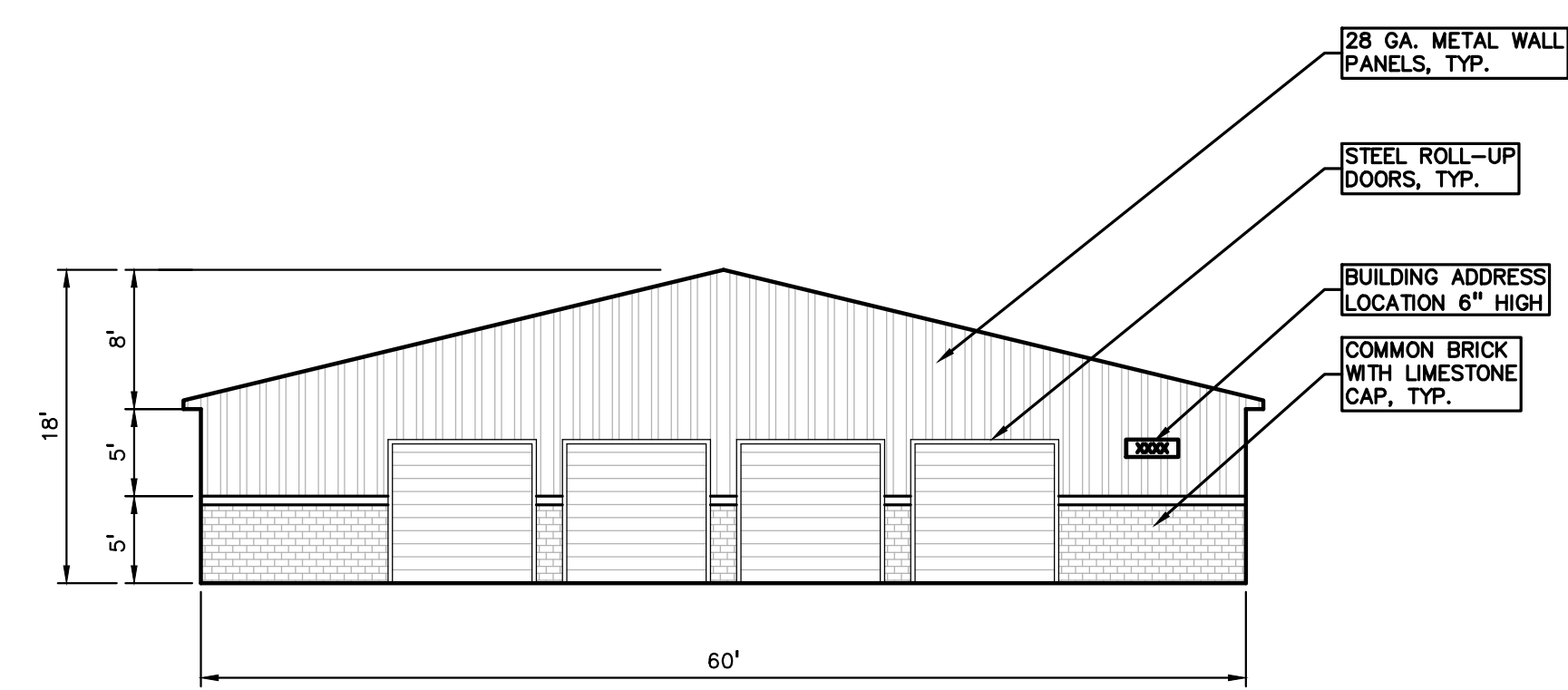


BUILDING #2 FLOOR PLAN (6,900 SF)
 SCALE : 1" = 20'

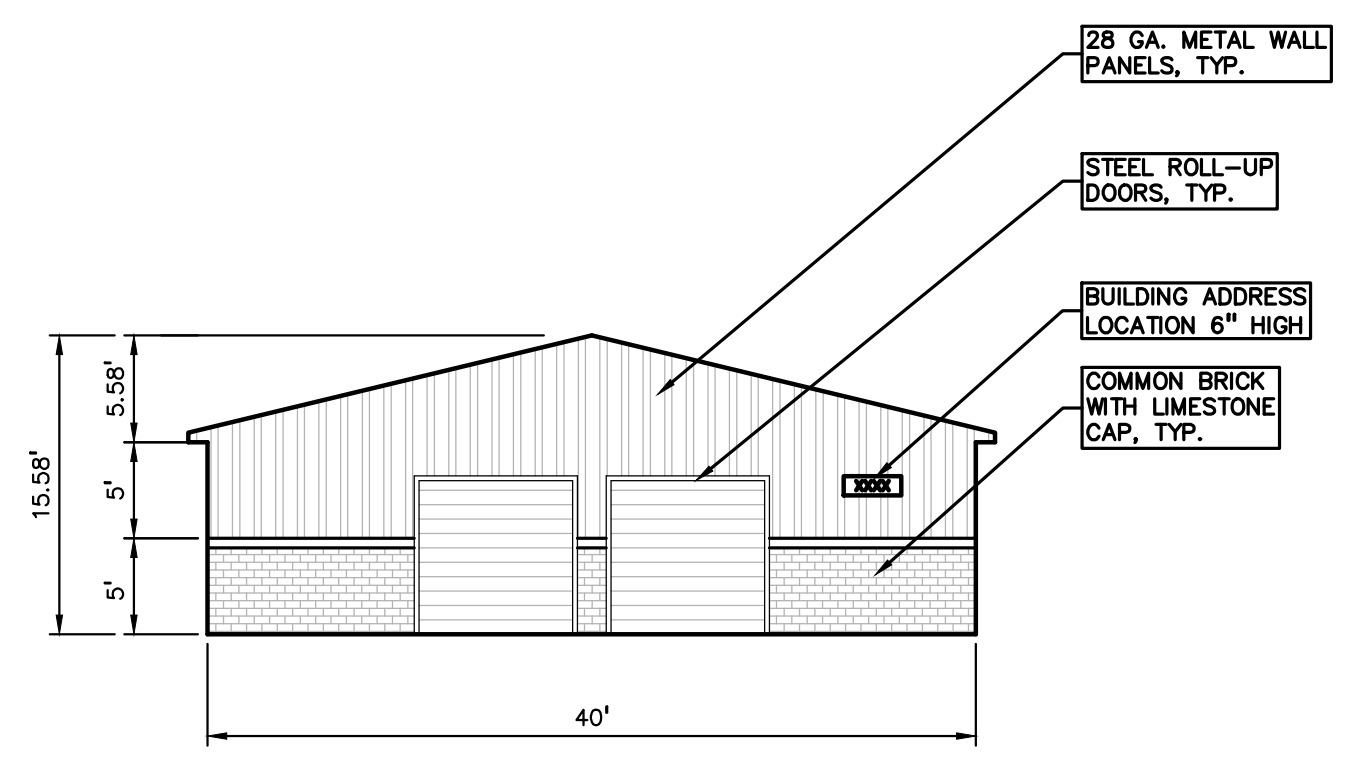


BUILDING #3 FLOOR PLAN (15,300 SF)
 SCALE : 1" = 20'

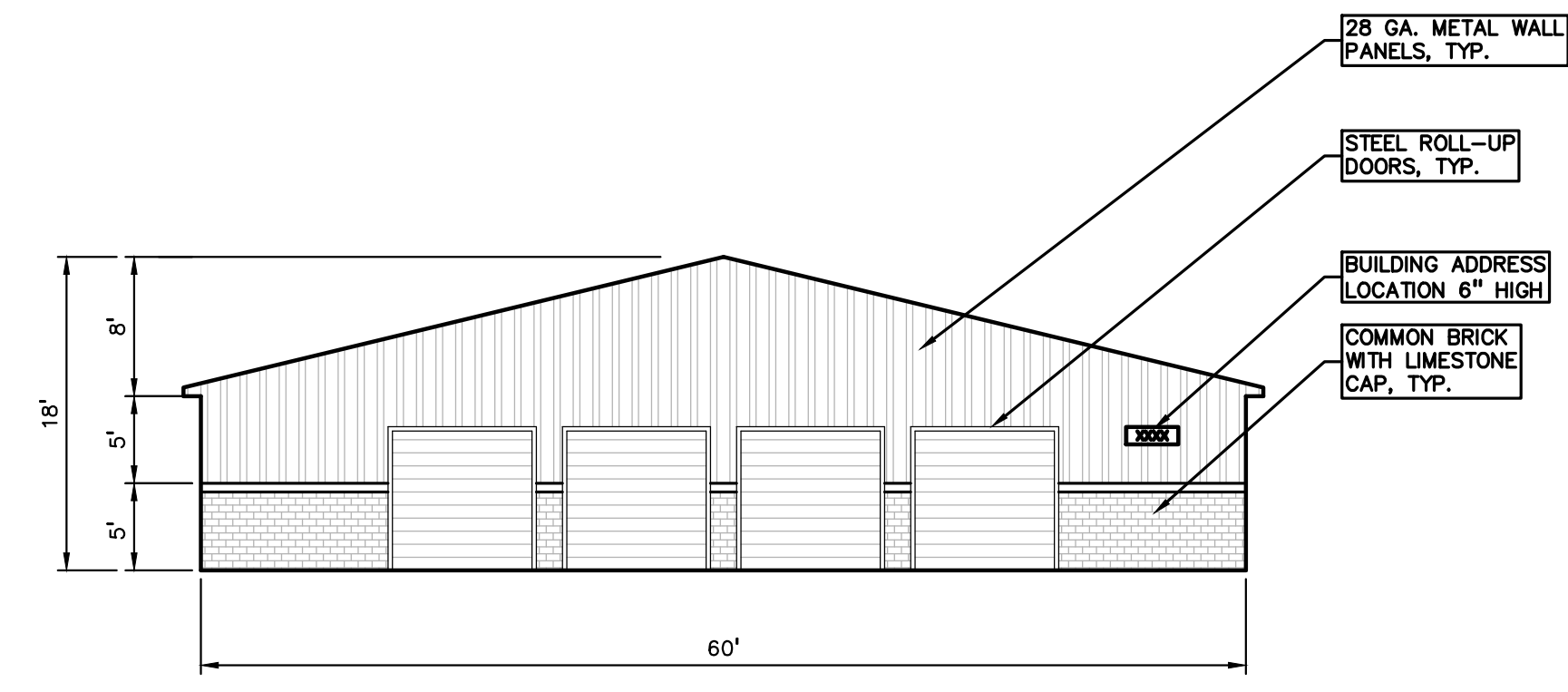
BUILDING #1 - #3 UNIT TABULATION		
SIZE	UNITS	SQ. FT.
5'x5'	27	675
5'x10'	39	1950
10'x10'	55	5500
10'x15'	12	1800
10'x20'	51	10200
10'x25'	10	2500
10'x30'	2	600
15'x20'	4	1200
15'x30'	1	450
15'x40'	1	600
15'x50'	1	750
BATH	1	50
TOTAL	203	26275



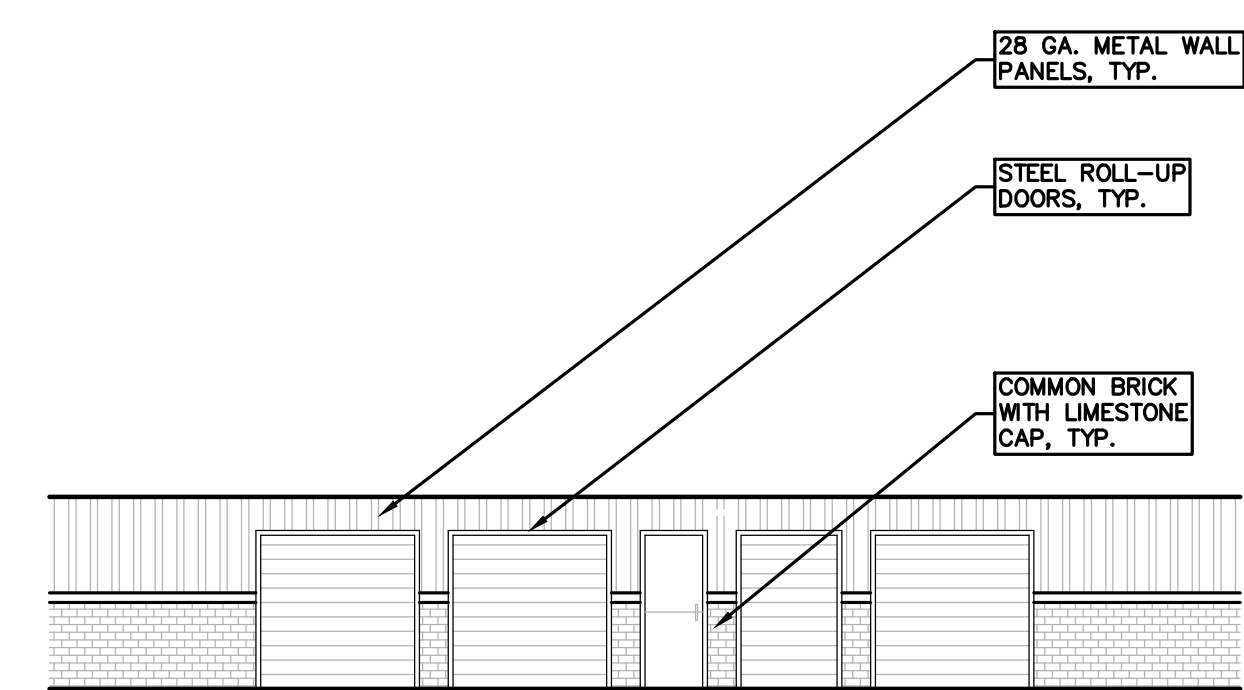
BUILDING #1 - SOUTH ELEVATION
 SCALE : 1" = 10'



BUILDING #2 - SOUTH ELEVATION
 SCALE : 1" = 10'



BUILDING #3 - SOUTH ELEVATION
 SCALE : 1" = 10'



TYPICAL BUILDING EAST/WEST ELEVATIONS
 SCALE : 1" = 10'

NOTES:

1. A MATERIAL SAMPLE BOARD SHALL BE PROVIDED FOR THE PLANNING COMMISSION REVIEW. COLORED BUILDING ELEVATIONS SHALL BE PROVIDED AS PART OF THE FINAL SITE PLAN REVIEW. STREET ADDRESS TO BE BUILDING MOUNTED.
2. SIX (6) INCH TALL NUMBERS SHALL BE BUILDING MOUNTED. ADDRESS LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE FIRE MARSHAL.

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