

Director's Report

Project Name: West Valley
 Description: Final site plan re-approval
 Date on Agenda this packet pertains to: June 20, 2024

- | | |
|---|---|
| <input type="checkbox"/> Public Hearing
<input type="checkbox"/> Initial Submittal
<input checked="" type="checkbox"/> Revised Plans
<input type="checkbox"/> Preliminary Approval
<input checked="" type="checkbox"/> Final Approval | <input type="checkbox"/> Special Land Use
<input type="checkbox"/> Rezoning
<input type="checkbox"/> Other: |
|---|---|

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subject to all staff and consultant review comments being addressed.
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 06/12/2024
Matteo Passalacqua	Carlisle Wortman Associates, Inc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 06/10/2024.
John Holland	WLT Fire Chief	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 06/10/2024.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

June 12, 2024

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

RE: West Valley – Final Site Plan and Final Engineering Plan – 9th Review

DLZ # 1845-0029-00

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned revised plans prepared by Seiber, Keast, Lehner Engineering and dated June 3, 2024. These plans were reviewed for conformance with the Township Engineering Design Standards. Note that the plans have been modified to coordinate utility access and emergency access with the proposed Comfort Care development. We offer the following comments for your consideration:

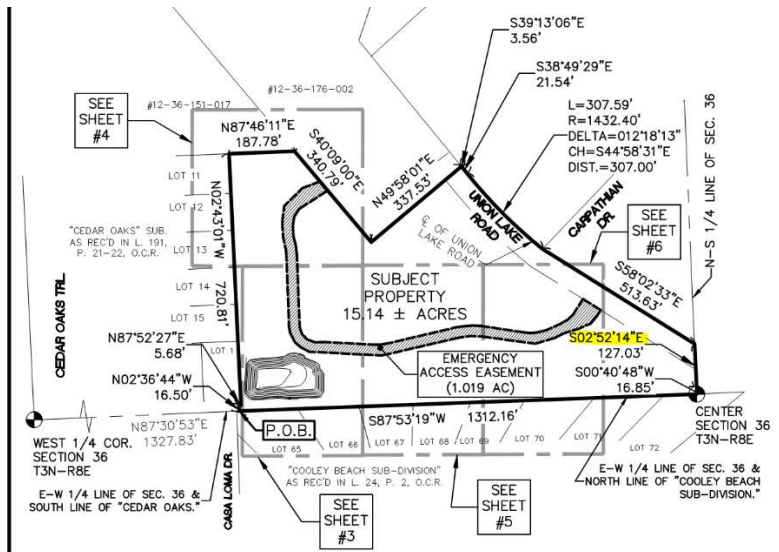
Please note that comments from our April 10, 2024 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard typeface.

The following comment from our Preliminary Site Plan review letter dated March 11, 2019 will also need to be addressed:

- 1. We defer to the Township Fire Department regarding access however we will note the proposed stub for future secondary emergency access appears as if it will burden parcel 12-36-176-002. Comment addressed; the above referenced stub remains however the applicant has provided an additional fire lane to the south west. We defer to the Fire Department on the fire lane configuration; however, we note some movements may be challenging for the larger fire vehicles. The Fire Department may want to ask for the turning radius of the largest fire trucks to be overlaid on the plans sheets to determine if the provided fire lane is sufficient.* **We note that the fire lane that was proposed near the southwest corner of the site has been removed from the plan and a paved emergency access connection to the Comfort Care site to the north is now shown. The proposed grading and coordination with the grading and alignment shown on the Comfort Care site appear acceptable.**

We note that approval of West Valley is dependent on the emergency access being provided on the Comfort Care property. DLZ recommends that the secondary access to the south would be required as a condition of approval should the Comfort care facility not be constructed and available for secondary access use. The Township should consider if an escrow for construction of this access drive would be appropriate. Design engineer has stated that the Township Fire Department is accepting of the internal road network for fire truck access subject to demonstration that the internal West Valley street network can provide for a standard 40' long fire truck. A sheet demonstrating this was added to the plan set. An emergency vehicle access easement has also been provided and our office has reviewed the easement description for closure and have the following comments. We note that our previous comment above regarding the secondary access to the south and escrow remain.

T3N, R8E, SEC 36 PART OF SE 1/4 OF NW 1/4 BEG AT PT DIST N 87-30-53 E 1327.83 FT & FROM W 1/4 COR, TH N 02-36-44 16.50 FT, TH N 87-52-27 E 5.68 FT, TH N 02-43-01 W 720.81 FT, TH N 87-46-11 E 187.78 FT, TH S 40-09-00 E 340.79 FT, TH N 49-58-01 E 337.53 FT, TH S 39-13-06 E 3.56 FT, TH S 38-49-29 E 21.54 FT, TH ALG CURVE TO LEFT, RAD 1432.40 FT, CHORD BEARS S 44-58-31 E 307 FT, DIST OF 307.59 FT, TH S 58-02-33 E 513.63 FT, **TH S 02-52-24 E 127.03 FT**, TH S 00-40-48 W 16.85 FT, TH S 87-53-19 W 1312.16 FT TO BEG 15.14 A CORR 10-11-18



The easement fits within the subject property, easement closes, and all the bearings and descriptions as described match the exhibit, with the exception of the one call above. To ensure access, the descriptions and exhibits should call out and qualify to the right of way line for Union Lake Road.

FSP/FEP Comments-

General

1. *Storm sewer, watermain, detention basin, and fire access lane, and a portion of decks are all proposed within the existing Michigan Bell easement on the south side of the property. Provide supporting documentation that these activities are allowable within this easement. **Comment remains as a notation. Applicant has provided a legal opinion from their attorney (letter dated March 24, 2021, from Dykema Gossett PLLC) supporting the proposed activities are allowable within the easement.***

Grading/Paving

1. *The grading has been reviewed for general conformance with Township standards. A more detailed review will be provided at the time of individual building construction plot plan submittal. **Comment remains as a notation.***
2. *Sheet 26- The end sidewalk at the eastern end of the property should end short of where shown; the sidewalk end location and grades shall coordinate with that shown on Sheet C801 of the Comfort Care Plan. **Comment partially addressed. The end sidewalk location along the eastern end of the property has not been revised. The sidewalk fronting Union Lake Road is now shown as 6' in width instead of 8' in width. This new width is acceptable by the Township; however, please update the following plan sheets: 1) Sheet 3- Proposed Improvements- Note 4- Change width from 8' to 6'; 2) Sheets 3,4,6, LS-2, and LS-3- Label on these sheets still notes 8' width.***

Sanitary Sewer

1. *The plans show a 20-foot-wide sanitary sewer easement which is acceptable. Easement exhibits shall be provided for review as attachments to the Township standard conveyance document. Easement exhibits have been provided for review; a review letter was sent out on 3-31-2021 under separate cover. **Comment addressed. Our easement review letter dated July 8, 2021 indicates that all of our comments regarding the sanitary sewer easement exhibit have been addressed. Comment remains as a notation.***
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2. *Sheet 14- Pump Station Detail will be required to be updated per OCWRC comments (reference emails from OCWRC and the design engineer dated November 29, 2023 and December 5, 2023). Comment addressed. Pump Station Detail has been updated by the design engineer per OCWRC comments and SCADA control panel details sheets have now been added to the plans. Design engineer is currently waiting for confirmation of acceptance of revisions by OCWRC. **OCWRC has approved the plans for both the gravity sewer and the pump station. Submittal to EGLE is in process.***

Watermain

1. *The plans show a 20-foot-wide watermain easement which is acceptable. Easement exhibits shall be provided for review as attachments to the Township standard conveyance document. Easement exhibits have been provided for review; a review letter was sent out on 3-31-2021 under separate cover. Comment addressed. Our easement review letter dated August 20, 2021, indicates that all of our comments regarding the watermain easement exhibit have been addressed. **Comment remains as a notation.***
2. *We continue to note that the watermain connection to the north is dependent on construction of the watermain for the Comfort Care site. We defer to the Township with respect requiring an escrow to ensure that a watermain connection for this area shall be established in the event that the Comfort Care development does not proceed forward. **Comment remains as a notation.***

Stormwater Management

1. *Due to the complexity of the storm water management system for this development as it now accommodates Comfort Care discharge, Lakepoint discharge, as well as the stormwater treatment for the West valley development DLZ will be reaching out a meeting to discuss the stormwater calculations as well as easement/maintenance agreement requirements. There is also confusion regarding the intent for receiving discharge from Comfort Care. The January 23, 2023 transmittal letter indicates that additional capacity was provided in the West Valley Storm System to accommodate the restricted flow from the Comfort Care Detention Basin however it only looks like this discharge will be received if the Comfort Care basin reaches overflow conditions, essentially making it a retention system without a positive outlet. Comment addressed. DLZ, Seiber Keast, and Township DPS and Planning personnel met to discuss these items for clarification. An additional plan sheet detailing the overall stormwater management system has been added to the plan set. **Comment remains as a notation.***
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2. *A Storm Water Management Facilities Easement, Maintenance Agreement and Lien document will need to be completed and exhibits provided for review. Easement exhibits have been provided for review; a review letter was sent out on 3-31-2021 under separate cover. Our August 20, 2021 easement review letter included the comment: 'Please ensure easement is recorded for benefit of Lake Pointe. This comment should be reviewed by the Township Attorney and be addressed on the Standard Storm Water Management Facilities Easement, Maintenance Agreement and Lien to enable the stormwater conveyance from Lake Pointe through West Valley without issues.'*

With the latest revision, this comment needs to be expanded to also include reference to the Comfort Care development as the storm overflow from that development will discharge overland onto the West Valley property. Currently the easement exhibit metes and bounds description and the drawing dated April 2, 2021 do not show this easement. Comment remains.

A separate easement description and exhibit have now been provided for the overland stormwater discharge onto the West Valley development from the adjacent proposed Comfort Care development. The legal description of the easement closes; however, a couple of calls shall require revision. We have attached the document with the areas highlighted that will require revision. Comment addressed. Calls requiring revision have been updated.

We continue to defer to the Township Attorney regarding the storm water management agreement and language pertaining to conveyance of storm water from the Lake Pointe and Comfort Care developments through the West Valley development.

3. *Show the additional off-site drainage path for the overland flow along Casa Loma Drive. Plan Sheet 5 shows this discharge flowing onto casa Loma Drive, but it is not clear where it will go from there. Comment remains outstanding. Although a few additional directional flow arrows have been provided to demonstrate the flow in Casa Loma Drive, please provide and clearly show the flow path down Casa Loma Drive as well as Cedar Island Drive the overland flow shall ultimately go. Comment addressed. Emergency overflow route down Casa Loma Drive is now shown on plan. **Comment remains as a notation.***
 4. *Our office met with the design engineer and Township Planning staff at the Township offices in approximately July of this year to discuss various stormwater management issues associated with this project. One item of discussion was regarding the previously approved wetland permit from EGLE as the proposed detention basin restricted discharge is conveyed via storm sewer along Cedar Island Road and discharged to a low area approximately 700' to the west. Historically, this area has been subject to flooding. The design engineer's environmental consultant has rendered an opinion dated August 14, 2023 that a wetland permit for the discharge from West Valley would not be required from EGLE but that the ultimate question as to jurisdiction is with EGLE. We note that a Part 303 permit has been previously issued by EGLE for this discharge, however the question of whether this*
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permit would require modification due to the additional storm discharge from potential overland flows from West Valley and Comfort Care (through West Valley) would be subject to EGLE interpretation. Our office recommends that verification of wetland status as well as the consideration of potential additional flows to this low area be secured from EGLE as part of the site plan approval process. As a part of this verification, our office has reached out to EGLE for a decision and are currently awaiting a response. Since storm water flows from the Lake Pointe and Comfort Care developments flow through West Valley's storm management system to West Valley's ultimate outlet (wetlands to the west of West Valley), we are requesting confirmation from EGLE that they are aware of Lake Pointe's and Comfort Care's stormwater contributions to West Valley's ultimate stormwater outlet and that EGLE has evaluated and approves of this. This confirmation shall be required prior to final engineering approval for West Valley. We are currently awaiting a basin outflow analysis from the design engineer but note that the applicant has a permit for the discharge of the West Valley development from EGLE, the concern is in regard to the addition of the Lakepoint development and should not impede the West Valley development.

Required Permits and Approvals

The following permits and approvals will be required:

1. Permit from the Road Commission for all work within the Union Lake Road, Casa Loma Drive, and Cedar Island Road Right-Of-Ways. **Paving and utilities submitted to RCOC. Currently under review.**
 2. SESC permit from OCWRC. **Permit # 001074-2023-CO issued April 2, 2024.**
 3. A Notice of Coverage for Stormwater Discharge under the NPDES program as administered by the MDEQ is required. **Per design, engineer, this will be acquired after all other permits are secured.**
 4. Watermain permit from EGLE. **EGLE Permit #ACT-291560 was issued on 6/5/2024**
 5. Sanitary sewer permit from OCWRC including for the pump station. **OCWRC Permit # 0121-2021 was approved 6/4/2024 (Permit Fee & Contractor Bond apply).**
 6. Sanitary sewer permit from EGLE. **Submittal to EGLE is in process.**
 7. Executed Stormwater Maintenance Agreement and revised exhibit. **Additional exhibit provided for Comfort Care retention basin overland flow. Please reference review comments for required revisions and request of Township Attorney opinion regarding agreement language. Exhibit revisions that were required by DLZ have been reviewed and have been found acceptable. Reference Comment 2 under 'Stormwater Management' above regarding Township Attorney opinion regarding agreement.**
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8. Easement Exhibits for Sanitary Sewer and Watermain. **Received, reviewed, and recommended for approval by DLZ.**
9. An off-site agreement will be required for the proposed driveway paving adjacent to Cedar Island Road near the southwest corner of the site.

Recommendation

DLZ notes that the revisions to the plan set tie completion and ordinance compliance for this development to the Comfort Care development in terms of emergency access and watermain looping. There are a few very minor items referenced above that will need to be cleared up ahead of the Pre-Construction Meeting for the development, DLZ recommends approval subject to the completion of these outstanding items.

Please contact our office should you have any questions.

Sincerely,

DLZ Michigan



Michael Leuffgen, P.E.
Department Manager



Victoria Loemker, P.E.
Senior Engineer

Cc: Hannah Kennedy- Galley, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Nick Spencer, Building Official, White Lake Township *via email*
John Holland, Fire Marshall, White Lake Township, *via email*
Lisa Hamameh, Esq., RSJA Law



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Sean O’Neil, Community Development Director
FROM: Matteo Passalacqua, Associate Planner
DATE: June 10, 2024
RE: West Valley – Final Site Plan Backcheck #6

Mr. O’ Neil,

We have conducted a review of the memo titled “West Valley – Final Site Plan Backcheck #6”, dated April 2nd, 2024, as it relates to the West Lake development site plan dated August 23rd, 2019 and revised June 3rd, 2024. Below are our comments pertaining to the most recent items requiring attention from the applicant. Comments are listed in the order they were presented.

1. Revision dates for Sheets IRR 1 through 6 have been corrected to reflect May 29th, 2024.
2. Sheet LS 5 has a note stating “*All site irrigation systems shall include a rain sensor or similar measure to ensure irrigation down not occur during or shortly after precipitation events.*” It is likely “*down*” is an error and is intended to state “*does*”.
3. We note that Sheets LS 2 and 3 indicate that trees shall not be planted closer than four feet to a property line along the west and south property lines. We did not observe this note on the landscape sheets indicating such for the northern or eastern property lines.
4. Sheet LS 4 has a note stating “*Trees identified for protection during construction and the means of protection shall be identified prior to final site plan. No construction shall occur until tree protection has been installed and approved by the Community Development Director.*”
5. The Plant Material Lists on Sheet LS 4 and 5 do not contain any type of pine tree.
6. Sheets LS 1 through 3 have notes indicating

Tree cluster/grouping planting notes:

- 1. *typical 3 to 4 evergreen or canopy tree cluster grouping per same species*

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

- 2. maximum of 8-evergreen tree cluster grouping per same species provided
- 3. maximum of 5-canopy tree cluster grouping per same species provided

It is unclear if this addresses the intent of the ordinance requirements.


7. A note on Sheet LS 4 states “Mulch 4” depth with **double shredded** hardwood bark natural in color. Leave 3” circle of bare soil at base of tree trunk to expose root flare.”
8. Exterior construction materials have been indicated on Sheets A 201 and A 203. Materials listed include brick, asphalt shingles, horizontal siding and shake siding. Finish samples are provided on Sheet AS-1.
9. No sign lighting is indicated on Sheet LS 4. No lighting cut sheet is provided within the revised site plan.

ITEMS TO BE ADDRESSED

Based on the most current site plan revision dated May 14, 2024, the additional information is required for approval:

1. The note “trees shall not be planted closer than four feet to a property line” shall be added to the northern and eastern property lines.
2. The note “No more than two planted trees in a row shall be of the same species” should be added to Sheets LS 1 though 3.

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner



Fire Department
Charter Township of White Lake

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 06/06/24

Project: West Valley

File #: N/A

Date on Plans: 02/13/24 (revision)

The Fire Department has the following comments with regard to the revised site plan submitted for the project known as West Valley:

1. This project has satisfied the Fire Department requirements as submitted. As a general note, we do request that the future "Secondary Access Drive" is designed to accommodate the turn radius requirements as shown on sheet 28.

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

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