

EASTPORT VILLAGE

Site Plan

(Village Ordinance)

Conceptual PUD Plan

(Township Ordinance)

Section 11 and 12, T.4N., R.10E.

Village of Lake Orion and Lake Orion Township, Oakland County, Michigan

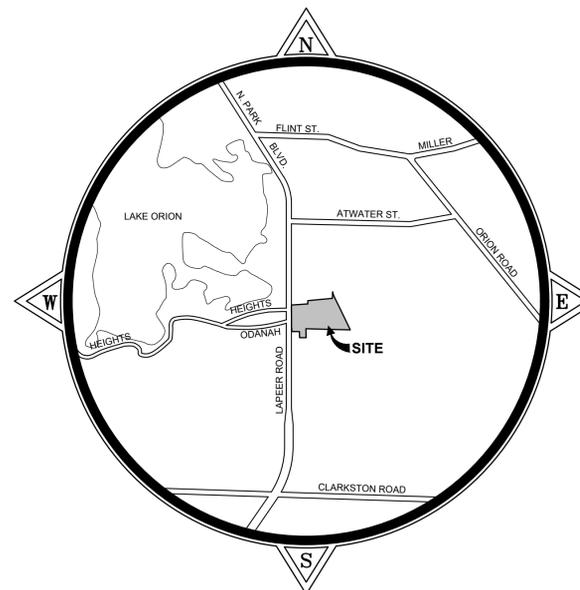
LEGAL DESCRIPTION

PARCELS 09-11-278-034, 09-11-427-016, 09-11-427-017, 09-11-427-004, 09-11-427-006 AND 09-11-151-045

PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, PART OF LOT 1 AND ALL OF LOT 2 OF SUPERVISOR'S PLAT NO 1 AS RECORDED IN LIBER 52 OF PLATS, PAGE 18, OAKLAND COUNTY RECORDS, LOTS 57 AND 58 OF ASSESSOR'S REPLAT OF DECKER ADDITION TO THE VILLAGE OF LAKE ORION, AS RECORDED IN LIBER 52 OF PLATS, PAGE 17, OAKLAND COUNTY RECORDS, ALSO, PART OF LOTS 1, THE EAST 60 FEET OF LOTS 2 AND 3 AND ALL OF LOT 116 OF JOHN WINTER LAND AND HOME SUBDIVISION, AS RECORDED IN LIBER 29 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS, ALL BEING A PART OF TOWN 04 NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION AND LAKE ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11; THENCE NORTH 02 DEGREES 03 MINUTES 40 SECONDS WEST 134.39 FEET ALONG THE EAST LINE SECTION 11 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02 DEGREES 03 MINUTES 40 SECONDS WEST 117.60 FEET ALONG THE EAST LINE OF SECTION 11 (RECORD NORTH 01 DEGREES 11 MINUTES WEST 119.96 FEET) AND THE EAST LINE OF VILLAGE HOME SITE CONDOMINIUMS, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 1408 AS RECORDED IN LIBER 24547 OF DEEDS, PAGE 810; THENCE SOUTH 17 DEGREES 09 MINUTES 07 SECONDS EAST 43.96 FEET ALONG THE WEST RIGHT OF WAY LINE OF THE M.C.R.R.; THENCE SOUTH 27 DEGREES 19 MINUTES 08 SECONDS EAST 77.40 FEET ALONG THE WEST RIGHT OF WAY LINE OF THE M.C.R.R.; THENCE SOUTH 30 DEGREES 08 MINUTES 23 SECONDS EAST 173.85 FEET ALONG THE WEST RIGHT OF WAY LINE OF THE M.C.R.R. TO THE EAST AND WEST QUARTER LINE OF SECTION 12; THENCE CONTINUING SOUTH 30 DEGREES 08 MINUTES 23 SECONDS EAST 464.79 FEET ALONG THE WEST RIGHT OF WAY LINE OF THE M.C.R.R. TO THE NORTH LINE OF LINE OF JOHN WINTER LAND AND HOME SUBDIVISION, AS RECORDED IN LIBER 29 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS; THENCE SOUTH 87 DEGREES 25 MINUTES 24 SECONDS WEST (RECORDED AS NORTH 87 DEGREES 12 MINUTES WEST) 345.86 FEET ALONG THE NORTH LINE OF JOHN WINTER LAND AND HOME SUBDIVISION TO THE EAST LINE OF SECTION 11; THENCE CONTINUING SOUTH 87 DEGREES 25 MINUTES 24 SECONDS WEST 480.78 FEET ALONG THE NORTH LINE OF JOHN WINTER LAND AND HOME SUBDIVISION (RECORD NORTH 87 DEGREES 12 MINUTES WEST) TO THE NORTHEAST CORNER LOT 116 OF JOHN WINTER LAND AND HOME SUBDIVISION; THENCE SOUTH 04 DEGREES 42 MINUTES 58 SECONDS EAST 159.89 FEET (RECORD 160.85) ALONG THE EAST LINE OF LOT 116 OF JOHN WINTER LAND AND HOME SUBDIVISION TO THE NORTH RIGHT OF WAY LINE OF GLANWORTH AVENUE (60.00 FEET WIDE) (PLATTED AS GRAND VIEW AVENUE); THENCE SOUTH 85 DEGREES 47 MINUTES 57 SECONDS WEST 117.50 FEET ALONG THE NORTH RIGHT OF WAY LINE OF GLANWORTH AVENUE; THENCE NORTH 04 DEGREES 42 MINUTES 00 SECONDS WEST 110.00 FEET TO THE SOUTH LINE OF LOT 1 OF JOHN WINTER LAND AND HOME SUBDIVISION; THENCE SOUTH 85 DEGREES 47 MINUTES 57 SECONDS WEST 140.00 FEET ALONG SOUTH LINE LOT 1 OF JOHN WINTER LAND AND HOME SUBDIVISION; THENCE NORTH 04 DEGREES 48 MINUTES 44 SECONDS WEST 57.40 FEET ALONG WEST LINE OF LOT 1 OF JOHN WINTER LAND AND HOME SUBDIVISION; THENCE SOUTH 87 DEGREES 30 MINUTES 47 SECONDS WEST 5.00 FEET TO THE EAST RIGHT OF WAY LINE OF M-24 (HALF WIDTH 29 FEET); THENCE NORTH 04 DEGREES 09 MINUTES 25 SECONDS WEST 333.28 FEET ALONG THE EAST RIGHT OF WAY OF M-24 (HALF WIDTH 29 FEET) TO THE EAST AND WEST QUARTER LINE OF SECTION 11; THENCE CONTINUING NORTH 04 DEGREES 09 MINUTES 25 SECONDS WEST 89.48 FEET (RECORD NORTH 03 DEGREES 18 MINUTES EAST 89.32 FEET) TO THE SOUTHWEST CORNER OF LOT 59 OF ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY RECORDED IN LIBER 52 PAGE 17; THENCE NORTH 82 DEGREES 06 MINUTES 07 SECONDS EAST 296.88 FEET (RECORDED AS 295.59 FEET) ALONG THE SOUTH LINE OF LOT 59 OF ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY; THENCE NORTH 02 DEGREES 52 MINUTES 01 SECONDS WEST 58.02 FEET (RECORDED AS 58.62 FEET) ALONG THE EAST LINES OF LOTS 59 AND 60 OF ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY TO THE SOUTH LINE OF VILLAGE HOME SITE CONDOMINIUMS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 1408, AS RECORDED IN LIBER 24547 OF DEEDS, PAGE 810, OAKLAND COUNTY RECORDS; THENCE NORTH 80 DEGREES 39 MINUTES 22 SECONDS EAST 448.64 FEET (RECORD NORTH 88 DEGREES 35 MINUTES 23 SECONDS EAST 448.40 FEET) ALONG THE SOUTH LINE OF VILLAGE HOME SITE CONDOMINIUMS TO THE POINT OF BEGINNING. CONTAINING 11.54 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.



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PROPRIETOR

MOCERI COMPANIES
3005 UNIVERSITY DRIVE
AUBURN HILLS, MI 48326

ENGINEER

ANDERSON, ECKSTEIN AND WESTRICK, INC.
51301 SCHOENHERR ROAD
SHELBY TOWNSHIP, MI 48315



STEPHEN V. PANGORI, P.E.
MICHIGAN REGISTRATION # 6201037769



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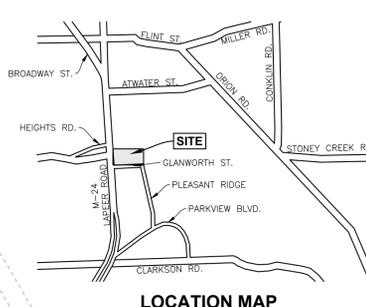
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51301 Schoenherr Road Phone 586 726 1234
Michigan 48315 Fax 586 726 8780

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ENGINEERING STRONG COMMUNITIES

DESCRIPTION

PARCELS 09-11-278-034, 09-11-427-016, 09-11-427-017, 09-11-427-004, 09-11-427-006 AND 09-11-151-045
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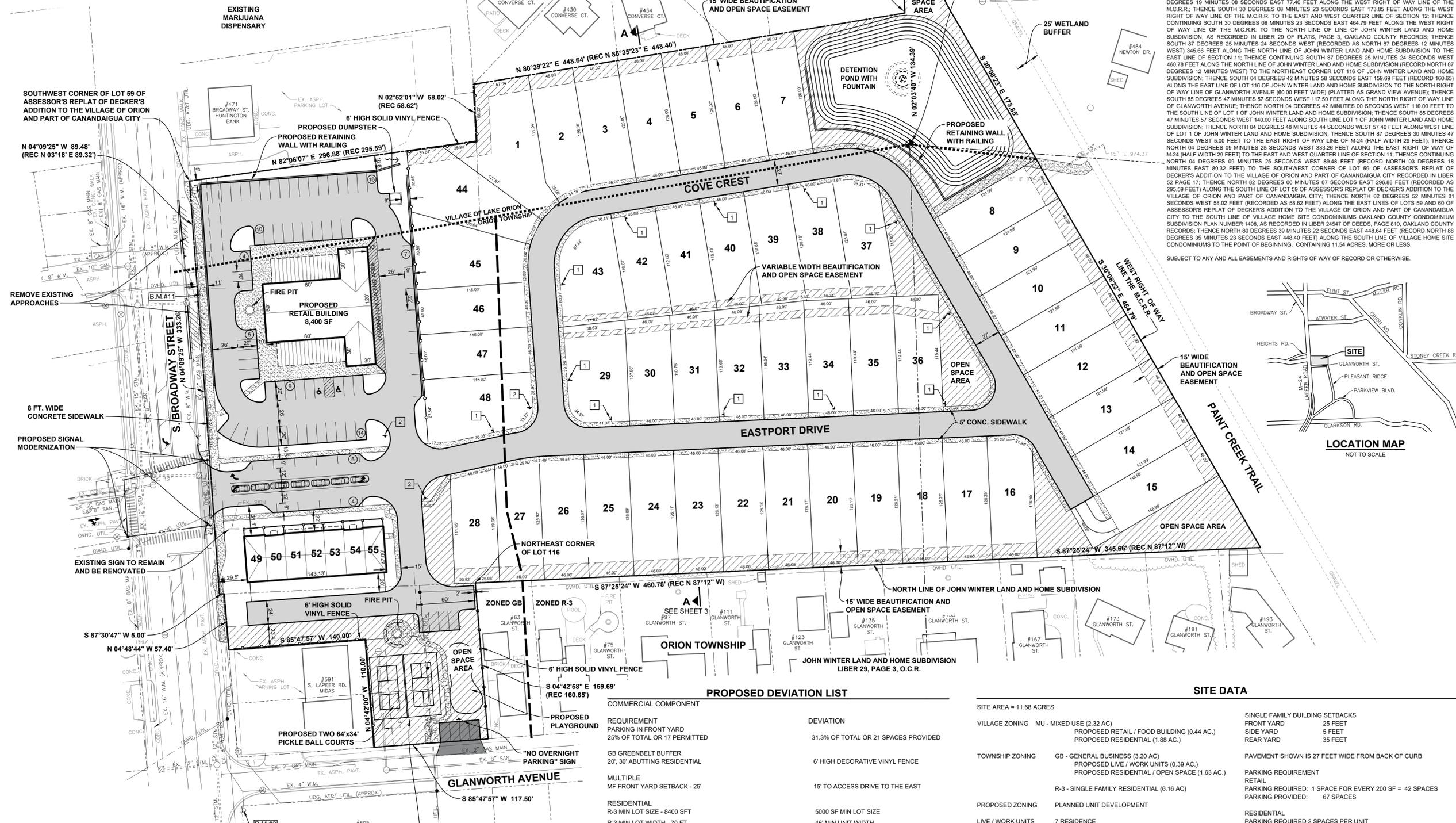
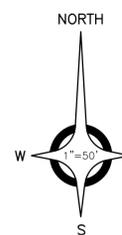


LEGEND

- BOUNDARY LINE
POWER POLE
LIGHT POLE
SANITARY MANHOLE
SANITARY SEWER
HYDRANT
GATE VALVE & WELL
VALVE BOX
SHUT OFF VALVE
WATER MAIN
STORM CATCH BASIN (PAVT.)
STORM CATCH BASIN (FIELD)
STORM MANHOLE
STORM SEWER
GAS MAIN
OVHD. UTIL.

BENCHMARKS (NAVD88 DATUM)

BENCHMARK NO. 3 TOP OF HYDRANT AT SOUTHEAST CORNER OF M-24 AND GLANWORTH ST. ELEVATION: 1002.39
BENCHMARK NO. 11 TOP OF HYDRANT ON EAST SIDE M-24, ±150' SOUTH OF HUNTINGTON BANK AT #471. ELEVATION: 997.08



PROPOSED DEVIATION LIST

Table with columns: REQUIREMENT, DEVIATION, and notes. Includes items like 'COMMERCIAL COMPONENT', 'PARKING IN FRONT YARD', 'GB GREENBELT BUFFER', etc.

SITE DATA

Table with columns: SITE AREA, VILLAGE ZONING, TOWNSHIP ZONING, PROPOSED ZONING, SITE DENSITY, TOWNSHIP ZONED (MU), TOWNSHIP ZONED (GB), TOWNSHIP ZONED (R-3), TOTAL RESIDENCES, TOWNHOMES BUILDING. Includes calculations for density and setbacks.

LEGEND

- PROPOSED SIGN
NO PARKING FIRE LANE R8-31
STOP R1-1

Table with columns: DATE, SUBMITTALS/REVISIONS. Shows revision history for the site plan.

EASTPORT VILLAGE

SHEET TITLE

PRELIMINARY SITE PLAN

CLIENT: MOCERI COMPANIES

Table with columns: DRAWN BY, CHECKED BY, DATE. Includes project details like 'PRELIMINARY', 'CONSTRUCTION', 'RECORD' and dates.



UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING OVER AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO. 0361-0078

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SHEET NO.



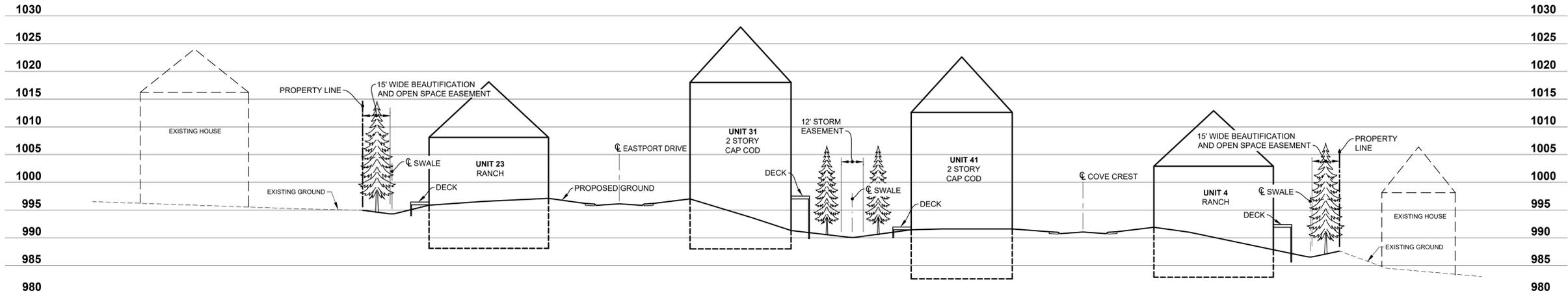
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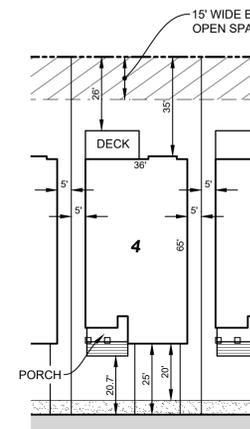
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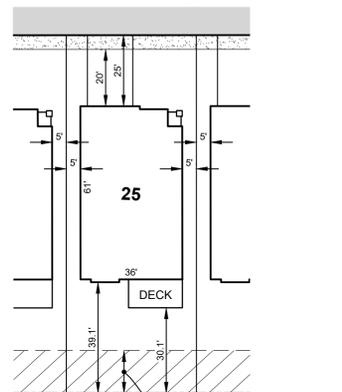
ENGINEERING STRONG COMMUNITIES



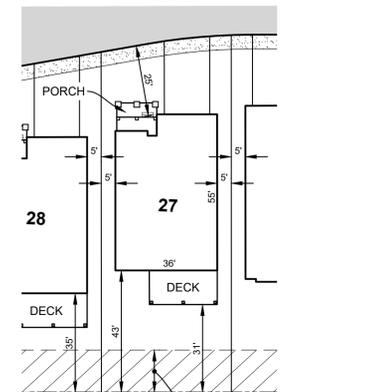
SECTION A-A
SCALE: 1" = 30' HORIZ.
1" = 10' VERT.



TYPICAL COTTAGE PLAN
UNITS 1-7 AND 16-24
SCALE: 1" = 30'



TYPICAL COTTAGE LOFT
UNITS 8-15 AND 25-26
SCALE: 1" = 30'



TYPICAL CAP COD
UNITS 27-45
SCALE: 1" = 30'

7-03-2025	TOWNSHIP COMMENTS
06-07-2025	UPDATE OPEN SPACE
05-13-2025	DEVELOPER UPDATES
04-28-2025	SITE PLAN CONCEPTUAL PLAN SUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

EASTPORT VILLAGE

SHEET TITLE:

UNIT DETAILS

CLIENT:

MOCERI COMPANIES

PRELIMINARY CONSTRUCTION RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	SVP	SEPT 2022

SCALE: AS NOTED



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PROJECT NO.

0361-0078

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SHEET NO.



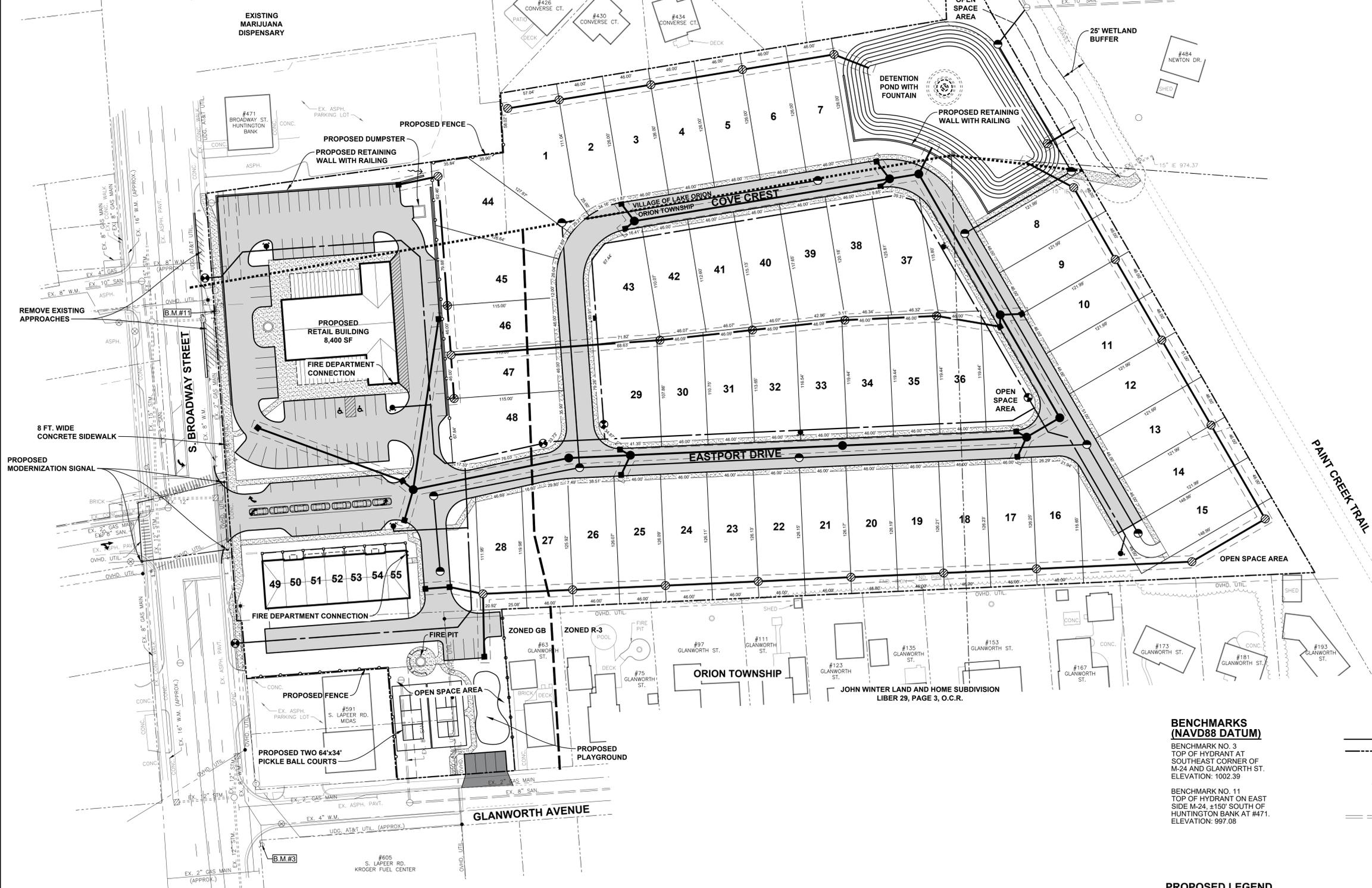
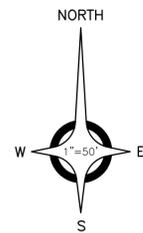
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Shelby Township Michigan 48315 Fax 586 726 8780

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ENGINEERING STRONG COMMUNITIES



BENCHMARKS (NAVD88 DATUM)

BENCHMARK NO. 3
TOP OF HYDRANT AT
SOUTHEAST CORNER OF
M-24 AND GLANWORTH ST.
ELEVATION: 1002.39

BENCHMARK NO. 11
TOP OF HYDRANT ON EAST
SIDE M-24, ±150' SOUTH OF
HUNTINGTON BANK AT #471.
ELEVATION: 997.08

PROPOSED LEGEND

- 8" WATER MAIN
- HYDRANT
- GATE VALVE
- 8" SANITARY SEWER
- SANITARY MANHOLE
- STORM SEWER
- STORM MANHOLE
- STORM CATCH BASINS

LEGEND

- BOUNDARY LINE
- POWER POLE
- * LIGHT POLE
- ⊖ SANITARY MANHOLE
- SANITARY SEWER
- ⊕ HYDRANT
- ⊗ GATE VALVE & WELL
- ⊙ VALVE BOX
- ⊖ SHUT OFF VALVE
- WATER MAIN
- ⊗ STORM CATCH BASIN (PAVT.)
- ⊗ STORM CATCH BASIN (FIELD)
- STORM MANHOLE
- STORM SEWER
- GAS MAIN
- OVHD. UTIL.

7-03-2025	TOWNSHIP COMMENTS
05/13/2025	Developer Updates
04/28/2025	SITE PLAN/CONCEPTUAL PLAN/SUBMITTALS
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

EASTPORT VILLAGE

SHEET TITLE:

PRELIMINARY UTILITY PLAN

CLIENT: MOCERI COMPANIES

<input checked="" type="checkbox"/>	PRELIMINARY	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>	RECORD
DRAWN BY:	CHECKED BY:	DATE:			
JLA	SVP	SEPT 2022			
SCALE: 1" = 50' HORIZ.					
0 25 50 100					



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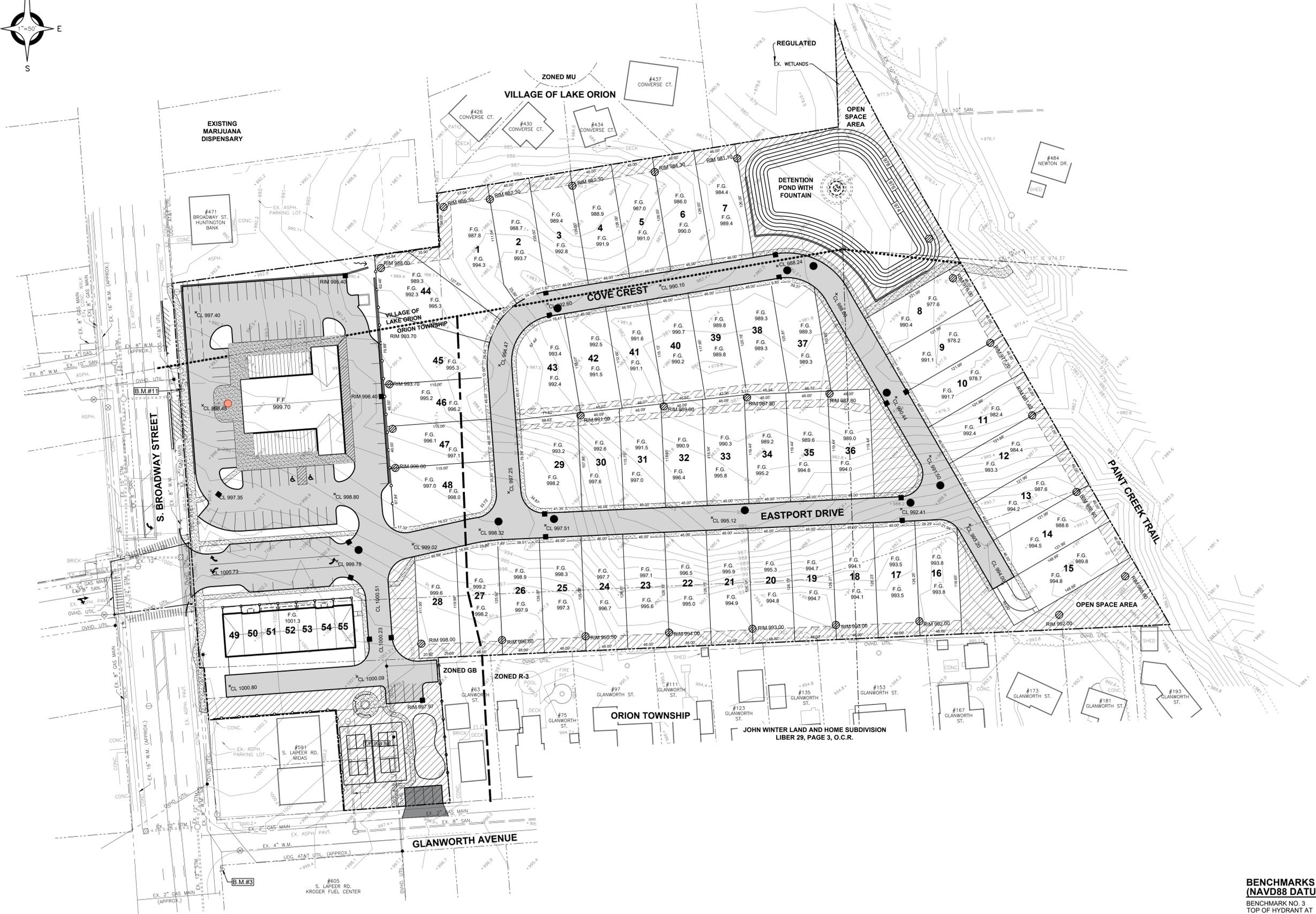
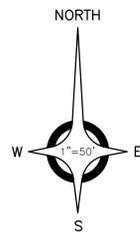
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ENGINEERING STRONG COMMUNITIES



7-03-2025	TOWNSHIP COMMENTS
05/13/2025	Developer Updates
04/26/2025	SITE PLAN CONCEPTUAL PLAN SUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

EASTPORT VILLAGE

SHEET TITLE:

PRELIMINARY GRADING PLAN

CLIENT: MOCERI COMPANIES

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: JLA	CHECKED BY: SVP	DATE: SEPT 2022
SCALE: 1" = 50' HORIZ.		
0 25 50 100		



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SHEET NO.

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M-24 AND GLANWORTH ST.
ELEVATION: 1002.39

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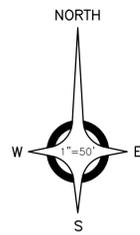
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Shelby Township Fax 586 726 8780
Michigan 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES



SOUTHWEST CORNER OF LOT 59 OF ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY

N 04°09'25" W 89.48' (REC N 03°18' E 89.32')

EXISTING MARIJUANA DISPENSARY

#471 BROADWAY ST. HUNTINGTON BANK

S. BROADWAY STREET

N 04°09'25" W 333.26'

8,400 SF BUILDING

49 50 51 52 53 54 55

S 87°30'47" W 5.00'

N 04°48'44" W 57.40'

#605 S. LAPEER RD. KROGER FUEL CENTER

GLANWORTH AVENUE

S 85°47'57" W 117.50'

VILLAGE OF LAKE ORION

ZONED MU

#426 CONVERSE CT. #430 CONVERSE CT. #434 CONVERSE CT.

#437 CONVERSE CT.

N 02°03'40" W 117.60' (REC N 01°11' W 119.06')

POINT OF BEGINNING

OPEN SPACE AREA

EAST QUARTER CORNER SECTION 11, TOWN 4 NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION AND LAKE ORION TOWNSHIP, OAKLAND COUNTY, MI FOUND REMON CAP LIBER 14960, PAGE 96, O.C.R.

25' WETLAND BUFFER

REGULATED WETLANDS

0.01 Acre Regulated Wetland Fill

N 80°39'22" E 448.64' (REC N 88°35'23" E 448.40')

N 02°03'40" W 134.39'

S 17°09'07" E 43.96'

S 71°08' E 11.00'

S 30°05'23" E 123.55'

N 02°03'40" W 134.39'

S 30°05'23" E 123.55'

7-03-2025	TOWNSHIP COMMENTS
05/13/2025	Developer Updates
04/28/2025	SITE PLAN CONSULTATION PLAN SUBMITTAL
DATE	SUBMITTALS/REVISIONS
PROJECT NAME:	

EASTPORT VILLAGE

SHEET TITLE:

PROPOSED WETLAND FILL

CLIENT: MOCERI COMPANIES

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: JLA	CHECKED BY: SVP	DATE: SEPT 2022
SCALE: 1" = 50' HORIZ.		



UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

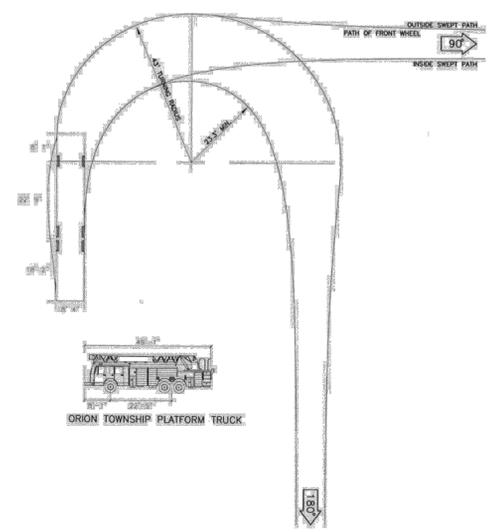
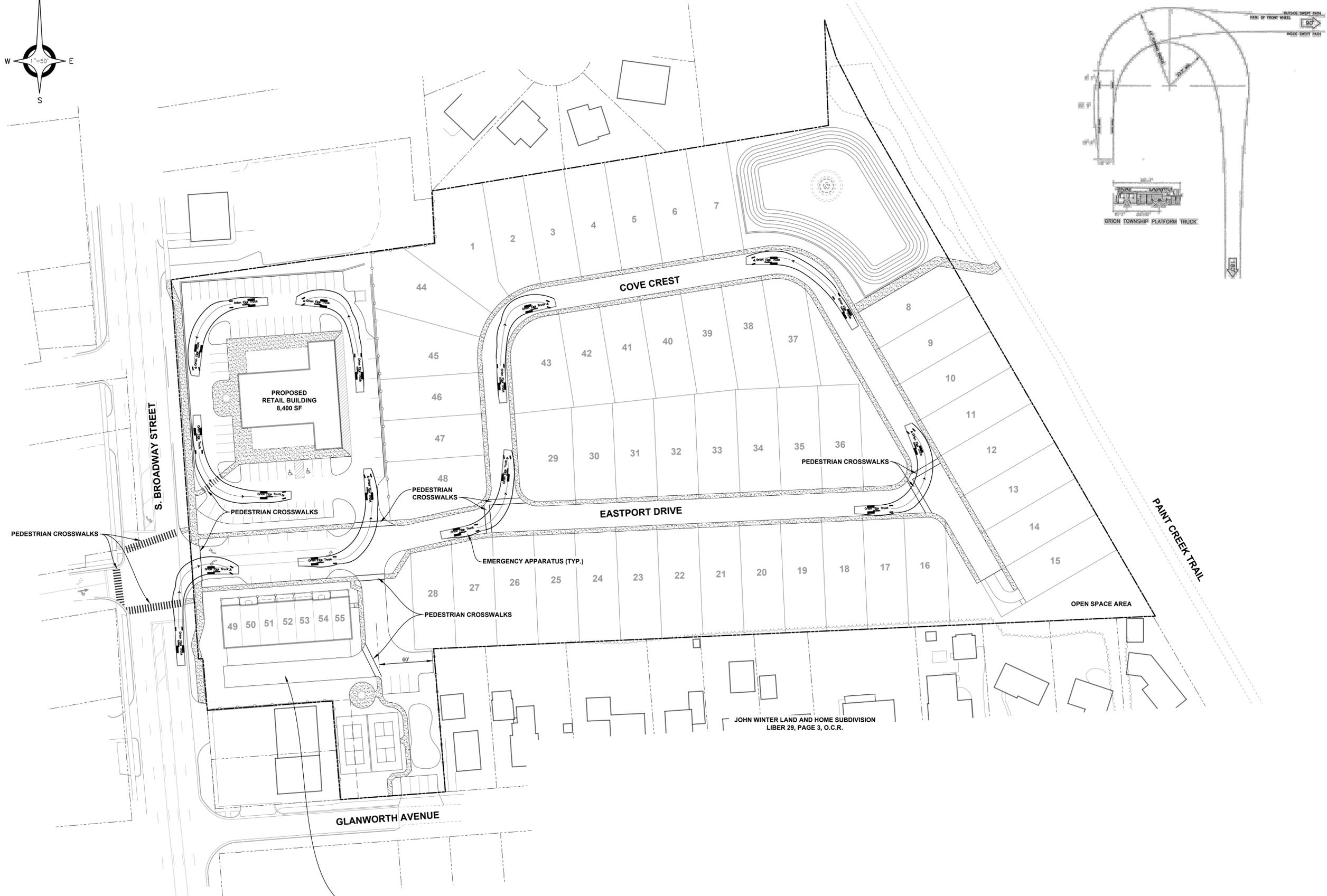
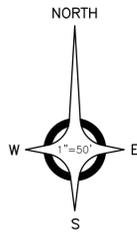
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DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO. 0361-0078

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SHEET NO.



ANDERSON, ECKSTEIN AND WESTRICK, INC.
 CIVIL ENGINEERS SURVEYORS ARCHITECTS
 51301 Schoenherr Road Phone 586 726 1234
 Shelby Township Fax 586 726 8780
 Michigan 48315
 www.aewinc.com
 ENGINEERING STRONG COMMUNITIES

7-03-2025	TOWNSHIP COMMENTS
05/13/2025	Developer Updates
04/28/2025	SITE PLAN CONCEPTUAL PLO PLAN SUBMITTAL
DATE	SUBMITTALS/REVISIONS

EASTPORT VILLAGE

EMERGENCY APPARATUS TURNING RADII & PEDESTRIAN ACCESS

CLIENT: MOCERI COMPANIES

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: JLA	CHECKED BY: SVP	DATE: SEPT 2022
SCALE: 1" = 50' HORIZ.		
0 25 50 100		



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SHEET NO.

NOTE THAT THIS DEAD END ROAD IS NOT IN COMPLIANCE WITH INTERNATIONAL FIRE CODE 503.2.5 AS IT IS IN EXCESS OF 150' WITHOUT AN APPROVED TURNAROUND. TO MITIGATE THIS, AS PERMITTED BY IFC 104.10, AN APPROVED TURNAROUND IS PROVIDED AT THE APPROXIMATE MIDPOINT OF THE STREET AND ALL UNITS IN PROXIMITY WILL BE FIRE SUPPRESSED TO ENSURE LIFE SAFETY AND PROPERTY CONSERVATION.

JOHN WINTER LAND AND HOME SUBDIVISION
 LIBER 29, PAGE 3, O.C.R.

DESCRIPTION

PARCELS 09-11-278-034, 09-11-427-016, 09-11-427-017, 09-11-427-004, 09-11-427-006 AND 09-11-151-045

PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, PART OF LOT 1 AND ALL OF LOT 2 OF SUPERVISOR'S PLAT #10 AS RECORDED IN LIBER 52 OF PLATS, PAGE 18, OAKLAND COUNTY RECORDS, LOTS 57 AND 58 OF ASSESSOR'S REPLAT OF DECKER ADDITION TO THE VILLAGE OF LAKE ORION, AS RECORDED IN LIBER 52 OF PLATS, PAGE 17, OAKLAND COUNTY RECORDS, ALSO, PART OF LOTS 1, THE EAST 60 FEET OF LOTS 2 AND 3 AND ALL OF LOT 116 OF JOHN WINTER LAND AND HOME SUBDIVISION, AS RECORDED IN LIBER 29 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS, ALL BEING A PART OF TOWN 04 NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION AND LAKE ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, THENCE NORTH 02 DEGREES 03 MINUTES 40 SECONDS WEST 134.39 FEET ALONG THE EAST LINE SECTION 11 TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 02 DEGREES 03 MINUTES WEST 117.60 FEET ALONG THE EAST LINE OF SECTION 11 (RECORD NORTH 01 DEGREES 11 MINUTES WEST 119.06 FEET) AND THE EAST LINE OF VILLAGE HOME SITE CONDOMINIUMS, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 1408 AS RECORDED IN LIBER 2457 OF DEEDS, PAGE 810, THENCE SOUTH 17 DEGREES 09 MINUTES 07 SECONDS EAST 43.96 FEET ALONG THE WEST RIGHT OF WAY LINE OF THE M.C.R.R.; THENCE SOUTH 27 DEGREES 19 MINUTES 08 SECONDS EAST 77.40 FEET ALONG THE WEST RIGHT OF WAY LINE OF THE M.C.R.R.; THENCE SOUTH 30 DEGREES 08 MINUTES 23 SECONDS EAST 173.85 FEET ALONG THE WEST RIGHT OF WAY LINE OF THE M.C.R.R. TO THE EAST AND WEST QUARTER LINE OF SECTION 12; THENCE CONTINUING SOUTH 30 DEGREES 08 MINUTES 23 SECONDS EAST 464.79 FEET ALONG THE WEST RIGHT OF WAY LINE OF THE M.C.R.R. TO THE NORTH LINE OF LINE OF JOHN WINTER LAND AND HOME SUBDIVISION, AS RECORDED IN LIBER 29 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS; THENCE SOUTH 87 DEGREES 25 MINUTES 24 SECONDS WEST (RECORDED AS NORTH 87 DEGREES 12 MINUTES WEST) 345.66 FEET ALONG THE NORTH LINE OF JOHN WINTER LAND AND HOME SUBDIVISION TO THE EAST LINE OF SECTION 11; THENCE CONTINUING SOUTH 87 DEGREES 25 MINUTES 24 SECONDS WEST 460.78 FEET ALONG THE NORTH LINE OF JOHN WINTER LAND AND HOME SUBDIVISION (RECORD NORTH 87 DEGREES 12 MINUTES WEST) TO THE NORTHWEST CORNER LOT 116 OF JOHN WINTER LAND AND HOME SUBDIVISION; THENCE SOUTH 04 DEGREES 42 MINUTES 58 SECONDS EAST 159.69 FEET (RECORD 160.65) ALONG THE EAST LINE OF LOT 116 OF JOHN WINTER LAND AND HOME SUBDIVISION TO THE NORTH RIGHT OF WAY LINE OF GLANWORTH AVENUE (60.00 FEET WIDE) (PLATTED AS GRAND VIEW AVENUE); THENCE SOUTH 85 DEGREES 47 MINUTES 17 SECONDS WEST 117.50 FEET ALONG THE NORTH RIGHT OF WAY LINE OF GLANWORTH AVENUE; THENCE NORTH 04 DEGREES 42 MINUTES 00 SECONDS WEST 110.00 FEET TO THE SOUTH LINE OF LOT 1 OF JOHN WINTER LAND AND HOME SUBDIVISION; THENCE SOUTH 85 DEGREES 47 MINUTES 57 SECONDS WEST 140.00 FEET ALONG SOUTH LINE LOT 1 OF JOHN WINTER LAND AND HOME SUBDIVISION; THENCE NORTH 04 DEGREES 42 MINUTES 00 SECONDS WEST 110.00 FEET TO THE SOUTH LINE OF LOT 1 OF JOHN WINTER LAND AND HOME SUBDIVISION; THENCE SOUTH 87 DEGREES 30 MINUTES 47 SECONDS WEST 5.00 FEET TO THE EAST RIGHT OF WAY LINE OF M-24 (HALF WIDTH 29 FEET); THENCE NORTH 04 DEGREES 09 MINUTES 25 SECONDS WEST 333.26 FEET ALONG THE EAST RIGHT OF WAY OF M-24 (HALF WIDTH 29 FEET) TO THE EAST AND WEST QUARTER LINE OF SECTION 11; THENCE CONTINUING NORTH 04 DEGREES 09 MINUTES 25 SECONDS WEST 89.48 FEET (RECORD NORTH 03 DEGREES 18 MINUTES EAST 89.32 FEET) TO THE SOUTHWEST CORNER OF LOT 59 OF ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY, RECORDED IN LIBER 52 PAGE 17; THENCE NORTH 82 DEGREES 06 MINUTES 07 SECONDS EAST 296.88 FEET (RECORDED AS 295.59 FEET) ALONG THE SOUTH LINE OF LOT 59 OF ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY; THENCE NORTH 02 DEGREES 52 MINUTES 01 SECONDS WEST 58.02 FEET (RECORDED AS 58.62 FEET) ALONG THE EAST LINES OF LOTS 59 AND 60 OF ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY TO THE SOUTH LINE OF VILLAGE HOME SITE CONDOMINIUMS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 1408, AS RECORDED IN LIBER 2457 OF DEEDS, PAGE 810, OAKLAND COUNTY RECORDS; THENCE NORTH 80 DEGREES 39 MINUTES 22 SECONDS EAST 448.64 FEET (RECORD NORTH 88 DEGREES 35 MINUTES 23 SECONDS EAST 448.40 FEET) ALONG THE SOUTH LINE OF VILLAGE HOME SITE CONDOMINIUMS TO THE POINT OF BEGINNING, CONTAINING 11.54 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.



SITE DATA

SITE AREA = 11.68 ACRES	MU - MIXED USE (2.32 AC.)
VILLAGE ZONING	18 MULTIFAMILY UNITS PROVIDED (7.8 UNITS/AC) OFFICE SPACE PROVIDED - 1,600 SF
TOWNSHIP MASTER PLAN	GENERAL OFFICE (7.0 AC) OFFICE SPACE PROVIDED - 119,400 SF
	SINGLE FAMILY HIGH DENSITY (2.36 AC) 12 - 40' SINGLE FAMILY UNITS PROVIDED (5 UNITS/AC)
PAVEMENT SHOWN IS 27 FEET WIDE FROM BACK OF CURB	
PARKING REQUIREMENT	
RESIDENTIAL	PARKING REQUIRED 2 SPACES PER UNIT PROVIDED WITHIN GARAGE
OFFICE	PARKING REQUIRED: 2 SPACES FOR EVERY 500 SF GROSS FLOOR AREA 121,000 GROSS FLOOR AREA / 500 = 242 SPACES PROVIDED: 288 SPACES

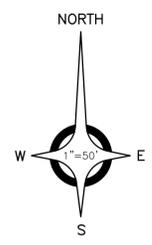
LEGEND

- BOUNDARY LINE
- POWER POLE
- * LIGHT POLE
- ⊕ SANITARY MANHOLE
- SANITARY SEWER
- ⊕ HYDRANT
- ⊗ GATE VALVE & WELL
- ⊕ VALVE BOX
- ⊕ SHUT OFF VALVE
- WATER MAIN
- ⊗ STORM CATCH BASIN (PAVT.)
- ⊗ STORM CATCH BASIN (FIELD)
- STORM MANHOLE
- STORM SEWER
- GAS MAIN
- OVHD. UTIL.

BENCHMARKS (NAVD88 DATUM)

BENCHMARK NO. 3
TOP OF HYDRANT AT
SOUTHEAST CORNER OF
M-24 AND GLANWORTH ST.
ELEVATION: 1002.39

BENCHMARK NO. 11
TOP OF HYDRANT ON EAST
SIDE M-24, 4150' SOUTH OF
HUNTINGTON BANK AT #471.
ELEVATION: 997.08



SOUTHWEST CORNER OF LOT 59 OF ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY

N 04°09'25" W 89.48'
(REC N 03°18' E 89.32')

N 02°52'01" W 58.02'
(REC 58.62')

N 82°06'07" E 296.88'
(REC 295.59')

N 04°09'25" W 333.26'
(REC N 04°09'25" W 333.26')

S 87°30'47" W 5.00'

N 04°48'44" W 57.40'

S 85°47'57" W 140.00'

N 04°42'00" W 110.00'

S 04°42'58" E 159.69'
(REC 160.65')

S 87°25'24" W 460.78'
(REC N 87°12' W)

S 87°25'24" W 345.66'
(REC N 87°12' W)

S 85°47'57" W 117.60'

N 02°03'40" W 117.60'
(REC N 01°11' W 119.06')

N 80°39'22" E 448.64'
(REC N 88°35'23" E 448.40')

N 02°03'40" W 134.39'

S 30°02'23" E 133.95'

S 30°08'23" E 464.79'

S 87°09'07" E 43.96'

EXISTING MARIJUANA DISPENSARY

OFFICE BUILDING 1,600 SF

OFFICE BUILDING 6,600 SF

OFFICE BUILDING 3,200 SF

EXISTING MARIJUANA DISPENSARY

OFFICE BUILDING 1,600 SF

OFFICE BUILDING 6,600 SF

OFFICE BUILDING 3,200 SF

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OFFICE BUILDING 1,600 SF

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OFFICE BUILDING 1,600 SF

OFFICE BUILDING 6,600 SF

OFFICE BUILDING 3,200 SF

OFFICE BUILDING 6,600 SF

DESCRIPTION AS SURVEYED

PARCELS 09-11-278-034, 09-11-427-016, 09-11-427-017, 09-11-427-004, 09-11-427-006 AND 09-11-151-045

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SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

CENTER POST SECTION 12, TOWN 4 NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION AND LAKE ORION TOWNSHIP, OAKLAND COUNTY, MI FOUND REMON CAP, LIBER 36875, PAGE 231 O.C.R.

NORTHEAST CORNER SECTION 11, TOWN 4 NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION AND LAKE ORION TOWNSHIP, OAKLAND COUNTY, MI FOUND REMON CAP, LIBER 14960, PAGE 96 O.C.R.

EAST QUARTER CORNER SECTION 11, TOWN 4 NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION AND LAKE ORION TOWNSHIP, OAKLAND COUNTY, MI FOUND REMON CAP, LIBER 14960, PAGE 96, O.C.R.

PARCELS 09-11-278-034, 09-11-427-016, 09-11-427-017, 09-11-427-004, 09-11-427-006 AND 09-11-151-045 JACOBSEN'S SITE 11.53 AC.

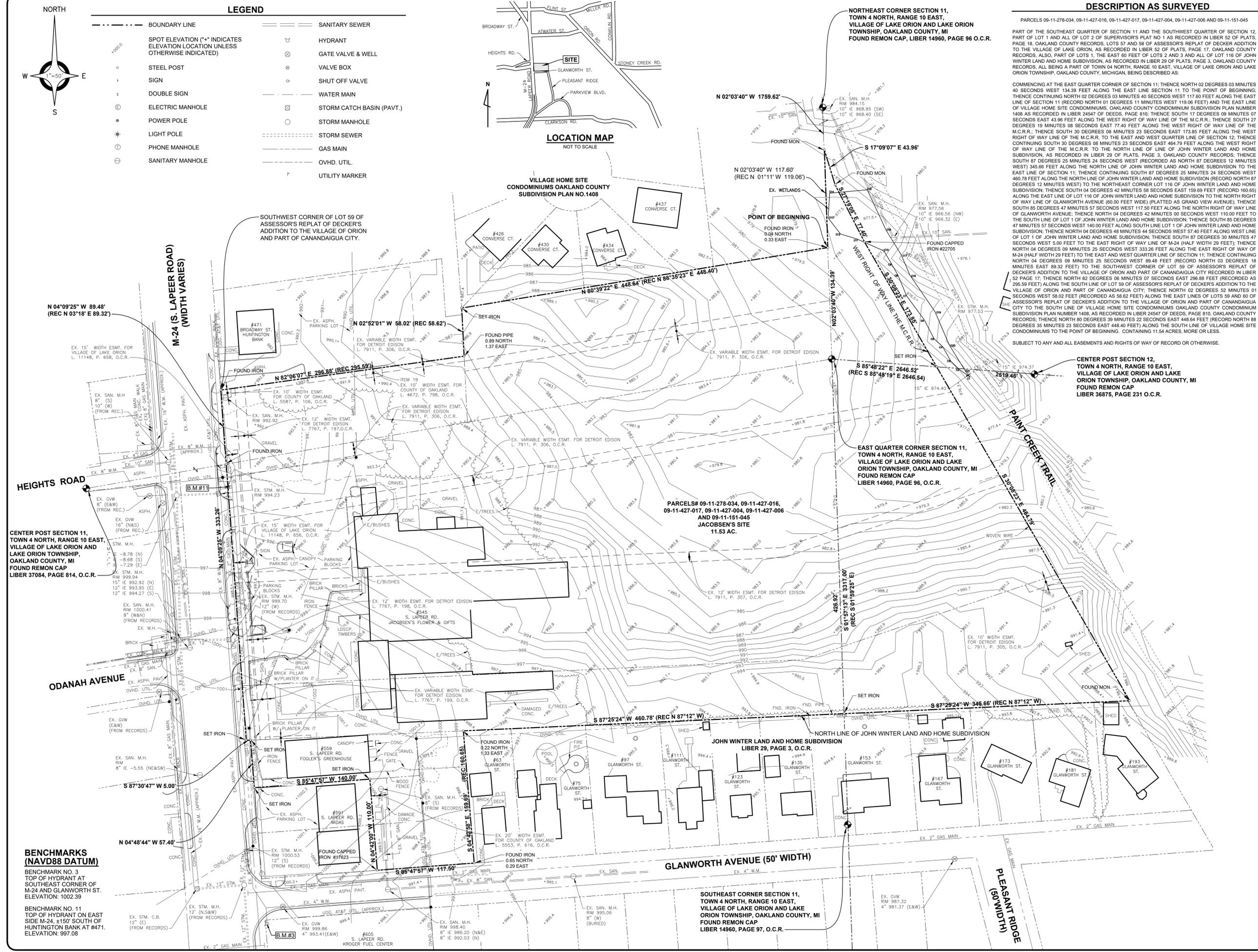
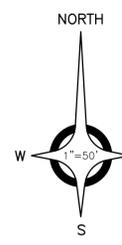
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LOCATION MAP NOT TO SCALE

VILLAGE HOME SITE CONDOMINIUMS OAKLAND COUNTY SUBDIVISION PLAN NO.1408

SOUTHWEST CORNER OF LOT 59 OF ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY.

- LEGEND: BOUNDARY LINE, SPOT ELEVATION, STEEL POST, SIGN, DOUBLE SIGN, ELECTRIC MANHOLE, POWER POLE, LIGHT POLE, PHONE MANHOLE, SANITARY MANHOLE, SANITARY SEWER, HYDRANT, GATE VALVE & WELL, VALVE BOX, SHUT OFF VALVE, WATER MAIN, STORM CATCH BASIN (PAVT.), STORM MANHOLE, GAS MAIN, OVHD. UTIL., UTILITY MARKER



ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS 51301 Schoenherr Road Phone 586 726 1234 Shelby Township Michigan 48315 Fax 586 726 8780

www.aewinc.com ENGINEERING STRONG COMMUNITIES

DATE: 04/28/2025 SITE PLAN/CONCEPTUAL PLAN/SUBMITTAL

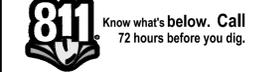
PROJECT NAME: EASTPORT VILLAGE

EASTPORT VILLAGE

TOPOGRAPHICAL SURVEY

CIENT: MOCERI COMPANIES

Table with columns for PRELIMINARY, CONSTRUCTION, RECORD, DRAWN BY, CHECKED BY, DATE, SCALE. Includes a graphic scale bar from 0 to 100 feet.



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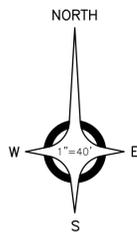
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PROJECT NO. 0361-0078

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SHEET NO. 9



LOCATION MAP
NOT TO SCALE



ANDERSON, ECKSTEIN AND WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234
Shelby Township Fax 586 726 8780
Michigan 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES



7-03-2025	TOWNSHIP COMMENTS
05/13/2025	Supplement Site Plan Package
DATE	SUBMITTALS/REVISIONS
PROJECT NAME:	

EASTPORT VILLAGE

SHEET TITLE:

TREE SURVEY

CLIENT: MOCERI COMPANIES

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: RO	CHECKED BY: SVP	DATE: MARCH 2025
SCALE: 1" = 40'		



UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY. AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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PROJECT NO. 0361-0078

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10 Tree Survey-7/15/2025 1:56:33 PM

SHEET NO.



ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234
Shelby Township Michigan 48315 Fax 586 726 8780

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

Table with columns: Tag, Scientific Name, Common Name, Diameter at Breast Height (Trunk 1, Trunk 2, Trunk 3), Landmark, Condition, Status, Regulated Replacements, Landmark DBH Replacement, Offsite. Contains tree inventory data for tags 1-140.

Table with columns: Tag, Scientific Name, Common Name, Diameter at Breast Height (Trunk 1, Trunk 2, Trunk 3), Landmark, Condition, Status, Regulated Replacements, Landmark DBH Replacement, Offsite. Contains tree inventory data for tags 141-280.

Table with columns: Tag, Scientific Name, Common Name, Diameter at Breast Height (Trunk 1, Trunk 2, Trunk 3), Landmark, Condition, Status, Regulated Replacements, Landmark DBH Replacement, Offsite. Contains tree inventory data for tags 281-420.

Table with columns: Tag, Scientific Name, Common Name, Diameter at Breast Height (Trunk 1, Trunk 2, Trunk 3), Landmark, Condition, Status, Regulated Replacements, Landmark DBH Replacement, Offsite. Contains tree inventory data for tags 421-560.

7-03-2025 TOWNSHIP COMMENTS
DATE SUBMITTALS/REVISIONS

PROJECT NAME:

EASTPORT VILLAGE

SHEET TITLE:

TREE LIST

CLIENT:

MOCERI COMPANIES

PRELIMINARY CONSTRUCTION RECORD

DRAWN BY: CHECKED BY: DATE:
SVP MARCH 2025

SCALE:

NONE



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PROJECT NO.

0361-0078

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11 Tree List-7/15/2025 1:58:10 PM

SHEET NO.

LEGEND



REMOVED TREE



ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

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Shelby Township Fax 586 726 8780
Michigan 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

Table with columns: Tag, Scientific Name, Common Name, Diameter at Breast Height (Trunk 1, 2, 3), Landmark, Condition, Status, Regulated Replacements, Landmark DBH Replacement, Offsite. Contains tree inventory data for the first section.

Table with columns: Tag, Scientific Name, Common Name, Diameter at Breast Height (Trunk 1, 2, 3), Landmark, Condition, Status, Regulated Replacements, Landmark DBH Replacement, Offsite. Contains tree inventory data for the second section.

Table with columns: Tag, Scientific Name, Common Name, Diameter at Breast Height (Trunk 1, 2, 3), Landmark, Condition, Status, Regulated Replacements, Landmark DBH Replacement, Offsite. Contains tree inventory data for the third section.

Table with columns: Tag, Scientific Name, Common Name, Diameter at Breast Height (Trunk 1, 2, 3), Landmark, Condition, Status, Regulated Replacements, Landmark DBH Replacement, Offsite. Contains tree inventory data for the fourth section.

Table with columns: Tag, Scientific Name, Common Name, Diameter at Breast Height (Trunk 1, 2, 3), Landmark, Condition, Status, Regulated Replacements, Landmark DBH Replacement, Offsite. Contains tree inventory data for the fifth section.

Table with columns: Tag, Scientific Name, Common Name, Diameter at Breast Height (Trunk 1, 2, 3), Landmark, Condition, Status, Regulated Replacements, Landmark DBH Replacement, Offsite. Contains tree inventory data for the sixth section.

7-03-2025 TOWNSHIP COMMENTS
DATE SUBMITTALS/REVISIONS

PROJECT NAME: EASTPORT VILLAGE

SHEET TITLE: TREE LIST

CLIENT: MOCERI COMPANIES

PRELIMINARY CONSTRUCTION RECORD
DRAWN BY: CHECKED BY: DATE:
SVP MARCH 2025

SCALE: NONE

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING UTILITIES ONLY...

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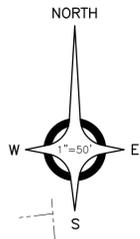
PROJECT NO. 0361-0078

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12 Tree List-7/15/2025 1:20:03 PM

SHEET NO. 12

LEGEND
REMOVED TREE

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GENERAL LANDSCAPE NOTES:

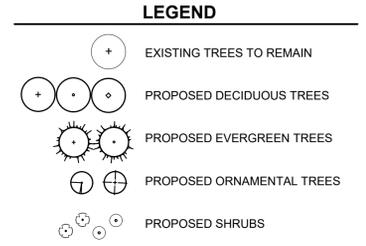
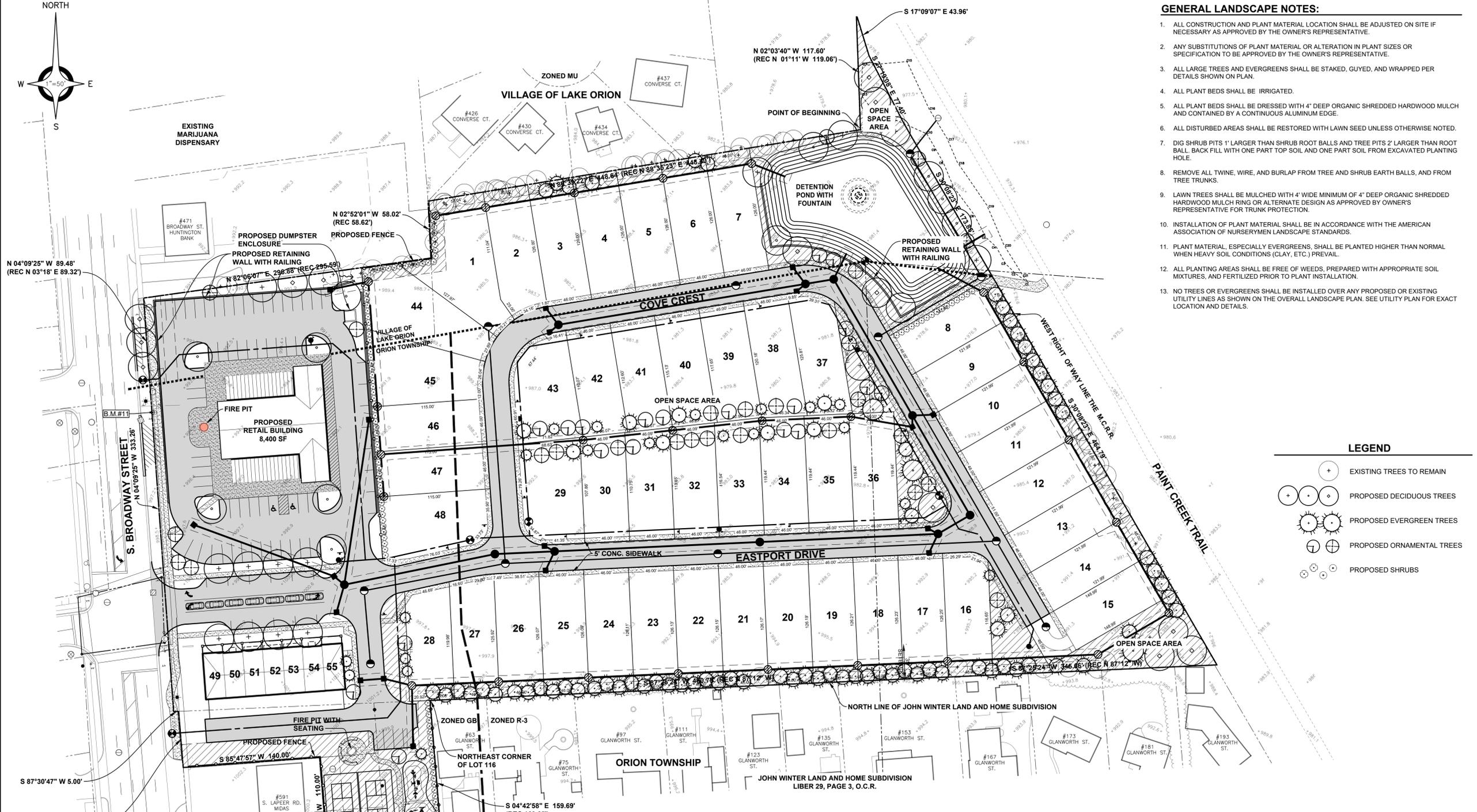
1. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION SHALL BE ADJUSTED ON SITE IF NECESSARY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
2. ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATION TO BE APPROVED BY THE OWNER'S REPRESENTATIVE.
3. ALL LARGE TREES AND EVERGREENS SHALL BE STAKED, GUYED, AND WRAPPED PER DETAILS SHOWN ON PLAN.
4. ALL PLANT BEDS SHALL BE IRRIGATED.
5. ALL PLANT BEDS SHALL BE DRESSED WITH 4" DEEP ORGANIC SHREDDED HARDWOOD MULCH AND CONTAINED BY A CONTINUOUS ALUMINUM EDGE.
6. ALL DISTURBED AREAS SHALL BE RESTORED WITH LAWN SEED UNLESS OTHERWISE NOTED.
7. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
8. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
9. LAWN TREES SHALL BE MULCHED WITH 4" WIDE MINIMUM OF 4" DEEP ORGANIC SHREDDED HARDWOOD MULCH RING OR ALTERNATE DESIGN AS APPROVED BY OWNER'S REPRESENTATIVE FOR TRUNK PROTECTION.
10. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
11. PLANT MATERIAL, ESPECIALLY EVERGREENS, SHALL BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
12. ALL PLANTING AREAS SHALL BE FREE OF WEEDS, PREPARED WITH APPROPRIATE SOIL MIXTURES, AND FERTILIZED PRIOR TO PLANT INSTALLATION.
13. NO TREES OR EVERGREENS SHALL BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE UTILITY PLAN FOR EXACT LOCATION AND DETAILS.



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 Shelby Township Fax 586 726 8780
 Michigan 48315

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05/13/2015 Add Street Trees
 04/20/25 SITE PLAN/CONCEPTUAL PUD PLAN/SUBMITTAL
 DATE SUBMITTALS/REVISIONS

PROJECT NAME:

EASTPORT VILLAGE

SHEET TITLE:

LANDSCAPING PLAN OVERALL

CLIENT: MOCERI COMPANIES

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: RAH	CHECKED BY: CKS	DATE: MAY 2025
SCALE: 1" = 50' HORIZ.		



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PROJECT NO. 0361-0078

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 L1_Landscaping-7/14/2025 11:27:14 AM

SHEET NO.

L1

LANDSCAPE CALCULATIONS:

M-24 BUFFER STRIP LANDSCAPING - VILLAGE OF LAKE ORION
 4-FT BUFFER AREA REQUIRED BETWEEN PARKING LOT AND SETBACK LINE, AND 36 INCH MASONRY SCREENING WALL, AND 1 DECIDUOUS TREE / 40 FT OF ROAD FRONTAGE REQUIRED
 89 FT OF FRONTAGE / 40 FT = 2.23 DECIDUOUS TREES REQUIRED
 3 DECIDUOUS TREES PROVIDED

PROTECTIVE SCREENING BETWEEN RESIDENTIAL & NONRESIDENTIAL - VILLAGE OF LAKE ORION
 6-FT WIDE GREENBELT WITH UPRIGHT EVERGREEN SHRUBS REQUIRED
 6-FT WIDE GREENBELT WITH UPRIGHT EVERGREEN SHRUBS PROVIDED

PARKING LOT LANDSCAPING - VILLAGE OF LAKE ORION
 5% > OF VEHICLE USE AREA FOR PARKING LOTS WITH 20+ PARKING SPACES (29 PARKING SPACES PROVIDED)
 VEHICLE USE AREA = 12,512 SFT
 5% OF VEHICLE USE AREA = 625.6 SFT LANDSCAPE AREA REQUIRED
 626 SFT LANDSCAPE AREA PROVIDED

1 TREE / 150 SFT OF LANDSCAPE AREA
 626 SFT LANDSCAPE AREA / 150 SFT = 4.1 TREES REQUIRED
 5 TREES PROVIDED

PERIMETER PARKING LOT LANDSCAPING
 1 DECIDUOUS SHADE TREE / 30 FT

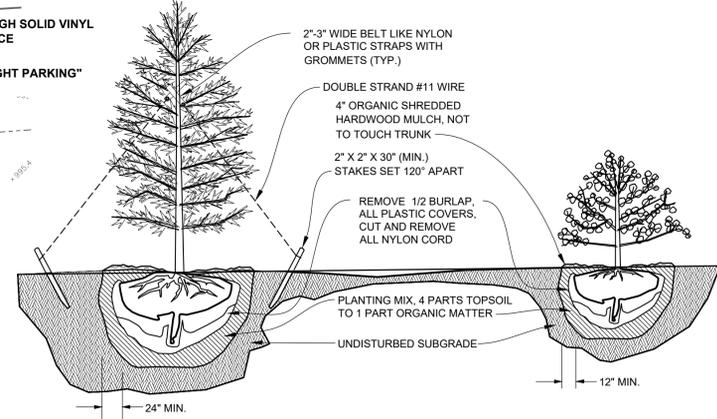
DETENTION POND - VILLAGE OF LAKE ORION
 1 TREE / 50 FT OF POND PERIMETER, AND 1 ORNAMENTAL TREE / 75 FT OF POND PERIMETER
 583 FT OF POND PERIMETER / 50 FT = 11.6 TREES REQUIRED
 7.7 ORNAMENTAL TREES REQUIRED
 12 TREES PROVIDED
 8 ORNAMENTAL TREES PROVIDED

OPEN SPACE - ORION TOWNSHIP
 1 TREE / 3,000 SFT OF OPEN-SPACE AREA (MIXTURE OF EVERGREEN AND DECIDUOUS)
 24,136 SFT / 3,000 SFT = 8 TREES REQUIRED
 8 TREES PROVIDED

PARKING LOT LANDSCAPING ADJACENT TO ROADS - ORION TOWNSHIP
 1 TREE / 30 FT OF ROAD FRONTAGE
 256 FT OF FRONTAGE / 30 FT = 8.53 TREES REQUIRED
 9 TREES PROVIDED

INTERIOR PARKING LOT LANDSCAPING - ORION TOWNSHIP
 20 SFT OF INTERIOR LANDSCAPING / 1 PARKING SPACE REQUIRED
 48 PARKING SPACES X 20 SFT = 960 SFT REQUIRED
 960 SFT PROVIDED

1 TREE / 200 SFT OF INTERIOR LANDSCAPING REQUIRED
 960 SFT / 200 SFT = 4.8 TREES REQUIRED
 5 TREES PROVIDED



TREE PLANTING DETAIL
 NO SCALE

SHRUB PLANTING DETAIL
 NO SCALE

Pickleball Courts, playground, fire pit and community park are for public use and will be maintained by the Eastport HOA

"NO OVERNIGHT PARKING" SIGN

ZONED GB ZONED R-3

NORTHEAST CORNER OF LOT 116

S 04°42'58" E 159.69' (REC 160.65')

6' HIGH SOLID VINYL FENCE

S 85°47'57" W 117.50'

GLANWORTH AVENUE

#605 S. LAPEER RD. KROGER FUEL CENTER

#591 S. LAPEER RD. MIDAS

S 85°47'57" W 140.00'

FIRE PIT WITH SEATING

PROPOSED FENCE

PROPOSED RETAIL BUILDING 8,400 SF

PROPOSED DUMPSTER ENCLOSURE

PROPOSED FENCE

N 02°52'01" W 58.02' (REC 58.62')

N 82°06'07" E 296.88' (REC 296.59')

N 04°09'25" W 89.48' (REC N 03°18' E 89.32')

N 04°09'25" W 333.26'

S. BROADWAY STREET

#471 BROADWAY ST. HUNTINGTON BANK

#426 CONVERSE CT.

#430 CONVERSE CT.

#434 CONVERSE CT.

#437 CONVERSE CT.

VILLAGE OF LAKE ORION

ZONED MU

POINT OF BEGINNING

S 17°09'07" E 43.96'

N 02°03'40" W 117.60' (REC N 01°11' W 119.06')

OPEN SPACE AREA

DETENTION POND WITH FOUNTAIN

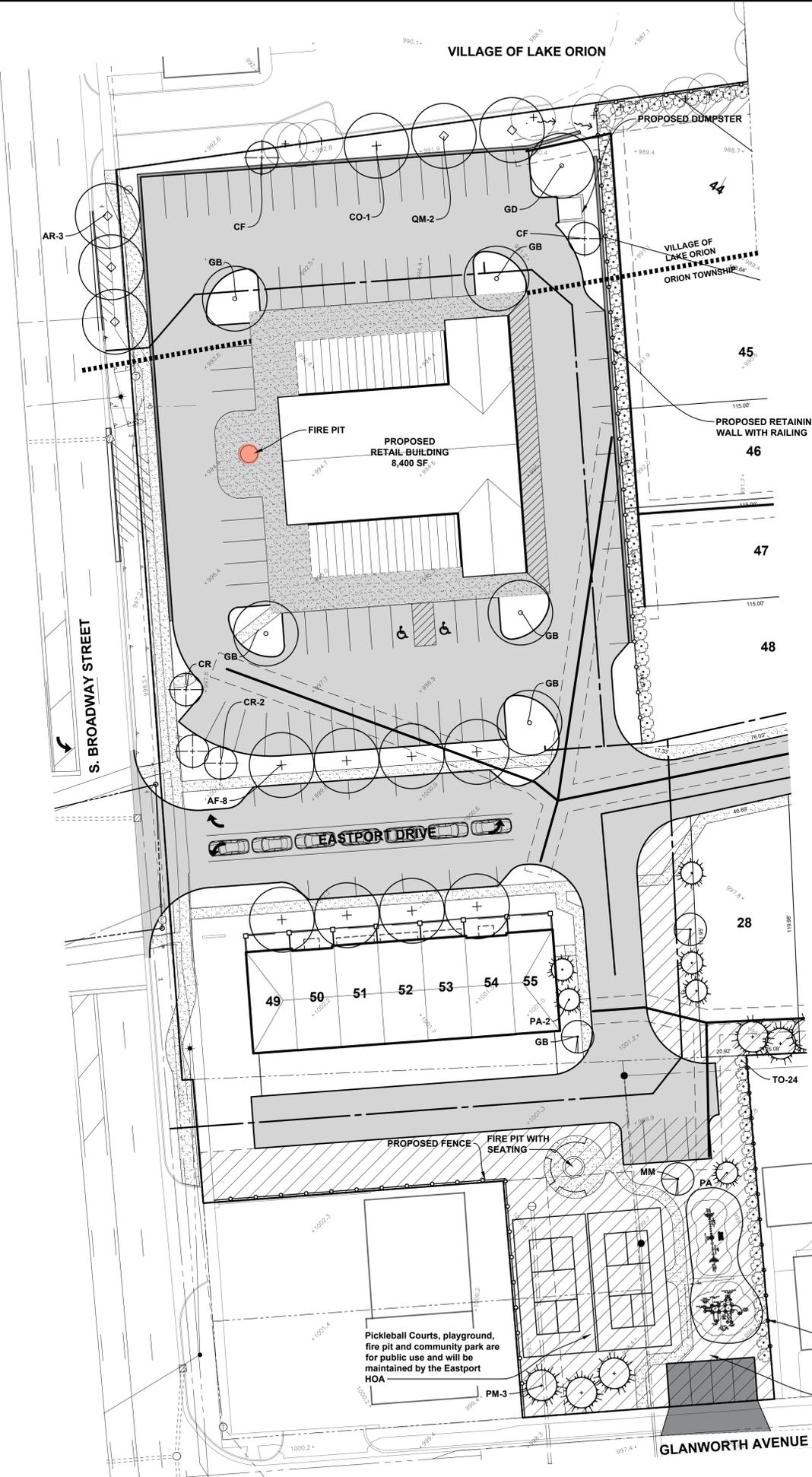
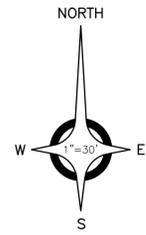
PROPOSED RETAINING WALL WITH RAILING

WEST RIGHT OF WAY LINE THE M.C.R.R.

S 30°09'25" E 264.19'

PAINT CREEK TRAIL

OPEN SPACE AREA



PLANT MATERIAL SCHEDULE:

Qty.	Key	Scientific Name	Common Name	Size	Spacing	Comments
DECIDUOUS SHADE TREES						
8	AF	<i>Acer freemanii</i>	Freeman's Maple	2.5" cal.		Match
3	AF	<i>Acer rubrum</i>	Red Maple	2.5" cal.		Match
1	CO	<i>Celtis occidentalis</i>	Hackberry	2.5" cal.		Match
6	GB	<i>Ginkgo biloba</i>	Ginkgo	1.5" cal.		Match
1	GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2.5" cal.		Match
-	NS	<i>Nyssa sylvatica</i>	Black Gum	2.5" cal.		Match
2	QM	<i>Quercus macrocarpa</i>	Bur Oak	2.5" cal.		Match
EVERGREEN TREES						
-	CL	<i>Cupressus leylandii</i>	Leyland Cypress	6-ft B&B		Match
3	PA	<i>Picea abies</i>	Norway Spruce	6-ft B&B		Match
3	PM	<i>Pseudotsuga menziesii</i>	Douglas Fir	6-ft B&B		Match
-	PS	<i>Pinus strobus</i>	White Pine	6-ft B&B		Match
-	TC	<i>Tsuga canadensis</i>	Eastern Hemlock	6-ft B&B		Match
ORNAMENTAL TREES						
-	AA	<i>Amelanchier arborea</i>	Juneberry	6-ft B&B		Match Multi-Stem
-	AL	<i>Amelanchier laevis</i>	Smooth Shadbush	1.5" cal.		Match
3	CF	<i>Cornus florida</i>	Flowering Dogwood	1.5" cal.		Match
3	CR	<i>Cornus 'rutigan'</i>	Stellar Pink Dogwood	1.5" cal.		Match Multi-Stem
1	MM	<i>Malus</i>	Crab Apple	1.5" cal.		Match
SHRUBS, PERENNIALS & GRASSES						
24	TO	<i>Thuja occidentalis</i>	Arborvitae	6-ft B&B	36" O.C.	

LEGEND

- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED SHRUBS

6' HIGH SOLID VINYL FENCE



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 Shelby Township Michigan 48315 Fax 586 726 8780
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 ENGINEERING STRONG COMMUNITIES

05/13/2025 04/20/25	Add Street Trees SITE PLAN CONCEPTUAL PUD PLAN SUBMITTAL
DATE	SUBMITTALS/REVISIONS
PROJECT NAME:	

EASTPORT VILLAGE

SHEET TITLE:

LANDSCAPING PLAN WEST SIDE

CLIENT: MOCERI COMPANIES

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: RAH	CHECKED BY: CKS	DATE: MAY 2025
SCALE: 1" = 30' HORIZ.		
0 15 30 60		



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PROJECT NO. 0361-0078

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 L2_Landscape West-7/14/2025 11:27:44 AM

SHEET NO.

L2



ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

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Shelby Township Michigan 48315 Fax 586 726 8780

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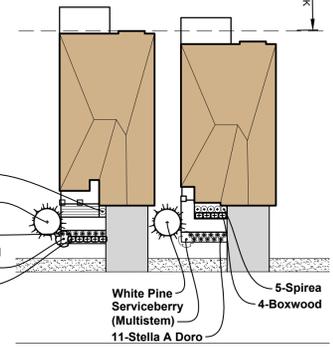
ENGINEERING STRONG COMMUNITIES

PLANT MATERIAL SCHEDULE:

Qty.	Key Scientific Name	Common Name	Size	Spacing	Comments
DECIDUOUS SHADE TREES					
-	AF	<i>Acer freemanii</i>	Freeman's Maple	2.5' cal	Match
4	AR	<i>Acer rubrum</i>	Red Maple	2.5' cal	Match
2	CO	<i>Celtis occidentalis</i>	Hackberry	2.5' cal	Match
-	GB	<i>Princeton sentry</i>	Prince Sentry Ginkgo	2.5' cal	Match
4	GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2.5' cal	Match
7	NS	<i>Nyssa sylvatica</i>	Black Gum	2.5' cal	Match
2	QM	<i>Quercus macrocarpa</i>	Bur Oak	2.5' cal	Match
EVERGREEN TREES					
22	CL	<i>Cupressus leylandii</i>	Leyland Cypress	6-ft B&B	Match
25	PA	<i>Picea abies</i>	Norway Spruce	6-ft B&B	Match
22	PM	<i>Pseudotsuga menziesii</i>	Douglas Fir	6-ft B&B	Match
6	PS	<i>Pinus strobus</i>	White Pine	6-ft B&B	Match
26	TC	<i>Tsuga canadensis</i>	Eastern Hemlock	6-ft B&B	Match
-	TD	<i>Taxodium distichum</i>	Green Whisper Baldcypress	6-ft B&B	Match
ORNAMENTAL TREES					
6	AA	<i>Amelanchier arborea</i>	Juneberry	6-ft B&B	Match Multi-Stem
4	AL	<i>Amelanchier laevis</i>	Smooth Shadbush	1.5' cal.	Match
10	CF	<i>Cornus florida</i>	Flowering Dogwood	1.5' cal.	Match Multi-Stem
8	CR	<i>Cornus 'Rutgan'</i>	Stellar Pink Dogwood	1.5' cal.	Match
11	MM	<i>Malus</i>	Crab Apple	1.5' cal.	Match
SHRUBS, PERENNIALS & GRASSES					
76	TO	<i>Thuja occidentalis</i>	Arborvitae	6-ft B&B	36" O.C.

LEGEND

- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED SHRUBS



05/13/2025	Add Street Trees
04/20/2025	SITE PLAN/CONCEPTUAL PLAN/SUBMITTAL
DATE	SUBMITTALS/REVISIONS
PROJECT NAME:	

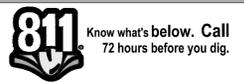
EASTPORT VILLAGE

SHEET TITLE:

LANDSCAPING PLAN EAST SIDE

CLIENT: MOCERI COMPANIES

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: RAH	CHECKED BY: CKS	DATE: MAY 2025
SCALE: 1" = 30' HORIZ.		



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PROJECT NO. 0361-0078

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SHEET NO.

L3