

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

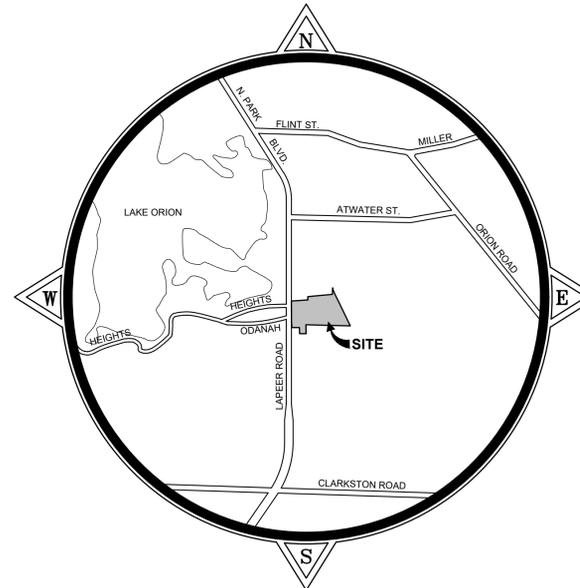
LEGAL DESCRIPTION

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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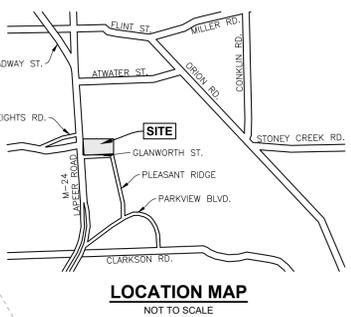
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LOCATION MAP NOT TO SCALE

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

PROJECT NAME:

EASTPORT VILLAGE

SHEET TITLE:

PRELIMINARY SITE 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.				



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.

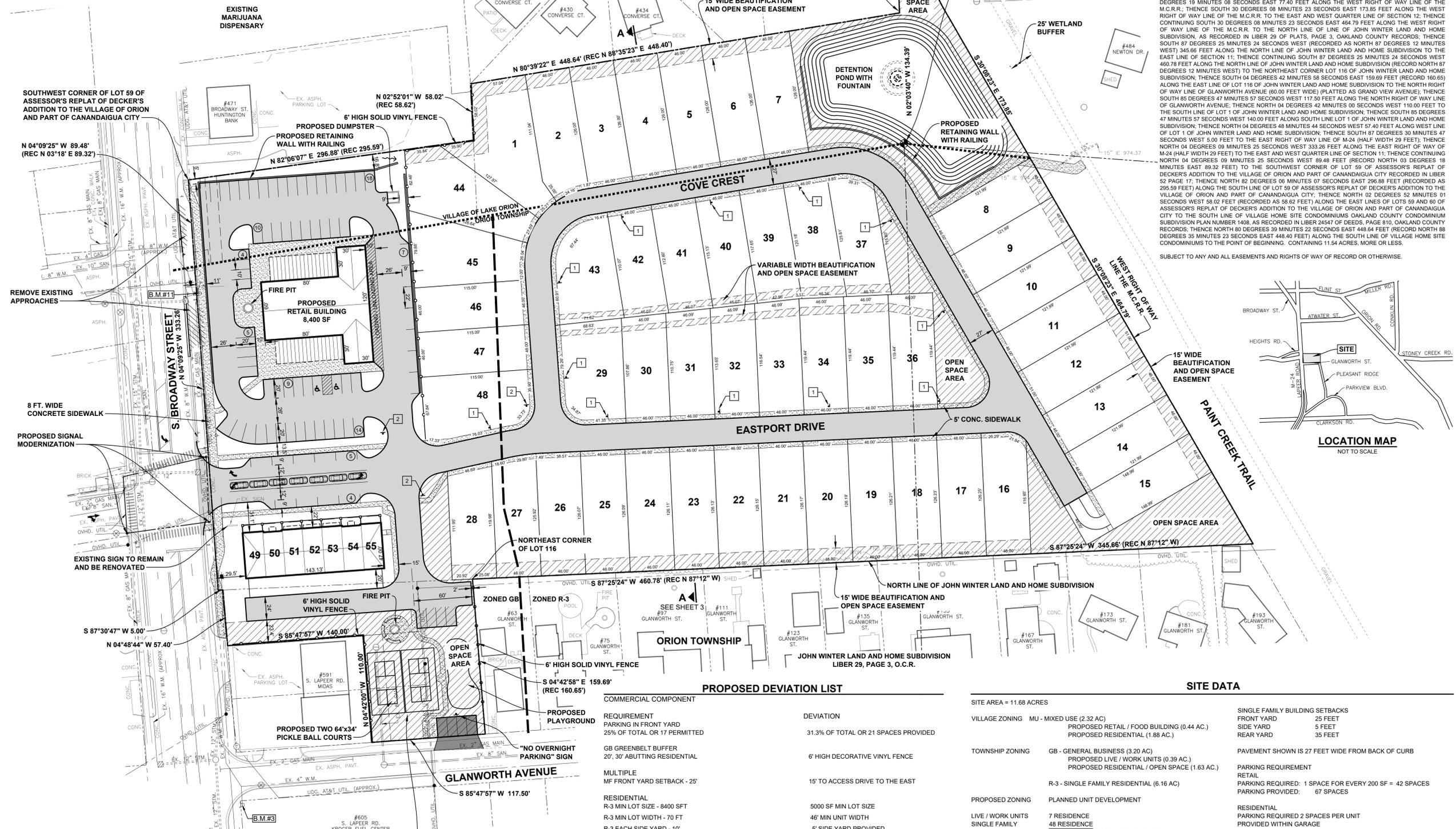
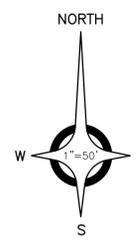
LEGEND

- 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

REQUIREMENT	DEVIATION
COMMERCIAL COMPONENT	
PARKING IN FRONT YARD 25% OF TOTAL OR 17 PERMITTED	31.3% OF TOTAL OR 21 SPACES PROVIDED
GB GREENBELT BUFFER 20', 30' ABUTTING RESIDENTIAL	6' HIGH DECORATIVE VINYL FENCE
MULTIPLE MF FRONT YARD SETBACK - 25'	15' TO ACCESS DRIVE TO THE EAST
RESIDENTIAL R-3 MIN LOT SIZE - 8400 SFT R-3 MIN LOT WIDTH - 70 FT R-3 EACH SIDE YARD - 10' R-3 REAR YARD - 35' R-3 FRONT YARD - 30' R-3 FRONT YARD ON CORNER LOTS - 30'	5000 SF MIN LOT SIZE 46' MIN UNIT WIDTH 5' SIDE YARD PROVIDED 25' MIN REAR YARD PROVIDED 25' MIN FRONT YARD PROVIDED 13' ON UNIT 28, 14' ON UNIT 16, AND 20' ON UNITS 37, 43 AND 48
PRIVATE STREETS, 60' WIDTH DECKS IN REAR YARD NO CLOSER THAN 20' TO REAR LOT LINE	PRIVATE STREETS 27' WIDE NO CLOSER THAN 13' ON UNITS 29, 30, 31, 42 AND 43
ROOFED-OVER FRONT PORCHES-NO PROJECTION INTO FRONT YARD ROOFED-OVER AND SCREENED PATIOS-NO PROJECTION INTO REAR YARD	PROJECT 5' INTO A 25' SETBACK (ALL UNITS) PROJECT 10' INTO 25' REAR YARD UNITS 8 THRU 15

SITE DATA

SITE AREA = 11.68 ACRES	SINGLE FAMILY BUILDING SETBACKS FRONT YARD 25 FEET SIDE YARD 5 FEET REAR YARD 35 FEET
VILLAGE ZONING MU - MIXED USE (2.32 AC) PROPOSED RETAIL / FOOD BUILDING (0.44 AC.) PROPOSED RESIDENTIAL (1.88 AC.)	PAVEMENT SHOWN IS 27 FEET WIDE FROM BACK OF CURB
TOWNSHIP ZONING GB - GENERAL BUSINESS (3.20 AC) PROPOSED LIVE / WORK UNITS (0.39 AC.) PROPOSED RESIDENTIAL / OPEN SPACE (1.63 AC.)	PARKING REQUIREMENT RETAIL PARKING REQUIRED: 1 SPACE FOR EVERY 200 SF = 42 SPACES PARKING PROVIDED: 67 SPACES
PROPOSED ZONING PLANNED UNIT DEVELOPMENT	RESIDENTIAL PARKING REQUIRED 2 SPACES PER UNIT PROVIDED WITHIN GARAGE
LIVE / WORK UNITS 7 RESIDENCE SINGLE FAMILY PROVIDED 48 RESIDENCE 55 RESIDENCE = 4.71 RESIDENCE/ACRE	OPEN SPACE REQUIRES 15% = 76,317 SF OPEN SPACE PROVIDED
SITE DENSITY ALLOWED 10 RES./AC VILLAGE ZONED (MU) 10 x 1.88 AC = 18 RES. 8 RES = 4.25 RES./ACRE	AROUND POND 22,106 SF WITHIN POND 13,077 SF SOUTHWEST CORNER 21,373 SF (DEVIATION REQUIRED) SOUTHEAST CORNER 10,595 SF MIDDLE OF SITE 7,509 SF BEAUTIFICATION EASEMENT 26,391 SF TOTAL 101,051 SF OR 20.0%
TOWNSHIP ZONED (GB) 5 RES./AC 5 x 6.16 AC = 30 RES. 35 RES = 5.68 RES./ACRE	RESIDENTIAL BUILDINGS ALL RESIDENTIAL BUILDINGS TO BE FIRE SUPPRESSED
TOTAL RESIDENCES 48 RESIDENCES 55 RESIDENCES	FRANCHISE UTILITY EASEMENTS WILL NOT BE LOCATED WITHIN OR OVERLAP WATER MAIN AND SANITARY SEWER EASEMENTS
TOWNHOMES BUILDING UNIT SIZE 20' x 60'	

LEGEND

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

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

REMOVE EXISTING APPROACHES

8 FT. WIDE CONCRETE SIDEWALK

PROPOSED SIGNAL MODERNIZATION

EXISTING SIGN TO REMAIN AND BE RENOVATED

PICKLEBALL COURTS, PLAYGROUND, FIRE PIT AND COMMUNITY PARK ARE FOR PUBLIC USE AND WILL BE MAINTAINED BY THE EASTPORT HOA.



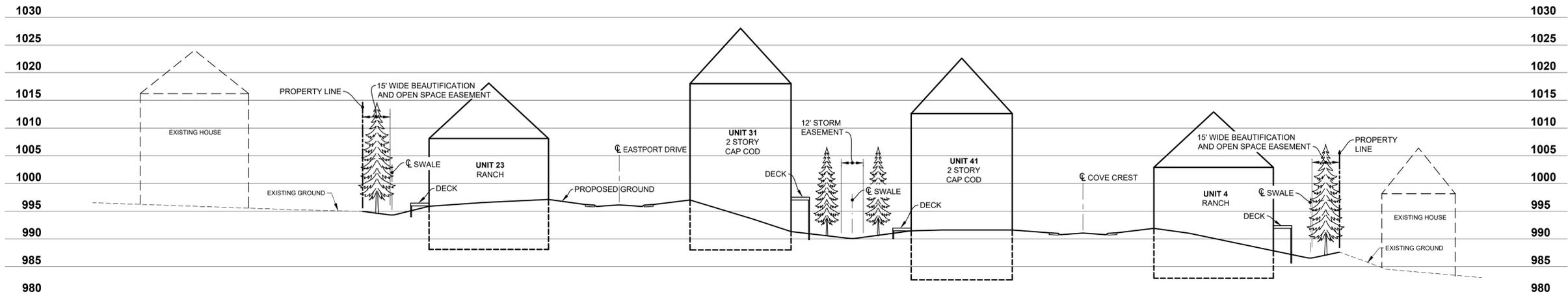
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CIVIL ENGINEERS SURVEYORS ARCHITECTS

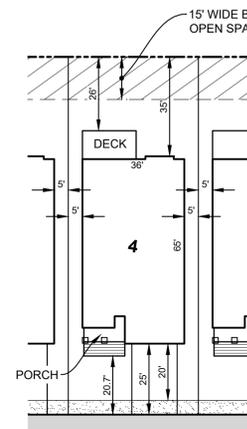
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Shelby Township Fax 586 726 8780
Michigan 48315

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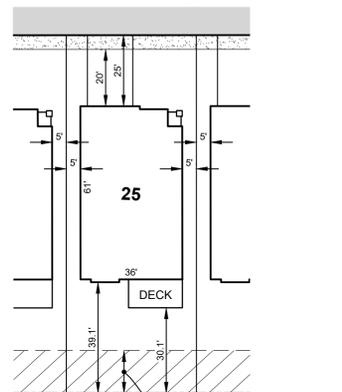
ENGINEERING STRONG COMMUNITIES



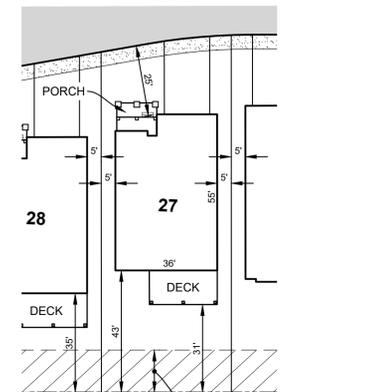
SECTION A-A
SCALE: 1" = 30' HORIZ.
1" = 10' VERT.



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'

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06-07-2025	UPDATE OPEN SPACE
05-13-2025	DEVELOPER UPDATES
04-28-2025	SITE PLAN/CONCEPTUAL PLAN/SUBMITTALS
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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0361-0078

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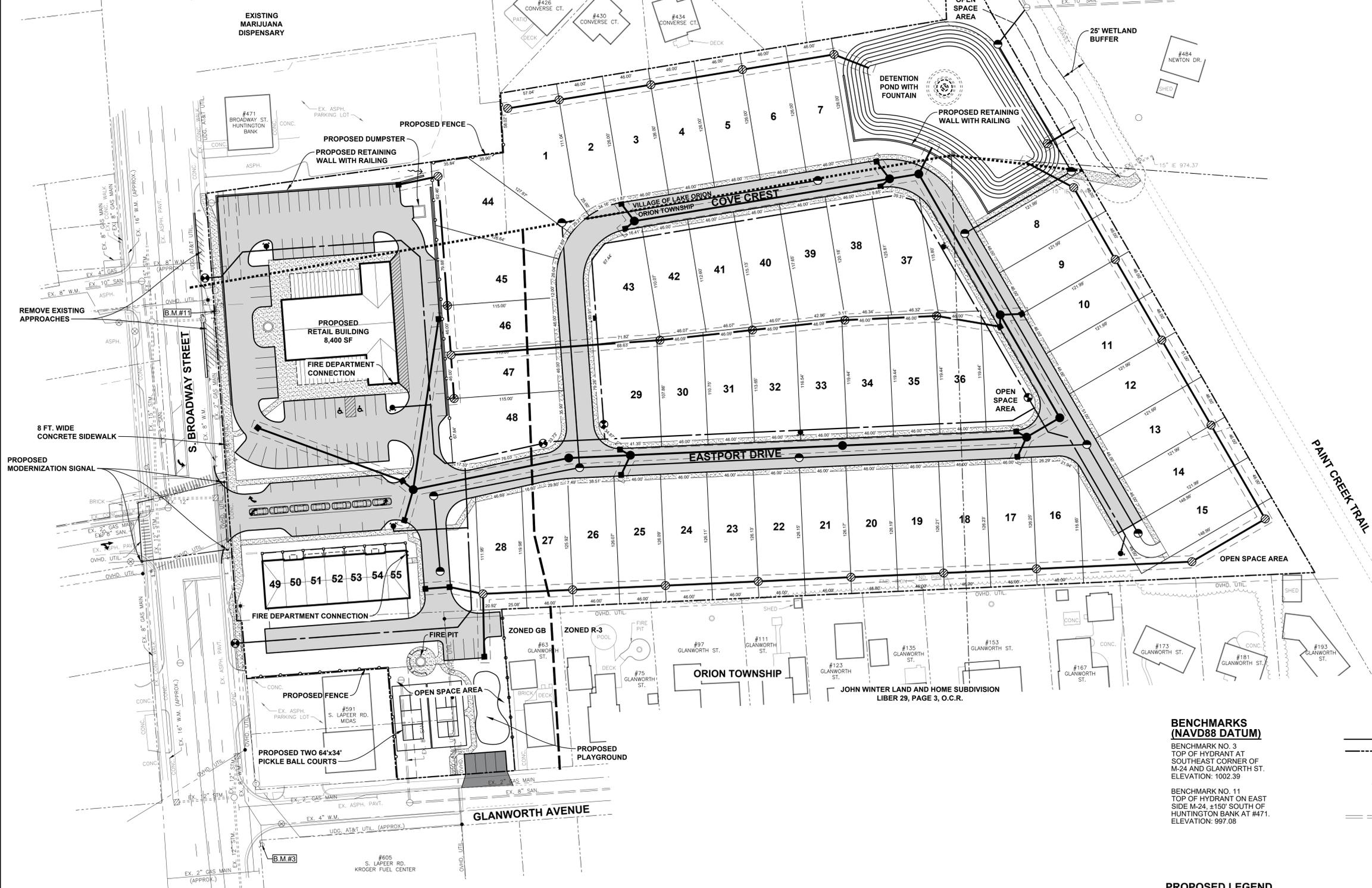
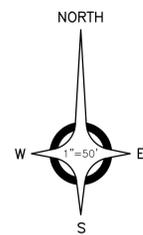
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Shelby Township Michigan 48315 Fax 586 726 8780

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ENGINEERING STRONG COMMUNITIES



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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
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05/13/2025	Developer Updates
04/28/2025	SITE PLAN CONSULTATION PLAN SUBMITTAL
DATE	SUBMITTALS/REVISIONS

EASTPORT VILLAGE

PRELIMINARY UTILITY PLAN

CLIENT: MOCERI COMPANIES

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PROJECT NO. 0361-0078

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SHEET NO.



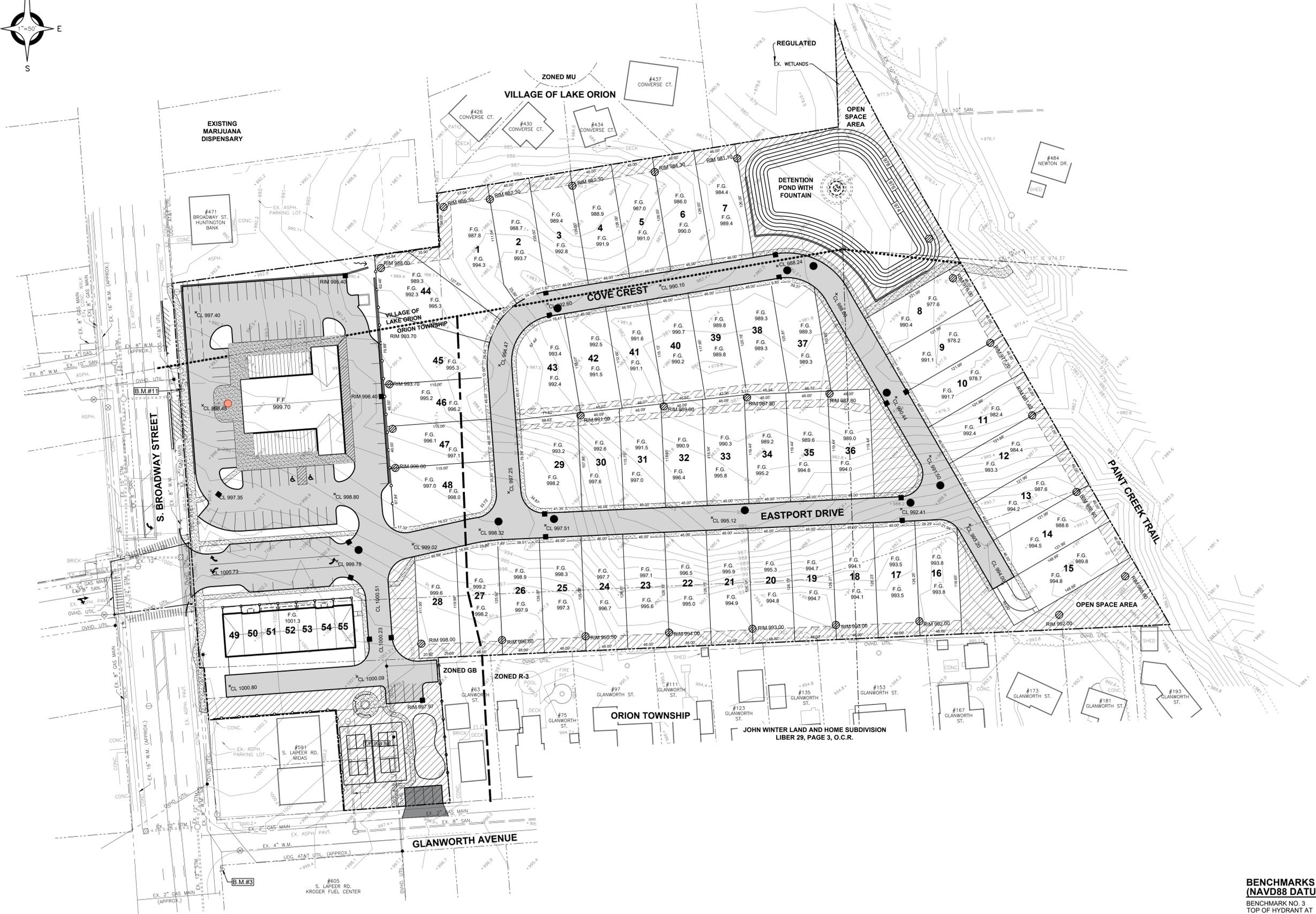
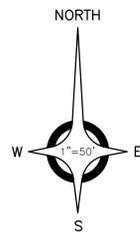
ANDERSON, ECKSTEIN AND WESTRICK, INC.

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 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.		



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PROJECT NO. 0361-0078

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SHEET NO.

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

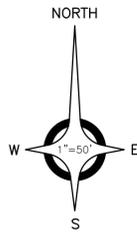


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ENGINEERING STRONG COMMUNITIES



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')

S. BROADWAY STREET
N 04°09'25" W 333.26'

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'

S 04°42'58" E 159.69'
(REC 160.65')

#97
GLANWORTH ST.

#111
GLANWORTH ST.

#135
GLANWORTH ST.

#153
GLANWORTH ST.

#173
GLANWORTH ST.

#181
GLANWORTH ST.

#193
GLANWORTH ST.

#123
GLANWORTH ST.

#167
GLANWORTH ST.

#75
GLANWORTH ST.

#63
GLANWORTH ST.

NORTHEAST CORNER OF LOT 116

ZONED GB

ZONED R-3

ORION TOWNSHIP

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

NORTH LINE OF JOHN WINTER LAND AND HOME SUBDIVISION

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

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

OPEN SPACE AREA

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

EASTPORT DRIVE

29 30 31 32 33 34 35 36

42 41 40

43 38 37

45 46 47 48

44

VILLAGE OF LAKE ORION

COVE CREST

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

N 02°52'01" W 58.02' (REC 58.62')

N 82°06'07" E 296.88' (REC 295.59')

N 02°03'40" W 134.39'

S 17°09'07" E 43.96'

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

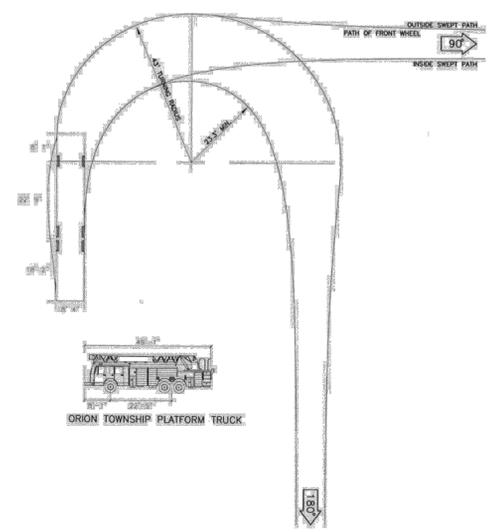
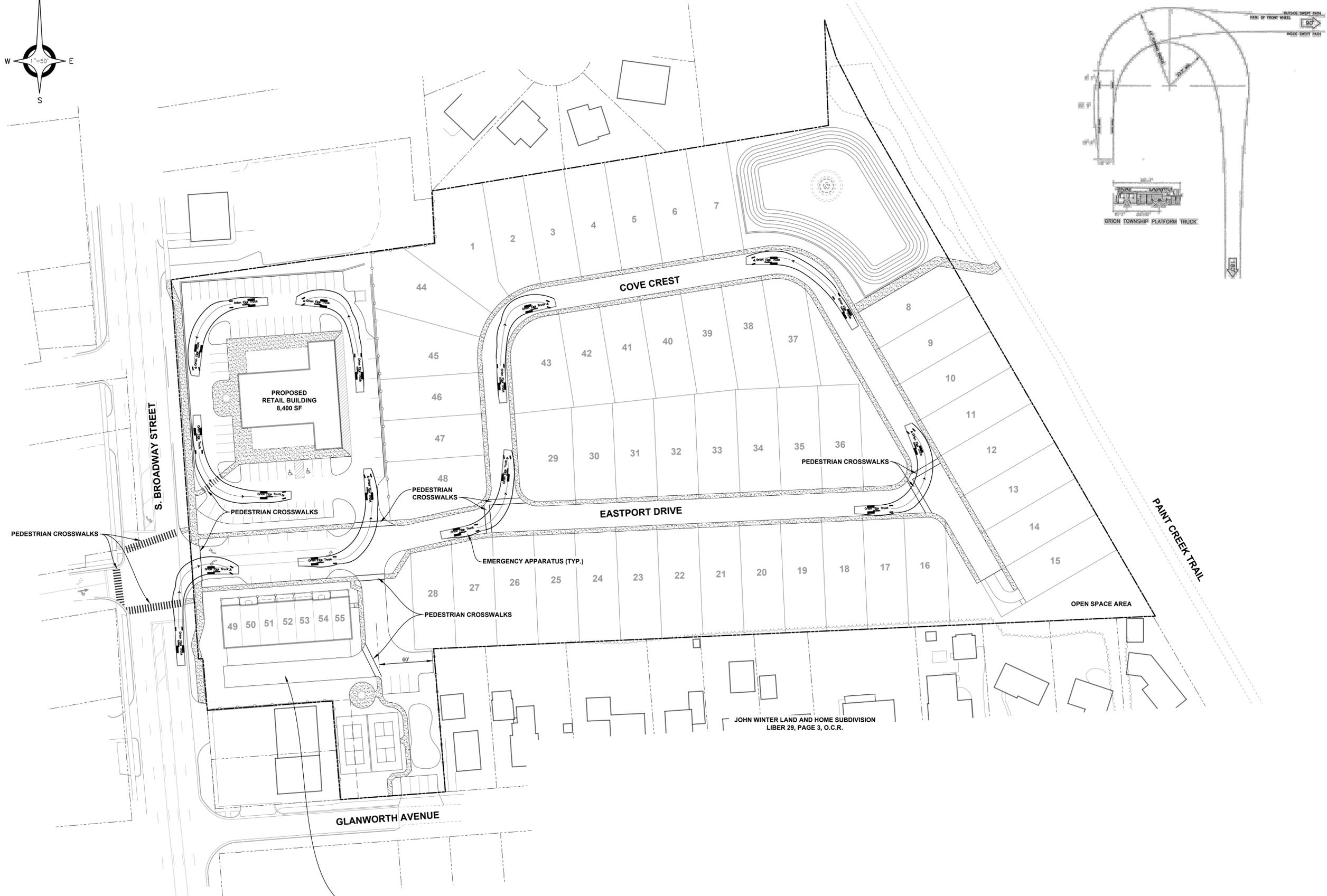
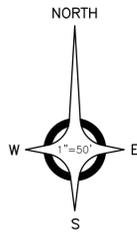
REGULATED WETLANDS

0.01 Acre Regulated Wetland Fill

25' WETLAND BUFFER

REGULATED WETLANDS

NON-REGULATED



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 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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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.

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

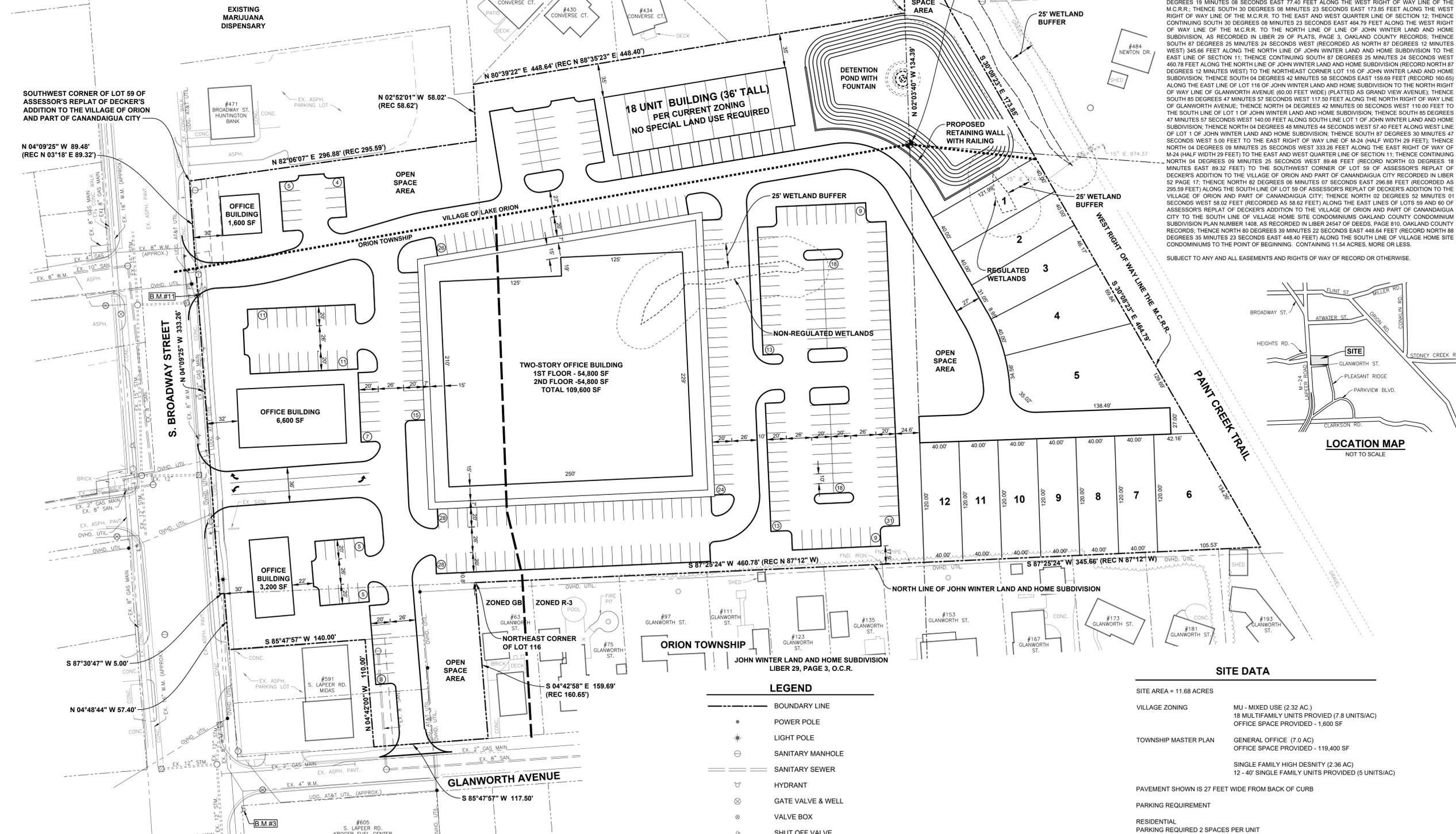
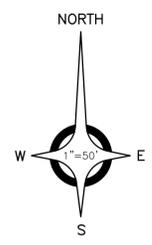
LEGEND

- 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')

OFFICE BUILDING
1,600 SF

OFFICE BUILDING
6,600 SF

OFFICE BUILDING
3,200 SF

18 UNIT BUILDING (36' TALL)
PER CURRENT ZONING
NO SPECIAL LAND USE REQUIRED

TWO-STORY OFFICE BUILDING
1ST FLOOR - 54,800 SF
2ND FLOOR - 54,800 SF
TOTAL 109,600 SF

NORTHEAST CORNER
OF LOT 116

GLANWORTH AVENUE

VILLAGE OF LAKE ORION

ORION TOWNSHIP
JOHN WINTER LAND AND HOME SUBDIVISION
LIBER 29, PAGE 3, 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.

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

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ENGINEERING STRONG COMMUNITIES

09/13/2025	Developer Updates
04/28/2025	SITE PLAN CONCEPTUAL PLAN SUBMITTAL
DATE	SUBMITTALS/REVISIONS

EASTPORT VILLAGE

PARALLEL PLAN

CLIENT: MOCERI COMPANIES

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



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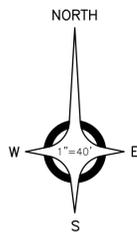
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PROJECT NO. 0361-0078

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SHEET NO.



LOCATION MAP
NOT TO SCALE



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

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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'		



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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 Michigan 48315 Fax 586 726 8780

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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 the first section.

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 the second section.

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 the third section.

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 the fourth 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



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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

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

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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 left side of the site.

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 middle section of the site.

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 right side of the site.

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 right side of the site.

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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 right side of the site.

7-03-2025 TOWNSHIP COMMENTS
DATE SUBMITTALS/REVISIONS

PROJECT NAME: EASTPORT VILLAGE

TREE LIST

SHEET TITLE:

TREE LIST

CLIENT: MOCERI COMPANIES

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

SCALE: NONE



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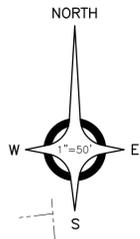
PROJECT NO. 0361-0078

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SHEET NO.

LEGEND
REMOVED TREE

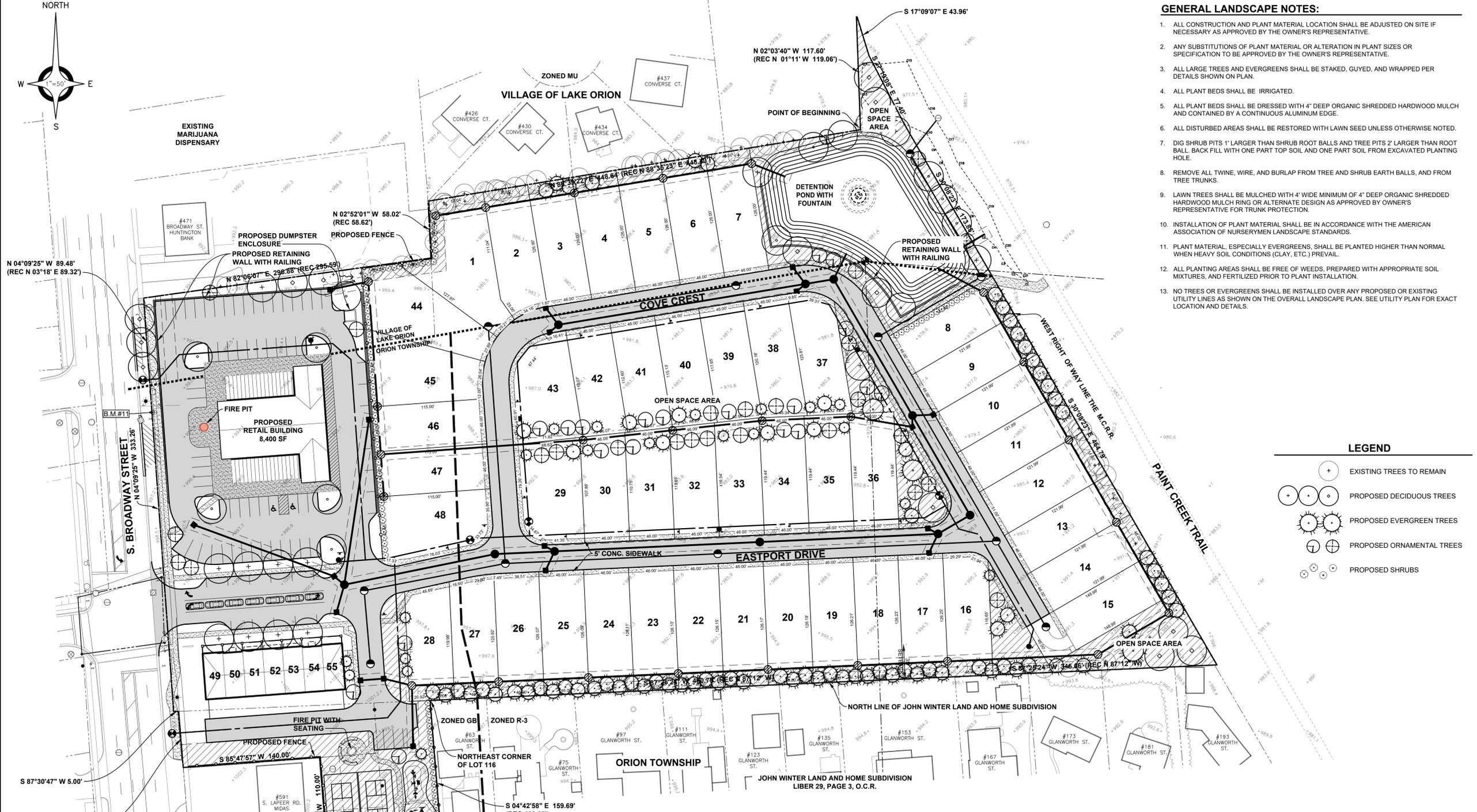
12



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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LEGEND

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

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**

PRELIMINARY CONSTRUCTION RECORD
 DRAWN BY: RAH CHECKED BY: CKS DATE: MAY 2025
 SCALE: 1" = 50' HORIZ.

811 Know what's below. Call 72 hours before you dig.

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PROJECT NO. **0361-0078**

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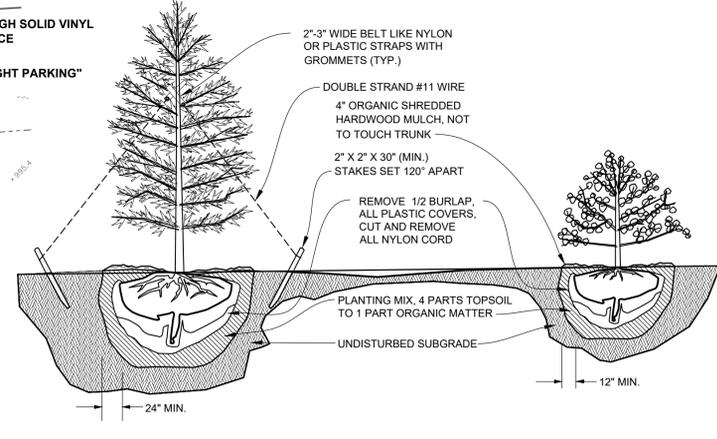
SHEET NO.

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 = 4.1 TREES REQUIRED
 626 SFT LANDSCAPE AREA / 150 SFT = **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
 583 FT OF POND PERIMETER / 75 FT = 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

GLANWORTH AVENUE

PROPOSED RETAIL BUILDING 8,400 SF

PROPOSED DUMPSTER ENCLOSURE

PROPOSED FENCE

EXISTING MARIJUANA DISPENSARY

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

S 87°30'47" W 5.00"

N 04°48'44" W 57.40"

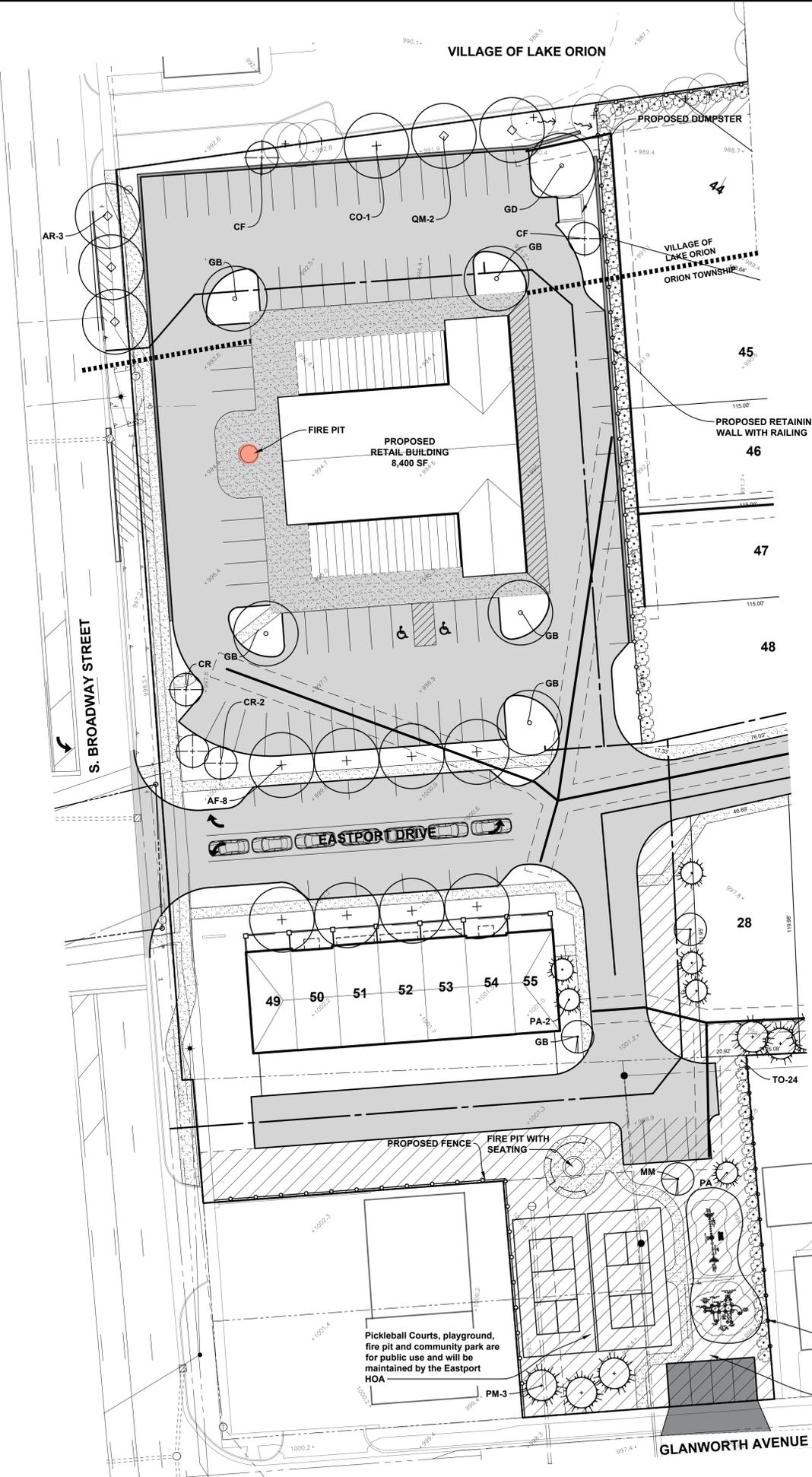
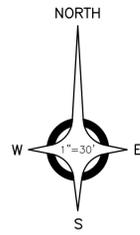
S 85°47'57" W 117.50"

N 02°52'01" W 58.02" (REC 58.62)

N 82°06'07" E 296.88" (REC 295.59)

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

S 17°09'07" E 43.96"



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>Castilleja 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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 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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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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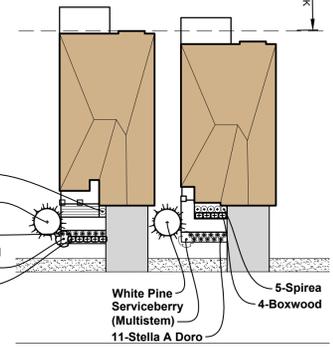
ENGINEERING STRONG COMMUNITIES

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-	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
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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
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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>Ameianchier arborea</i>	Juneberry	6-ft B&B	Match Multi-Stem
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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



TYPICAL UNIT PLANTING DETAIL

NOT TO SCALE



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