



**J EPPINK
PARTNERS INC**

Traditional Town Planning
Landscape Architecture

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February 26, 2025

Mr. Sean O'Neil
White Lake Township
7525 Highland Road
White Lake Township, Michigan 48383

**RE: Tullymore Development
Planned Development &
Preliminary Site Plan**

Dear Mr. O'Neil:

On behalf of PH Homes, I am happy to submit the attached Preliminary Site Plan package for Tullymore; a Planned Development neighborhood proposed in White Lake Township.

Tullymore is a proposed residential neighborhood that will be located on the 47.47-acres of vacant land at the northwest corner of Bogie Lake Road and Cedar Island Road in Section 29 of the township. The parcel(s) are currently zoned AG Agriculture. This application proposes to rezone the property to PD Planned Development which will enable a mix of housing choices including single family homes, detached ranch condominiums, and attached colonial townhomes to be built within the neighborhood.

Neighborhood Building:

Tullymore is located along Bogie Lake Road, just north of Lakeland High School, making in an ideal location for an additional high-quality neighborhood in the Township. We anticipate new homeowners to be comprised of existing White Lake Township residents, young families, professionals, empty-nesters, and folks seeking to move to White Lake Township for its schools, parks, and beautiful community. The proposed housing will include:

- 34 Single Family Homes
- 38 Detached Ranch Condos
- 108 Attached Colonial Townhomes

Each home will be designed and constructed of premium materials and will be arranged so that each home backs up to or is adjacent to open space, trails, and walks. In total, 180 residences are proposed for a density of 3.8 residences per acre.

Site Layout and Engineering Standards:

Tullymore is designed to meet all technical standards of White Lake Township and associated county and state standards. Roads will be built to county standards, including sidewalks throughout the neighborhood as well as walks and trails along Bogie Lake Road and Cedar Island Road. Sanitary Sewer will be brought to the site by the extension of a forcemain from its current ending location at the southeast corner of Lakeland High School. Stormwater will be managed on-site through a network of improvements including storm sewer, rain gardens, and a detention basin which will outlet to the existing northern exit point at a controlled rate not to exceed the current outflow.

The homes will be arranged into small neighborhoods within Tullymore with the Single-Family homes located to the east and behind the detention basin. This allows a significant green buffer along Bogie Lake Road, allowing it to remain a picturesque route. Ranch condominiums will be located in the center of the site adjacent to open space and overlooking the preservation of a large tree-row and wooded area. Colonial townhomes will be located in the southern and western portions of Tullymore where they can take advantage of the large internal open space parks and back to the existing utility corridor at the western boundary.

Community Benefit:

In addition to the new housing opportunities it will bring, we are excited that Tullymore will provide significant additional benefits to the community. The community benefits include:

- Extension of the sanitary forcemain from the High School to the north, creating opportunities for expanded use of the sanitary system, enabling the connection of existing and future homes
- Preservation of existing wooded areas, tree-rows, and open space within the neighborhood and the creation of internal parks and walking trails
- Addition of sidewalks along Bogie Lake Road and a paved walking trail along Cedar Island frontage, further expanding the pedestrian connections of the Township including strengthening walking and biking opportunities to the High School.

We are proud of the proposed Tullymore neighborhood and believe that it will be a wonderful addition to the White Lake Township community, and we look

forward to working closely with Township officials, residents, and stakeholders in the development, submissions, and reviews of the Planned Development.

Our team will be available to present the details, vision, and goals of the preliminary site plan package at the upcoming Planning Commission meeting. Please let me know if additional information is needed prior to the meeting.

Sincerely,

A handwritten signature in black ink that reads "Jim Eppink". The signature is written in a cursive, slightly slanted style.

Jim Eppink, ASLA, LLA
J EPPINK PARTNERS, INC