

# Tullymore Developments

**Bogie Lake and Cedar Island Road  
(Part of the SE  $\frac{1}{4}$  of Section 29, T3N, R8E)  
White Lake Township, MI**

**Preliminary Planned Development and  
Site Plan Submission**

February 26, 2025

*Applicant:*

**PH Homes  
Mr. Craig Piasecki**

8255 Cascade Ave. Suite 110  
Commerce Twp., MI 48382  
248-242-6838

*Planning & Landscape Architect:*

**J Eppink Partners**

27 S. Squirrel Road - suite 104  
Auburn Hills, MI 48326  
248-922-0789  
Jim Eppink

*Civil Engineer:*

**Kieft  
Engineering**

5852 South Main Street, Suite 1  
Clarkston, MI 48346  
248-625-5251  
www.kiefteng.com

*Document Sheet Index:*

PSP-1	Preliminary Site Plan
1 of 4	Overall Residential Development concept Plan
2 of 4	Residential Development Concept Plan - North
3 of 4	Residential Development Concept Plan - South
4 of 4	Off Site Storm Sewer Outlet Plan
A-1	Architectural Elevations
L-1	Landscape Plan
L-2	Landscape Plan-Entrance and Screening Areas
L-3	Landscape Plan-Detention Area. Notes and Details



**J EPPINK PARTNERS, INC**  
Urban Design Studio  
Landscape Architecture  
Traditional Town Planning  
27 Squirrel Road  
Suite 104  
Auburn Hills, MI 48326  
248.922.0789

The ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented by this drawing have been developed for the exclusive use of the specified project and are the sole property of J EPPINK PARTNERS, INC. Any conveyance or disclosure of the ideas or design concepts or use of any graphically displayed arrangements of their components shall be at the discretion of and only through the expressed written consent of J EPPINK PARTNERS, INC.  
© 2025 J EPPINK PARTNERS, INC

Project:  
**Tullymore Developments**  
Bogie Lake Road  
White Lake Township, MI

Owner:  
**PH Homes**  
8255 Cascade Ave  
Suite 110  
Commerce Twp, MI 48382  
248-242-6838

Sheet:  
**Preliminary Site Plan**

Issues / Revisions  
Submission 2-26-25

Drawn by:  
Checked by:  
JTE  
Date:  
January 26, 2025  
Scale:  
As Noted

Not for Construction  
Sheet  
**PSP-1**

EXISTING TREES & OPEN SPACE

EXISTING TREES & OPEN SPACE



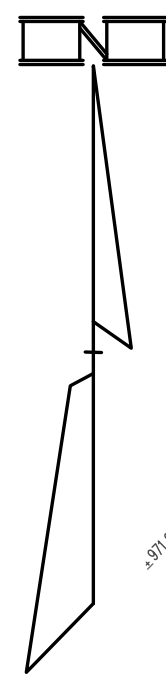
Community Walking Path. Exact Location to be Determined in Field During Construction

**Cedar Island Road (Variable Width)**

**SITE DATA**

Parcel Size : 47.47 acres  
Current Zoning : AG  
Proposed Zoning : PD (Planned Dev.)  
Master Plan Use : Neighborhood Res.  
Permits: small lot single-family, duplex, & multi family, (R1C / RM1 / RM2)  
Proposed Density : 180 Residences  
3.79 DU / AC  
**Detached Ranch Condos :**  
38 Residences (21%)  
Envelope: 42' x 64' + 10' deck  
**Single-Family Homes :**  
34 Residences (19%)  
Typical Lot: 65' x 125'  
Envelope: 45' x 65'  
**Attached Colonial Condos :**  
108 Residences (60%)  
Typical Unit: 24' x 60'  
**Roads:** 60' ROW (28' back of curb)





LOT 317  
12-28-303-001

PARCEL NO.  
12-29-476-004

PARCEL NO.  
12-29-476-005

THOMPSON LANE

PROPOSED  
PUMP STATION

EXISTING TREES  
& OPEN SPACE

"LAKEWOOD VILLAGE NO. 9"  
L. 133, P. 19, O.C.R.

PARCEL NO.  
12-29-476-016  
34.76 ACRES

*Bogie Lake Road (Variable Width)*

O.C.W.R.C. 100 YEAR DETENTION BASIN  
100 YEAR DESIGN ELEVATION = 965.00  
1' FREEBOARD ELEVATION = 966.00  
BOTTOM ELEVATION = 960.00

"WOOD VILLAGE NO. 10"  
. 200, P. 16, O.C.R.

(SEE SHEET 3 OF 4)

EXISTING	LEGEND	PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	WATERMAIN	
	GAS MAIN	
	ELEC. TELE. CABLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	REAR YARD CATCH BASIN	
	END SECTION	
	SANITARY MANHOLE	
	GATE VALVE AND WELL	
	HYDRANT	
	CONTOURS	
	MATCH ELEVATION	
	TOP OF CURB	
	TOP OF SIDEWALK	
	TOP OF PAVEMENT	
	STANDARD CURB	
	REVERSE CURB	
	DRAINAGE AREA	

INTERNATIONAL TRANSMISSION  
12-32-152-016

6/2025/10 PH Homes - Bogie & Cedar Island/CAD/PH Homes.dwg 2: Conceptual N. 2/24/2025 3:57:30 PM

DATE	ISSUE

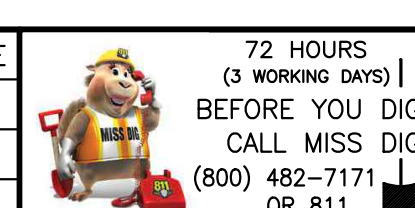
**PROPRIETOR:**  
PH HOMES  
8255 CASCADE AVENUE, SUITE 110  
COMMERCE TOWNSHIP, MICHIGAN 48382  
(248) 242-6838

THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.



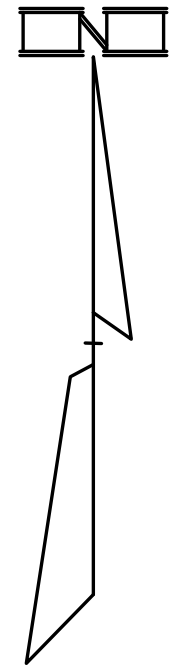
**KIEFT ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	CKD. BY	DATE



**Residential Development Concept Plan - North**  
**"TULLYMORE DEVELOPMENTS"**  
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 60'
SHEET 2 OF 4
KE 2025.010



INTERNATIONAL TRANSMISSION  
12-32-452-016

PARCEL NO.  
12-29-476-016  
34.76 ACRES

O.C.W.R.C. 100 YEAR DETENTION BASIN  
100 YEAR DESIGN ELEVATION = 965.00  
1" FREEBOARD ELEVATION = 966.00  
BOTTOM ELEVATION = 960.00

Bogie Lake Road (Variable Width)

"LAKEWOOD VILLAGE NO. 10"  
L. 200, P. 16, O.C.R.

PARCEL NO.  
12-29-476-007

HURON V  
12-3

Cedar Island Road (Variable Width)

"CARLA HILLS NORTH NO. 2"  
L. 229, P. 31, O.C.R.

"CARLA HILLS NORTH NO. 1"  
L. 216, P. 37, O.C.R.

Mayfair Drive

Carta Hills Drive

**LEGEND**

	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED

©2025/10 PH Homes - Bogie & Cedar Island/CAD/PH Homes.dwg, 3 Conceptual S, 2/24/2025 3:57:40 PM

DATE	ISSUE

**PROPRIETOR:**  
PH HOMES  
8255 CASCADE AVENUE, SUITE 110  
COMMERCE TOWNSHIP, MICHIGAN 48382  
(248) 242-6838

THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.



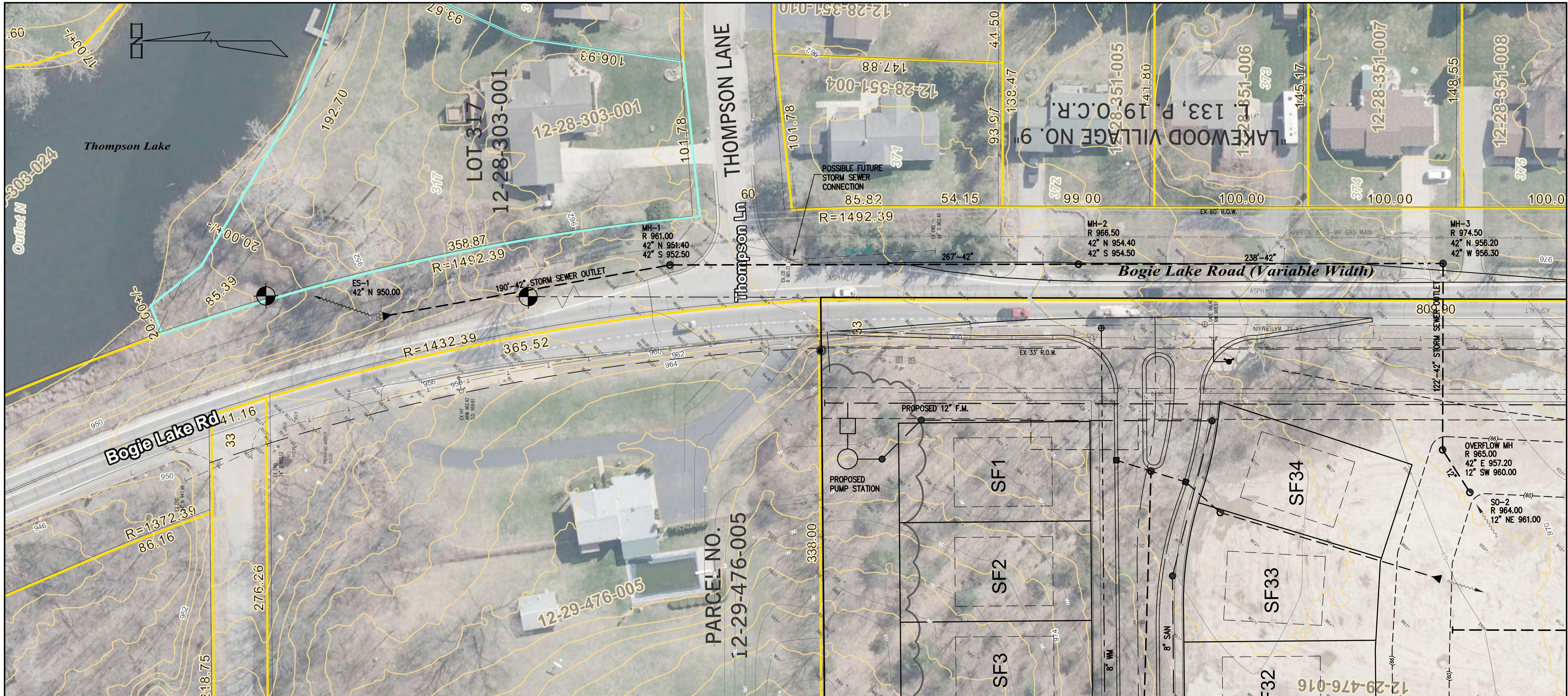
**KIEFT ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	CKD. BY	DATE



**Residential Development Concept Plan - South**  
"TULLYMORE DEVELOPMENTS"  
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 60'  
SHEET 3 OF 4  
KE 2025.010



EXISTING	LEGEND	PROPOSED
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATERMAIN	---
---	GAS MAIN	---
---	ELEC. TELE. CABLE	---
○	STORM MANHOLE	○
□	CATCH BASIN	□
○	INLET	○
○	REARYARD CATCH BASIN	○
○	END SECTION	○
○	SANITARY MANHOLE	○
○	GATE VALVE AND WELL	○
○	HYDRANT	○
---	CONTOURS	---
---	MATCH ELEVATION	---
---	TOP OF CURB	---
---	TOP OF SIDEWALK	---
---	TOP OF PAVEMENT	---
---	STANDARD CURB	---
---	REVERSE CURB	---
---	DRAINAGE AREA	---

DATE	ISSUE

**PROPRIETOR:**  
PH HOMES  
8255 CASCADE AVENUE, SUITE 110  
COMMERCE TOWNSHIP, MICHIGAN 48382  
(248) 242-6838

THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.



**KIEFT ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	CKD. BY	DATE



**Off-Site Storm Sewer Outlet Plan**  
"TULLYMORE DEVELOPMENTS"  
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'  
SHEET 4 OF 4  
KE 2025.010

©/2025/010 PH Homes - Bogie & Cedar Island/CAD/PH Homes.dwg, 4 Office N, 2/24/2025 3:57:50 PM



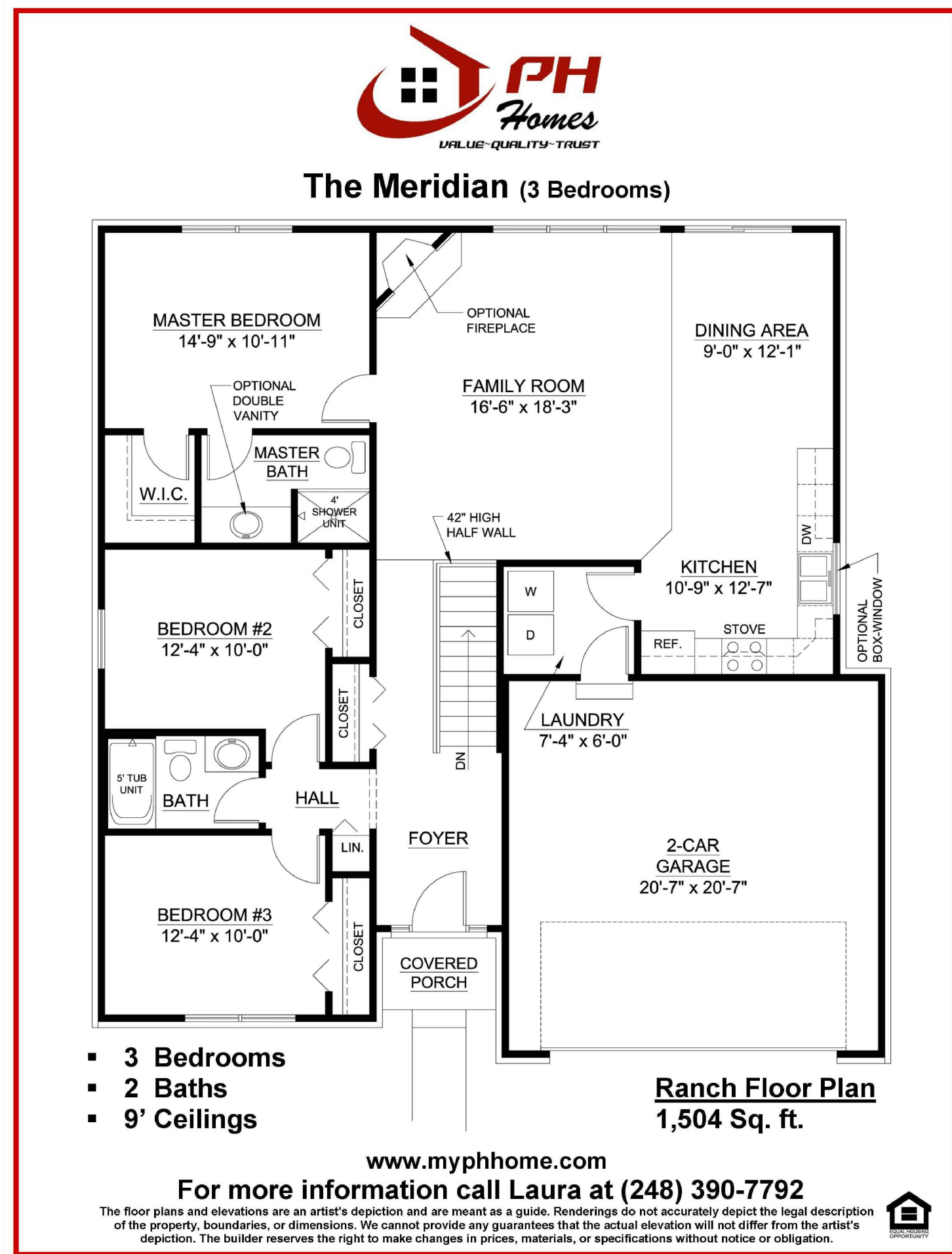
Elevation 'A'



Elevation 'B'



Elevation 'C'



Detached Ranch Condo Home: "The Meridian" Three Bedroom. 1,504 SF. 2 Bathrooms. Three+ elevation options



Elevation 'A'



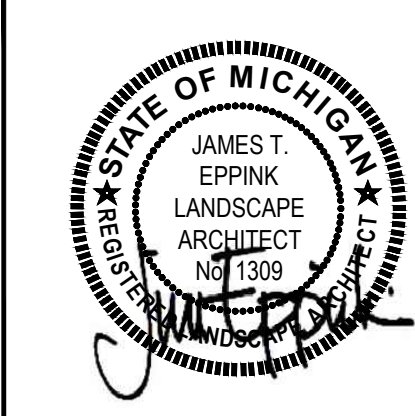
Elevation 'B'



Elevation 'C'



Single Family Home: "The Manchester" Four Bedroom. 2,556 SF. 2.5 Bathrooms. Three+ elevation options



**J EPPINK PARTNERS, INC**  
 Urban Design Studio  
 Landscape Architecture  
 Traditional Town Planning

27 Squirrel Road  
 Suite 104  
 Auburn Hills, MI 48326  
 248.922.0789

Project:  
**Tullymore Developments**

Bogie Lake Road  
 White Lake Township, MI

Owner:  
**PH Homes**  
 8255 Cascade Ave  
 Suite 110  
 Commerce Twp, MI 48382  
 248-242-6838

Sheet:  
**Preliminary Architecture**

Issues / Revisions  
 Submission 2-26-25

Drawn by:  
 Checked by:  
 JTE

Date:  
 January 26, 2025

Scale:  
 As Noted

Not for Construction  
 Sheet  
**A-1**



Detached Ranch Condo Home: "The Meridian" Three Bedroom. 1,867 SF. 2.5 Bathrooms.



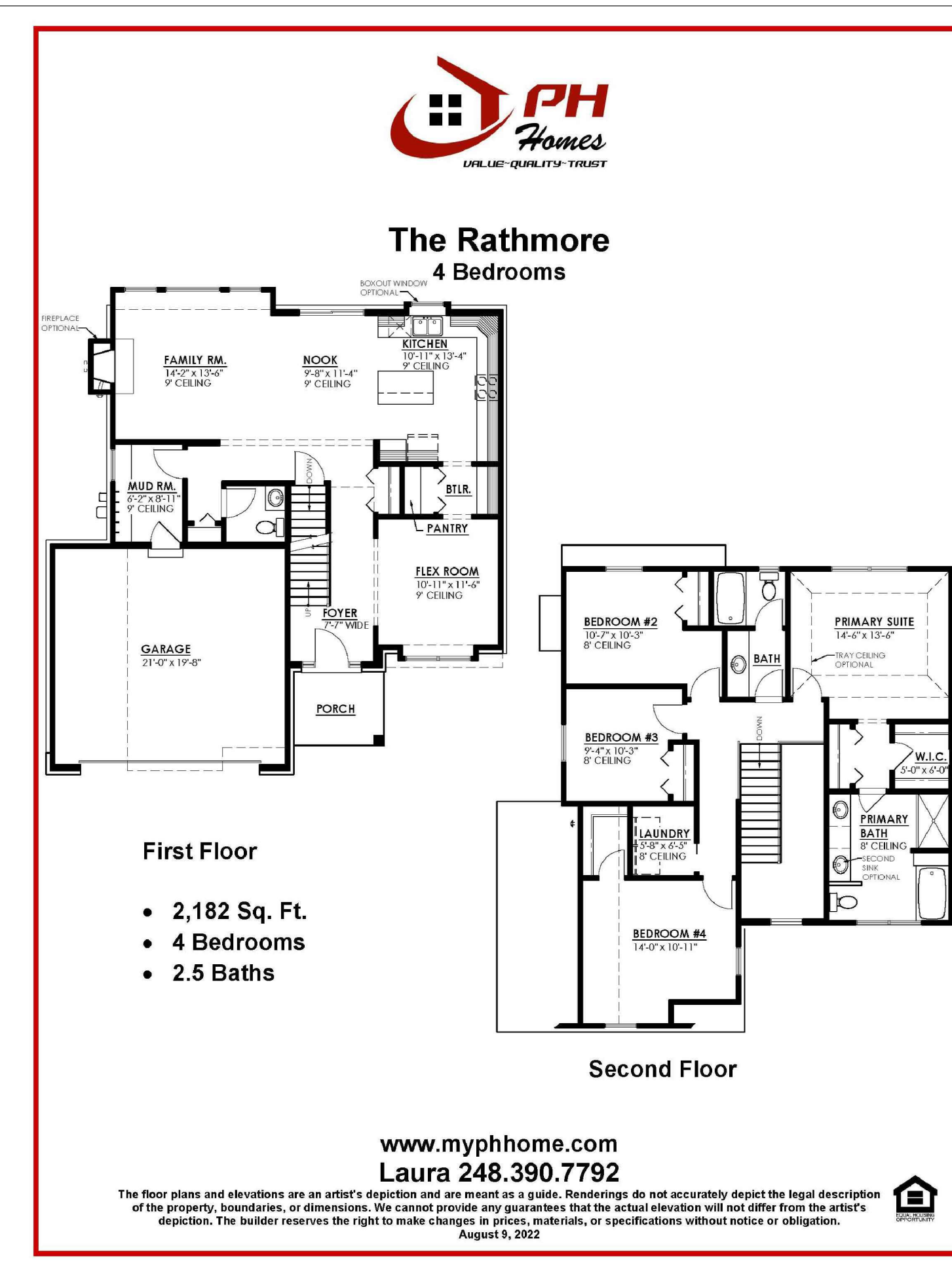
Elevation 'A'



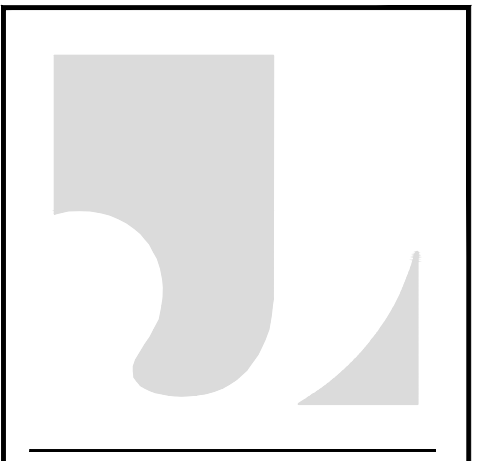
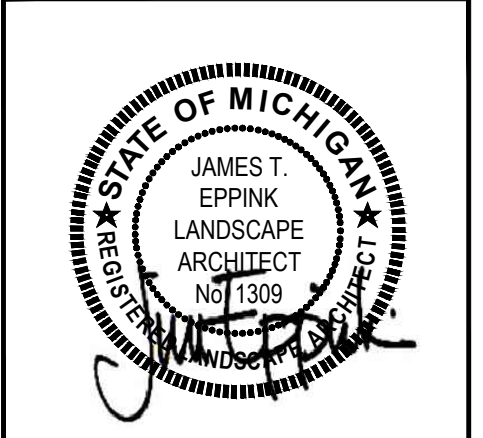
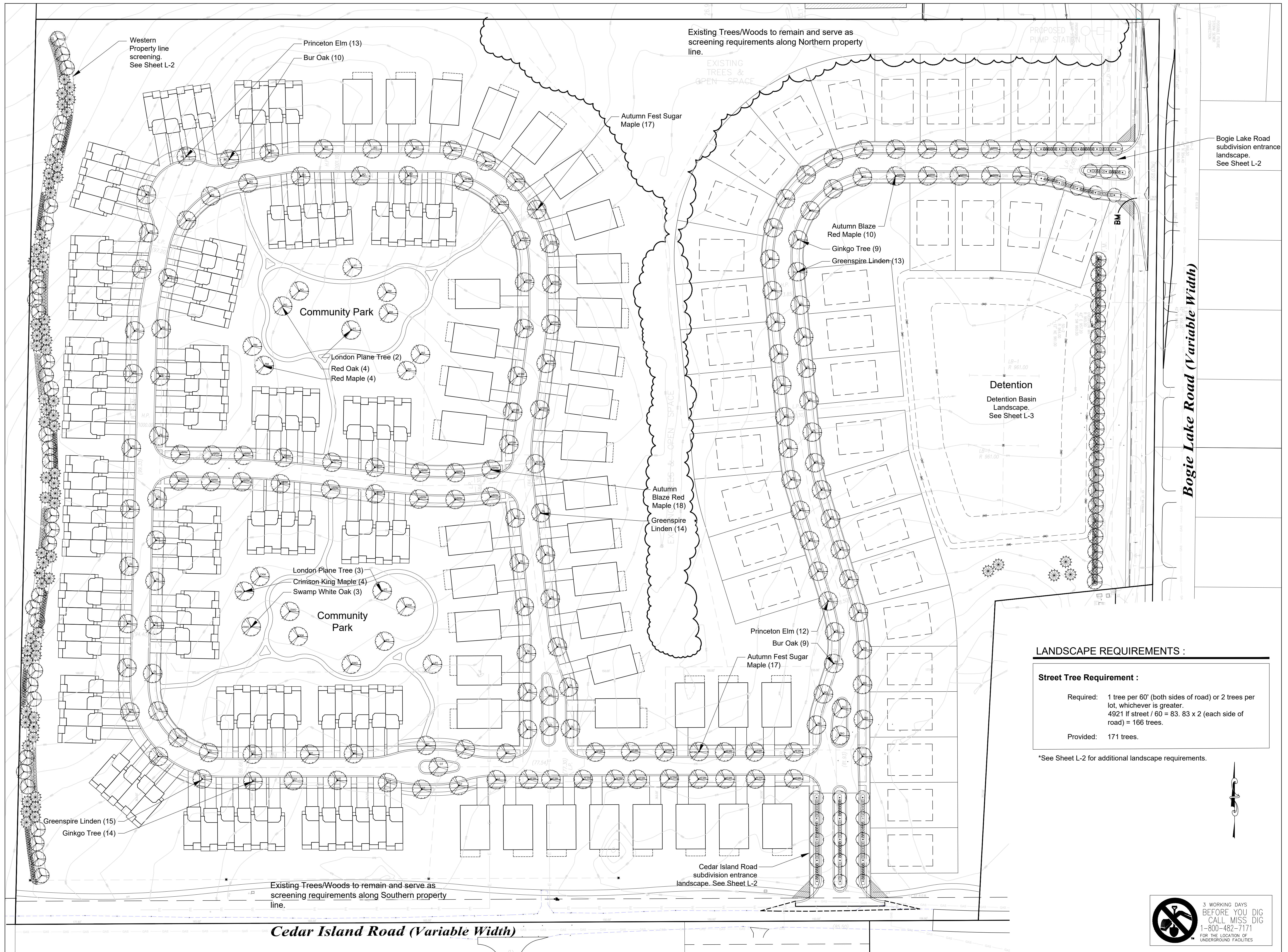
Elevation 'B'



Elevation 'C'



Single Family Home: "The Rathmore" Four Bedroom. 2,182 SF. 2.5 Bathrooms. Three+ elevation options



**J EPPINK PARTNERS, INC**  
 Urban Design Studio  
 Landscape Architecture  
 Traditional Town Planning  
 27 Squirrel Road  
 Suite 104  
 Auburn Hills, MI 48326  
 248.922.0789

The ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented by this drawing have been developed for the exclusive use of the specified project and are the sole property of J EPPINK PARTNERS, INC. Any conveyance or disclosure of the ideas or design concepts or use of any graphically displayed arrangements of their components shall be at the discretion of and only through the expressed written consent of J EPPINK PARTNERS, INC.  
 © 2025 J EPPINK PARTNERS, INC

Project:  
**Tullymore Developments**  
 Bogie Lake Road  
 White Lake Township, MI

Owner:  
**PH Homes**  
 8255 Cascade Ave  
 Suite 110  
 Commerce Twp, MI 48382  
 248-242-6838

Sheet:  
**Landscape Plan**

Issues / Revisions  
 Submission 2-26-25

Drawn by:  
 Checked by:  
**JTE**

Date:  
**January 26, 2025**  
 Scale:  
**As Noted**

Not for Construction  
 Sheet

**L-1**

**LANDSCAPE REQUIREMENTS :**

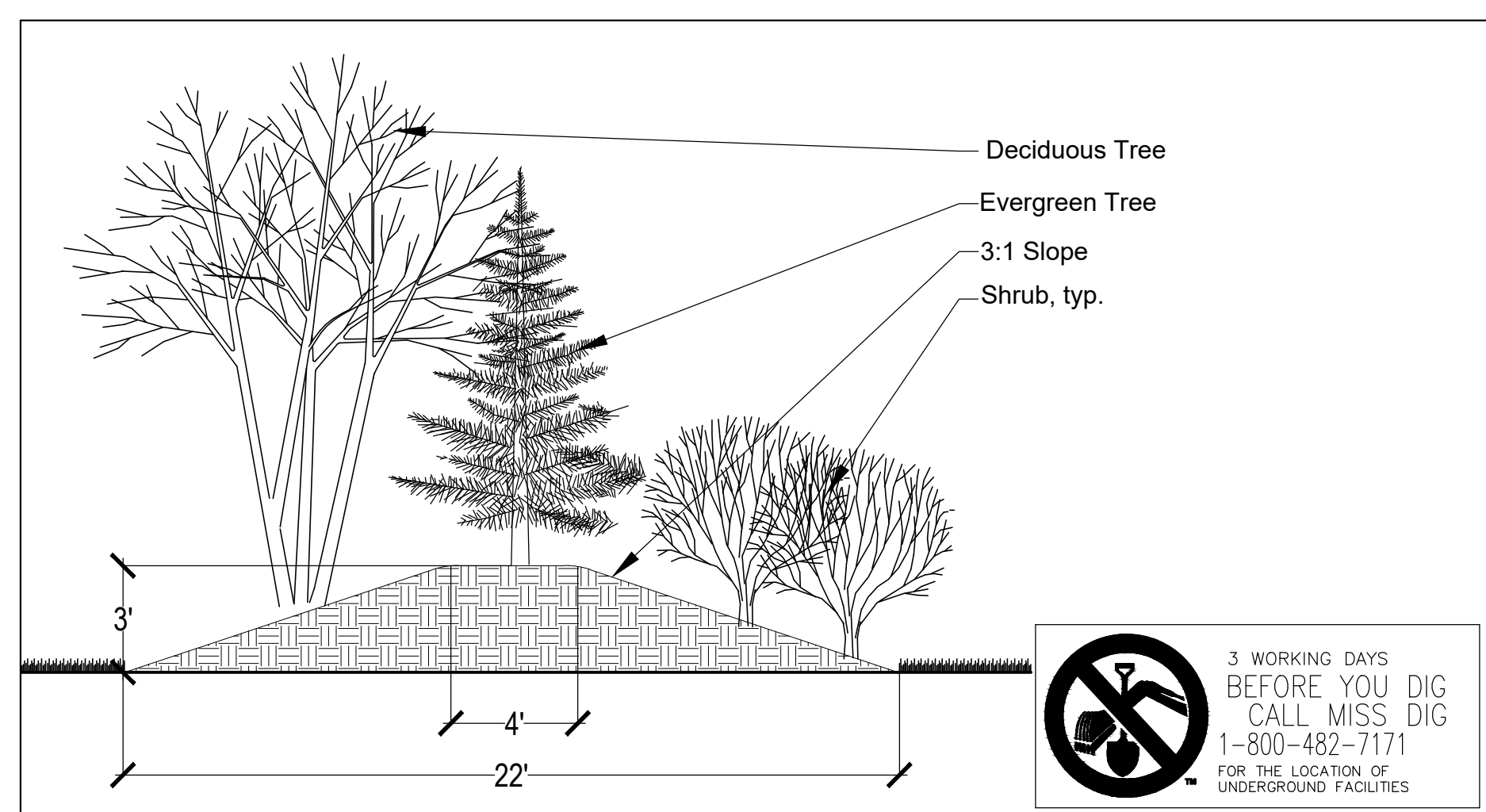
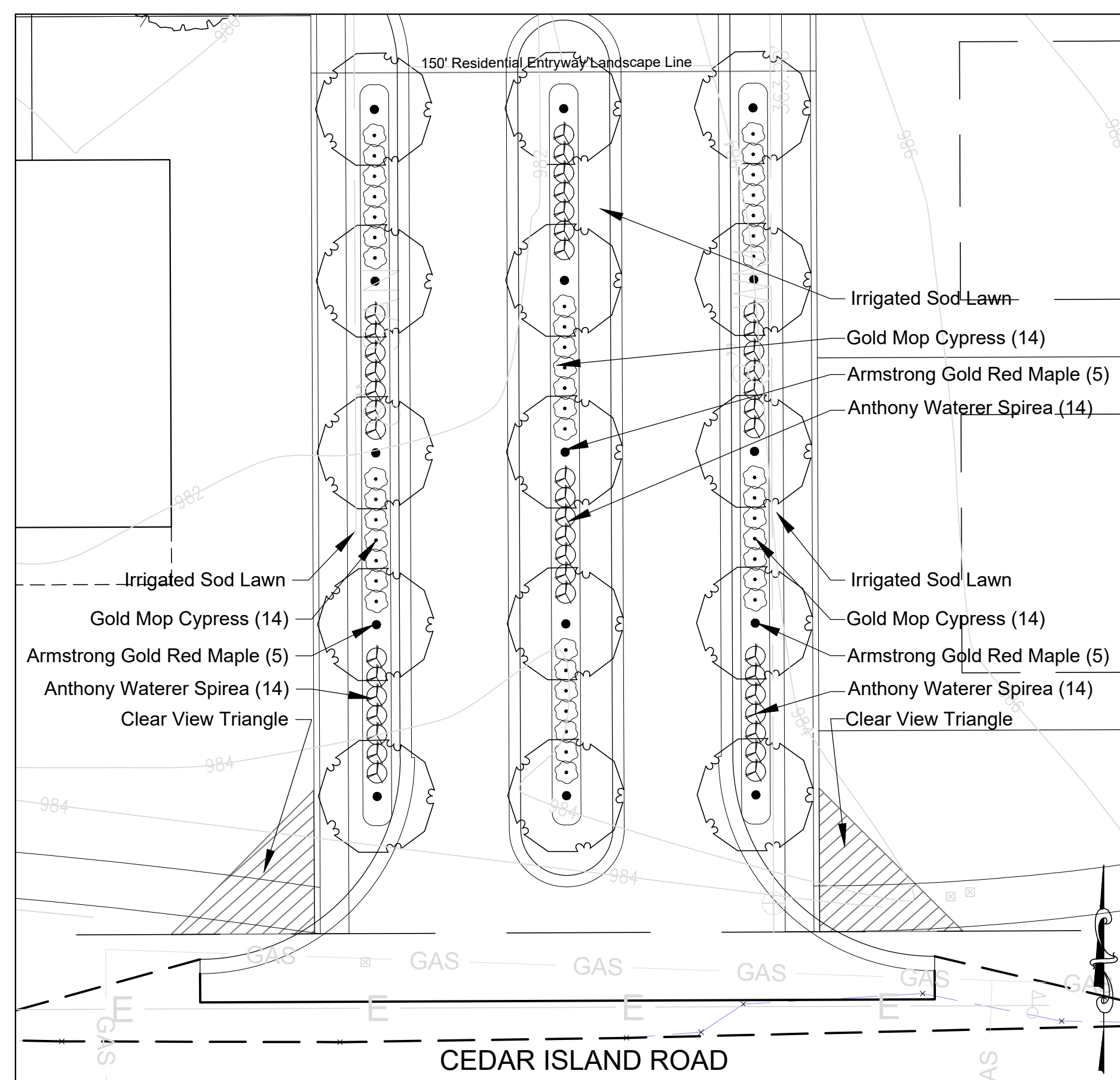
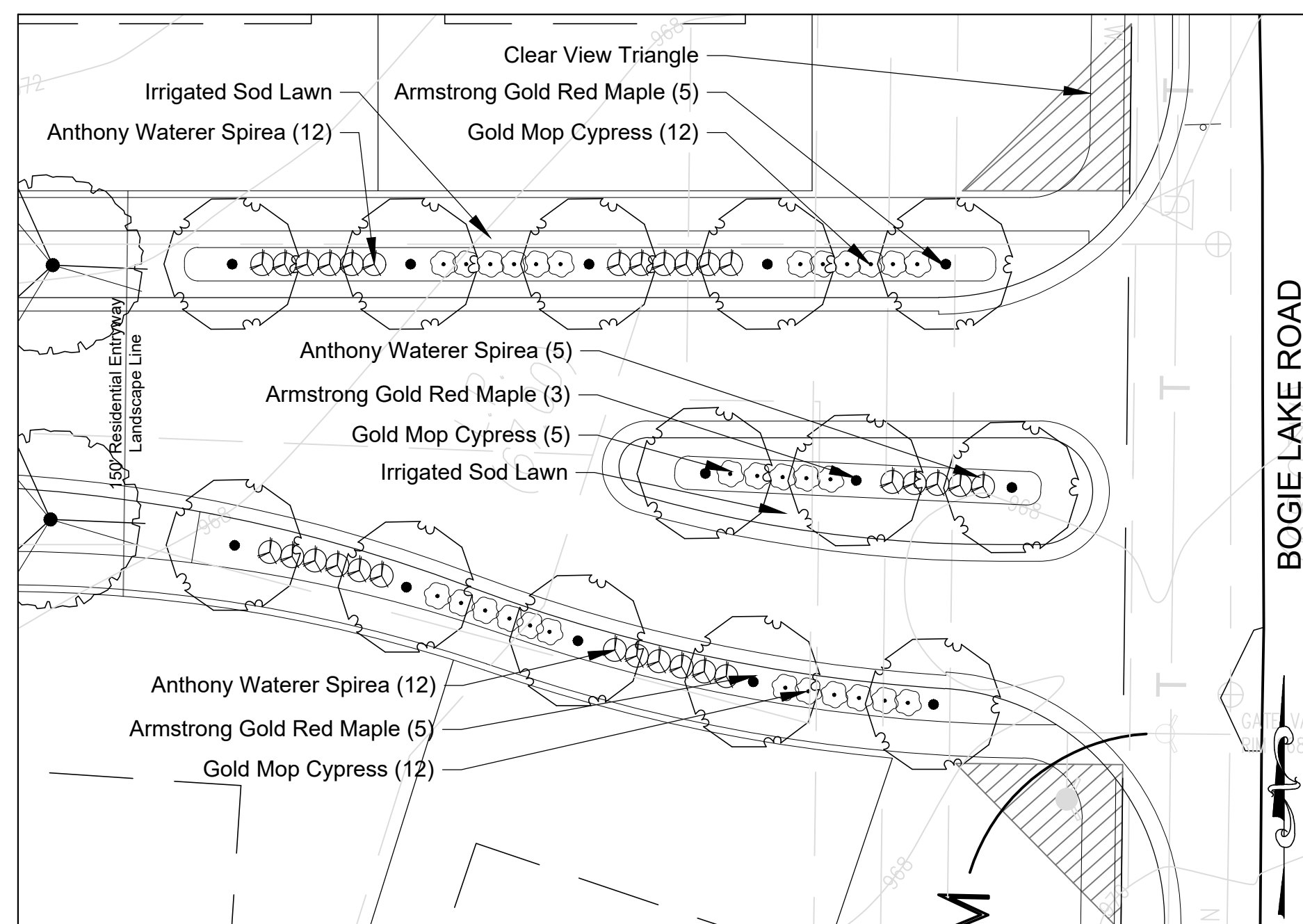
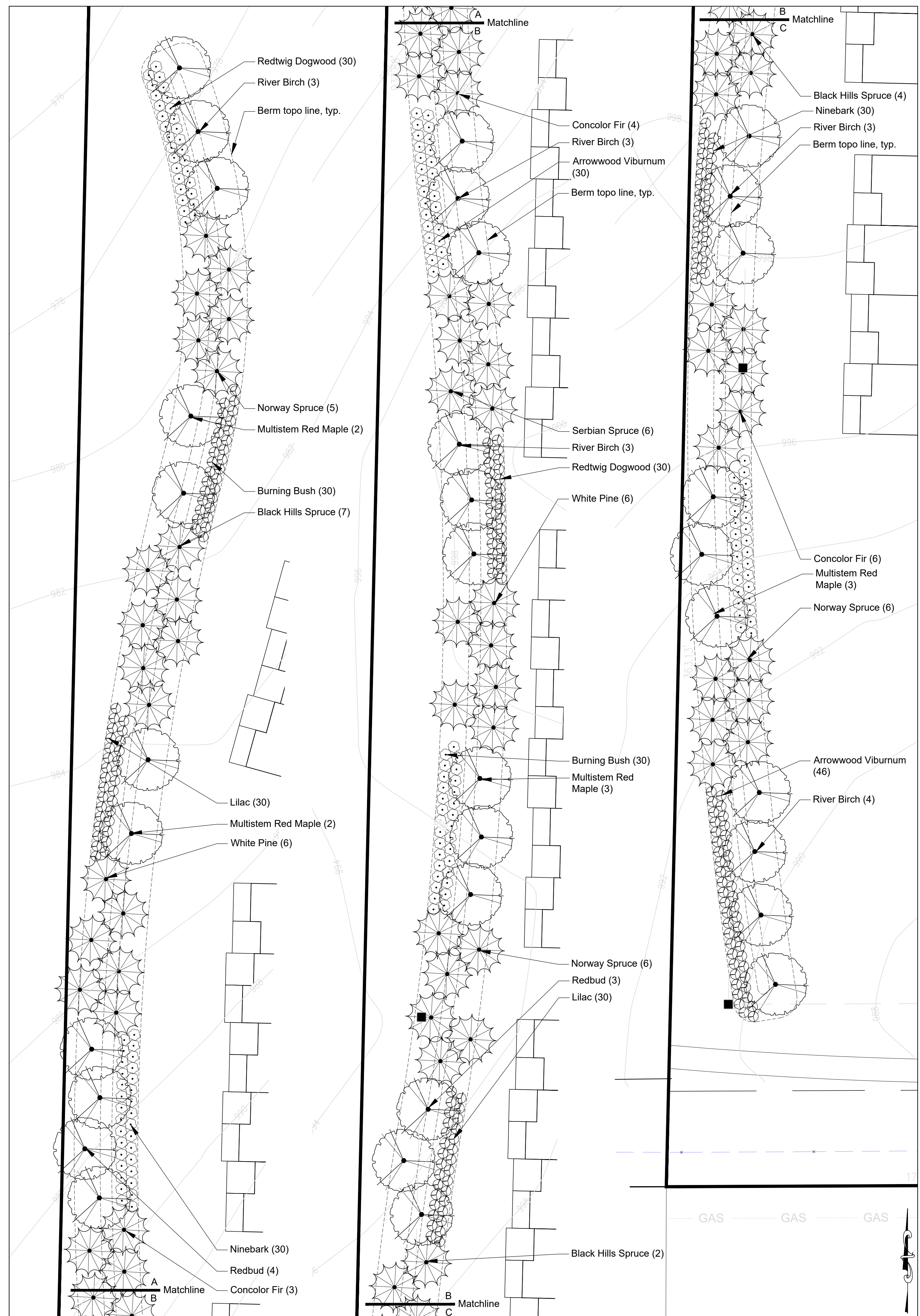
**Street Tree Requirement :**

Required: 1 tree per 60' (both sides of road) or 2 trees per lot, whichever is greater.  
 4921 lf street / 60 = 83. 83 x 2 (each side of road) = 166 trees.  
 Provided: 171 trees.

\*See Sheet L-2 for additional landscape requirements.







**Residential Entranceway Landscape Requirement :**

Area of Coverage: First 150' of Entrance Drive  
 Requirement: 1 tree and 3 shrubs per each 300sf of area

**Bogie Lake Road Entrance :**

**North Side of Bogie Lake Road :**  
 Area: 1,445sf  
 1,445 / 300 = 4.81  
 Trees: 5 x 1 = 5  
 5 Trees Required  
 5 Trees Provided  
 Shrubs: 5 x 3 = 15  
 15 Shrubs Required  
 24 Shrubs Provided

**South Side of Bogie Lake Road :**  
 Area: 1,466sf  
 1,466 / 300 = 4.88  
 Trees: 5 x 1 = 6  
 5 Trees Required  
 5 Trees Provided  
 Shrubs: 5 x 3 = 15  
 15 Shrubs Required  
 24 Shrubs Provided

**Bogie Lake Road Entrance Island:**  
 Area: 947 sf  
 947 / 300 = 3.15  
 Trees: 4 x 1 = 4  
 4 Trees Required  
 3 Trees Provided  
 Shrubs: 4 x 3 = 12  
 12 Shrubs Required  
 10 Shrubs Provided

**Cedar Island Road Entrance :**

**East Side of Cedar Island Road :**  
 Area: 1,493sf  
 1,493 / 300 = 4.97  
 Trees: 5 x 1 = 5  
 5 Trees Required  
 5 Trees Provided  
 Shrubs: 5 x 3 = 15  
 15 Shrubs Required  
 28 Shrubs Provided

**West Side of Cedar Island Road :**  
 Area: 1,497sf  
 1,497 / 300 = 4.99  
 Trees: 5 x 1 = 5  
 5 Trees Required  
 5 Trees Provided  
 Shrubs: 5 x 3 = 15  
 15 Shrubs Required  
 28 Shrubs Provided

**Cedar Island Road Entrance Island:**  
 Area: 2,815 sf  
 2,815 / 300 = 9.38  
 Trees: 10 x 1 = 10  
 10 Trees Required  
 5 Trees Provided  
 Shrubs: 10 x 3 = 30  
 30 Shrubs Required  
 28 Shrubs Provided

**Screening Requirement between uses :**

**North Property Line :**

Required: Land Form Buffer (A-2): 3' berm with min. 2' wide crown and max. 3:1 slope. 20' wide. 1 large deciduous tree, 1 large evergreen tree and 8 shrubs per 30'.  
 Provided: Existing trees and woods to remain and serve as required screening.

**South Property Line :**

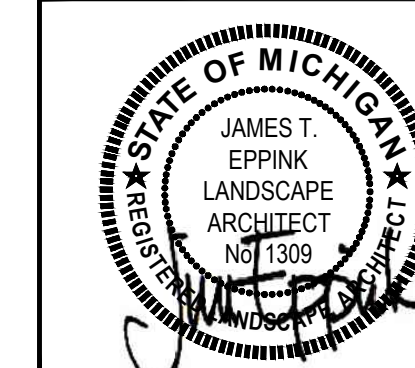
Required: Greenbelt (E): 20' wide. 1 large deciduous or evergreen tree and 8 shrubs per 30'.  
 Provided: Existing trees and woods to remain and serve as required screening.

**West Property Line :**

Required: Land Form Buffer (A-2): 3' berm with min. 2' wide crown and max. 3:1 slope. 20' wide. 1 large deciduous tree, 1 large evergreen tree and 8 shrubs per 30'.  
 1,297 sf / 30 = 43.23  
 44 large evergreen trees, 44 large deciduous trees and 346 shrubs.  
 Provided: 3' berm with 4' crown width. 3:1 slope, 22' wide. 62 large evergreen trees, 33 large deciduous trees, 346 shrubs.

**East Property Line :**

Required: Greenbelt (E): 20' wide. 1 large deciduous or evergreen tree and 8 shrubs per 30'.  
 810 sf / 30 = 27.0  
 27 large evergreen/deciduous trees and 216 shrubs.  
 Provided: 20' wide greenbelt. 27 large evergreen/deciduous trees and 216 shrubs. Due to utility easements along property line, plantings are located around detention basin.



**J EPPINK PARTNERS, INC**  
 Urban Design Studio  
 Landscape Architecture  
 Traditional Town Planning  
 27 Squirrel Road  
 Suite 104  
 Auburn Hills, MI 48326  
 248.922.0789

The ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented by this drawing have been developed for the exclusive use of the specified project and are the sole property of J EPPINK PARTNERS, INC. Any conveyance or disclosure of the ideas or design concepts or use of any graphically displayed arrangements of their components shall be at the discretion of and only through the expressed written consent of J EPPINK PARTNERS, INC.  
 © 2025 J EPPINK PARTNERS, INC

Project:  
**Tullymore Developments**  
 Bogie Lake Road  
 White Lake Township, MI

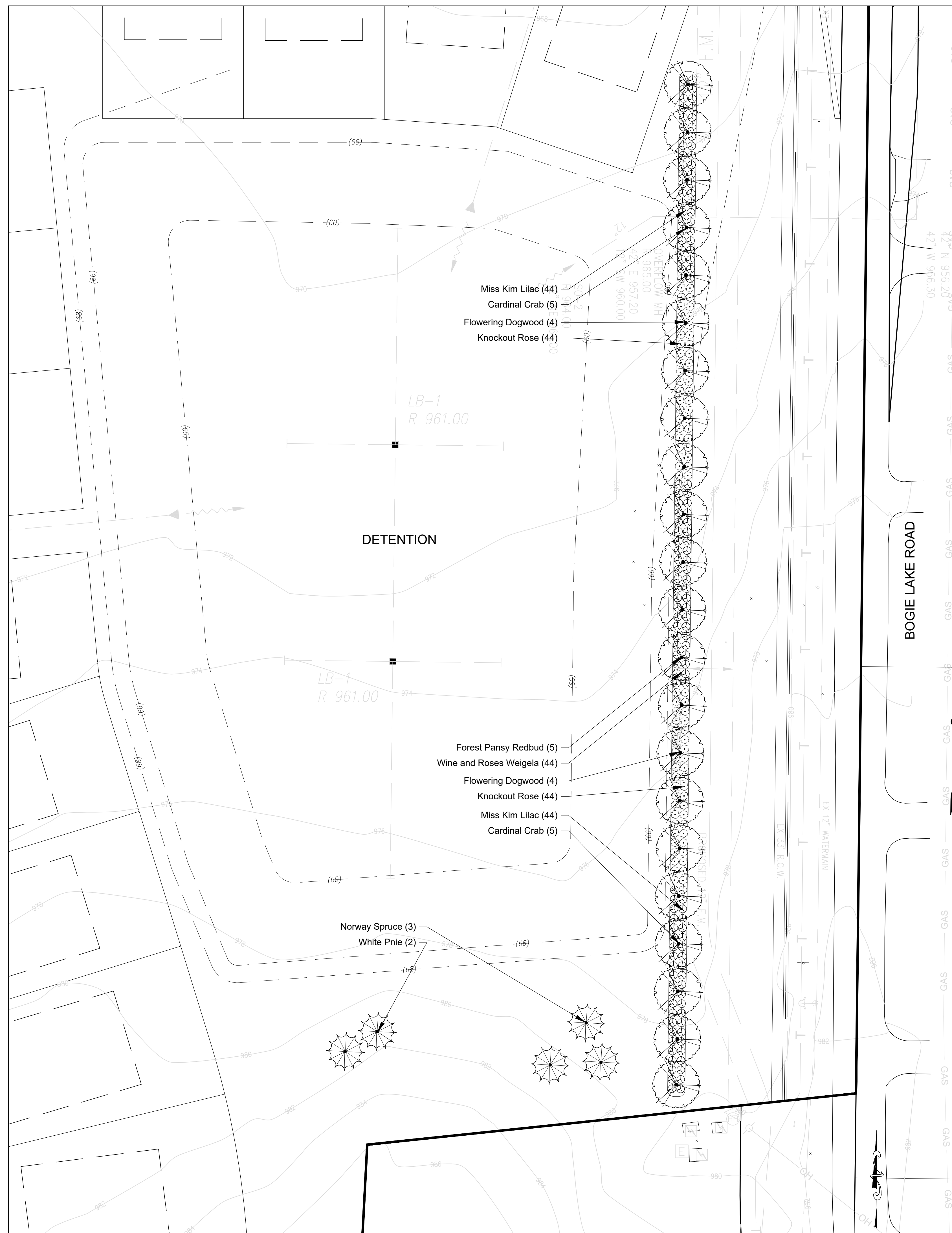
Owner:  
**PH Homes**  
 8255 Cascade Ave  
 Suite 110  
 Commerce Twp, MI 48382  
 248-242-6838

Sheet:  
**Landscape Plan-Entrance and Screening Areas**

Issues / Revisions  
 Submission 2-26-25

Drawn by:  
 Checked By:  
**JTE**  
 Date:  
**January 26, 2025**  
 Scale:  
**As Noted**

Not for Construction  
 Sheet  
**L-2**



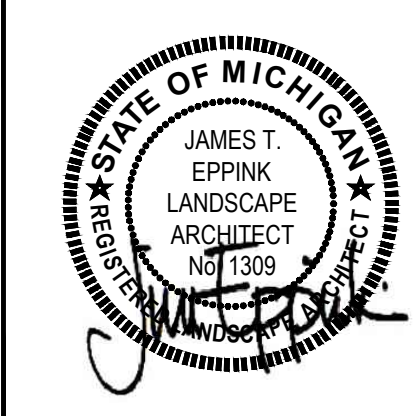
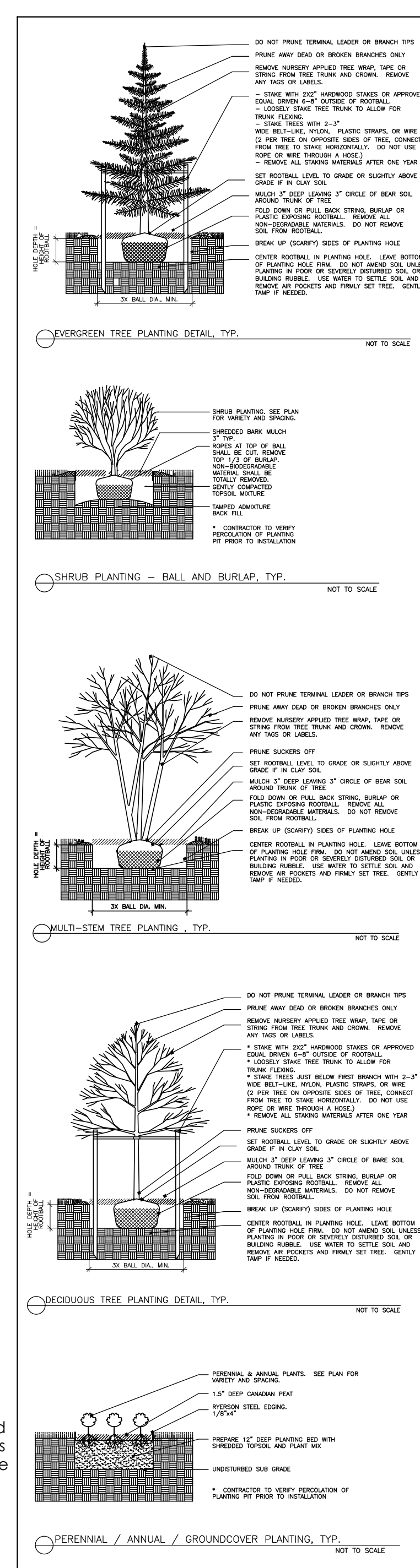
PLANT DATA TABLE :

QTY.	DESCRIPTION	NOTES
13	Abies concolor Concolor Fir, 8'	B&B
28	Acer freemanii Autumn Blaze Red Maple, 3" cal.	B&B
4	Acer platanoides 'Crimson King' Crimson King Maple, 3" cal.	B&B
4	Acer rubrum Red Maple, 3" cal.	B&B
10	Acer rubrum Clump Red Maple, 10-12'	B&B multi-stem
28	Acer rubrum 'Armstrong Gold' Armstrong Gold Red Maple, 3" cal.	B&B
34	Acer saccharum 'Autumn Fiesta' Autumn Fiesta Sugar Maple, 3" cal.	B&B
16	Betula nigra River Birch, 10-12"	B&B multi-stem
7	Cercis canadensis Eastern Redbud, 8'	B&B multi-stem
5	Cercis canadensis 'Forest Pansy' Forest Pansy Redbud, 2.5' cal.	B&B
71	Chamaecyparis 'Gold Mop' Gold Mop Cypress, 5 gal.	Container
8	Cornus florida Flowering Dogwood, 2.5" cal.	B&B
60	Cornus sericea Redtwig Dogwood, 5 gal.	Container
60	Euonymus alatus Burning Bush, 30"	Container
23	Ginkgo biloba Ginkgo Tree, 3" cal.	B&B
10	Malus 'Cardinal' Cardinal Crab, 2.5" cal.	B&B
60	Physocarpus opulifolius Ninebark, 5 gal.	Container
20	Picea abies Norway Spruce, 8'	B&B
13	Picea glauca 'Densata' Black Hills Spruce, 8'	B&B
6	Picea omorika Serbian Spruce, 8'	B&B
14	Pinus strobus White Pine, 8'	B&B
5	Platanus x acerifolia London Plane Tree, 3" cal.	B&B
3	Quercus bicolor Swamp White Oak, 3" cal.	B&B
19	Quercus macrocarpa Bur Oak, 3" cal.	B&B
4	Quercus rubra Red Oak, 3" cal.	B&B
88	Rosa 'Knockout' Knockout Rose, 3 gal.	Container
71	Spirea japonica 'Anthony Waterer' Anthony Waterer Spirea, 3 gal.	Container
88	Syringa patula 'Miss Kim' Miss Kim Lilac, 5 gal.	Container
60	Syringa vulgaris Common Lilac, 5 gal.	Container
42	Tilia cordata 'Greenspire' Greenspire Linden, 3" cal.	B&B
25	Ulmus americana 'Princeton' Princeton Elm, 3" cal.	B&B
76	Viburnum dentatum Arrowwood Viburnum, 5 gal.	Container
44	Weigela florida 'Wine and Roses' Wine and Roses Weigela, 5 gal.	Container

PLANTING NOTES :

- Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make themselves familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities or structures.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall immediately be brought to the attention of the Owner's Representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's Representative. Failure to make such discrepancies known will result in contractor's responsibility and liability for any changes and associated costs.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations.
- Contractor shall provide and maintain positive surface drainage.
- Contractor shall be responsible for any existing materials that are damaged during construction.
- See Plant & Material List and Planting Details for planting requirements, materials and execution.
- All trees shall have a clay loam or clay root ball. Trees with sand root balls will not be accepted.
- All tree varieties and substitutions, or deviations to the landscape plan must be approved prior to installation. Any plant material delivered to site not previously approved may be rejected and are the sole responsibility of the contractor.
- The contractor shall "water in" and fertilize all plants immediately after planting.
- Contractor shall install 3" depth Shredded Hardwood Mulch in all shrub and tree planting beds. Peat Moss is to be installed in all perennial flower area. Such beds shall have no shredded mulch, typ.
- The contractor shall guarantee and maintain all trees, shrubs, ground cover and other plant materials for two years from the date of installation, including labor and removal and disposal of dead material.
- All plant material shall be grade 1 northern nursery grown from a local source. All trees and plant material shall meet the current standards of the American Society of Nurseryman.
- Contractor shall adhere to all soil erosion prevention methods as directed by the Municipal Ordinance including maintaining silt fencing and ensuring that soil, silt and other debris is prevented from leaving site or entering area drains, sewer inlets, creeks or natural areas.
- Contractor shall protect existing irrigation system throughout construction, and shall modify the existing irrigation system as needed to ensure that all lawn and landscape areas within the project area receive irrigation coverage, and that the system operates correctly and efficiently. Contractor shall also install a rain detection and shut-off sensor onto the system.
- Trees shall not be installed closer than 4' from a property line.
- Contractor shall ensure that a 25' clear vision zone is maintained at each intersection as depicted, and must ensure that no limbs or obstructions exist between the grade and 8' above the grade within this zone.

PLANTING DETAILS :



**J EPPINK PARTNERS, INC**  
Urban Design Studio  
Landscape Architecture  
Traditional Town Planning  
27 Squirrel Road  
Suite 104  
Auburn Hills, MI 48326  
248.922.0789

The ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented by this drawing have been developed for the exclusive use of the specified project and are the sole property of J EPPINK PARTNERS, INC. Any conveyance or disclosure of the ideas or design concepts or use of any graphically displayed arrangements of their components shall be at the discretion of and only through the expressed written consent of J EPPINK PARTNERS, INC.  
© 2025 J EPPINK PARTNERS, INC

Project:  
**Tullymore Developments**  
Bogie Lake Road  
White Lake Township, MI

Owner:  
**PH Homes**  
8255 Cascade Ave  
Suite 110  
Commerce Twp, MI 48382  
248-242-6838

Sheet:  
**Landscape Plan-Detention Area. Notes and Details**

Issues / Revisions  
Submission 2-26-25

Drawn by:  
Checked by:  
**JTE**

Date:  
**January 26, 2025**

Scale:  
**As Noted**

Not for Construction

Sheet:  
**L-3**

