

WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: March 10, 2025

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, Community Development Director

SUBJECT: Elizabeth Trace



Mr. Craig Piasecki, with PH Homes, recently purchased the undeveloped portion of the Elizabeth Trace condominium project that began in 2004. After building roughly half of the units, the original developer halted construction, and the westerly portion of that project, slated for 27 additional units, has been vacant ever since. Mr. Piasecki is now seeking approval to finish the project, with 26 slightly larger units that they feel are more marketable at this point. While our office does not object to the proposed unit type, the size and configuration of the new units, along with some changes to the Zoning Ordinance over the years, has triggered the need for revised site plan approvals and several variances from the Zoning Board of Appeals (ZBA).

On March 6th the Planning Commission considered the revised site plan for Elizabeth Trace and granted their approval, subject to Township Board and ZBA approvals, as well as some additional conditions and architectural requirements. Those specific conditions and requirements can be found within the attached review letters and draft minutes of the Planning Commission meeting.

Please find attached the package of information that was included in the Planning Commission's March 6th meeting packet, as well as the draft minutes of that meeting. I look forward to reviewing this matter with you on March 18th. Please contact me if you have any questions.

Thank you.

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT**

DATE: March 10, 2025

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

SUBJECT: Elizabeth Trace
Property described as parcel number 12-26-204-038, on the south side of Elizabeth Lake Road and east of Union Lake Road, consisting of approximately 10.28 acres.
Request: **Preliminary site plan approval**

The above request is now ready for Township Board Consideration. The matter was considered by the Planning Commission at their regular meeting on March 6, 2025, at which time the **Planning Commission recommended approval** of the preliminary site plan and **concurrently approved the final site plan** (subject to the Board approving the preliminary site plan and being granted ZBA approvals). The request is now ready to be considered by the Township Board.

Please find enclosed the following related documents:

- Memo
- Draft minutes from the Planning Commission meeting held on March 6, 2025.
- Review letter prepared by Michael Leuffgen, Township Engineer, February 20, 2025.
- Review letter prepared by Matteo Passalacqua, Planning Consultant, dated February 20, 2025.
- Review letter prepared by Jason Hanifen, Fire Marshal, dated February 19, 2025.
- Preliminary/final site plan and elevations.

Please place this matter on the next available Township Board agenda. Do not hesitate to contact me should you require additional information.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
MARCH 6, 2025**

CALL TO ORDER

Chairperson Carlock called the meeting to order at 6:30 P.M. She then led the Pledge of Allegiance.

ROLL CALL

Present:

T. Joseph Seward
Merrie Carlock, Chairperson
Scott Ruggles, Township Board Liaison
Mona Sevic
Robert Seeley, Vice Chair
Debby Dehart

Absent:

Pete Meagher

Others:

Sean O'Neil, Community Development Director
Dave Hieber, Assessor
Andrew Littman, Staff Planner
Mike Leuffgen, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF THE AGENDA

MOTION by Commissioner Seward, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

APPROVAL OF MINUTES

A. January 16, 2025

MOTION by Commissioner Seeley seconded by Commissioner Seward to approve the minutes as presented. The motion carried with a voice vote: (6 yes votes).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

A. **Zoning Ordinance Amendment - Article 5.0 Site Standards**

Director O'Neil stated that there is a demand for taller accessory structures on the north end of the Township. The amendment would apply only to two-acre or bigger lots zoned SF or AG.

Chairperson Carlock opened the public hearing at 6:35 P.M. Seeing none, she closed the public hearing at 6:36 P.M.

MOTION by Commissioner Seward, seconded by Seeley to recommend approving the amendment to Zoning Ordinance No. 58, Article 5.7 - Accessory Buildings or Structures in Residential Districts to the Township Board. The motion carried with a voice vote: (6 yes votes).

NEW BUSINESS

A. PA116 Farmland and Open Space Preservation

Trustee Ruggles stated he had a few properties of his own enrolled in the public act. There is no effect on the Township. Assessor Heiber said the Oakland Conversation District has given pre-approval, so the Planning Commission will need to approve the request. Then, the Township Board will consider the request and, if approved, send it to the Oakland Conservation District for final approval.

MOTION by Commissioner Seeley, seconded by Commissioner Sevic to approve PA 116 Farmland and Open Space Preservation for the property located at 3049 Steeple Hill Road, contingent on Oakland Conservation District approval. The motion carried with a voice vote: (6 yes votes).

B. Elizabeth Trace

Identified as parcel number 12-26-204-038, located on the south side of Elizabeth Lake Road, east of Union Lake Road, consisting of 10.28 acres.

Request: **Amended preliminary and final site plan approvals**

Applicant: PH Homes

Director O'Neil briefly reviewed the applicant's request. The original approval of the Elizabeth Trace development was granted in 2004. He said the current applicant will be changing the floorplan of the proposed units but is largely trying to match the existing units with similar colors and materials. He said the current residents of Elizabeth Trace are favorable to the development being completed.

Mr. Leuffgen reviewed his letter. He noted a hold harmless agreement would need to be in place to protect the Township from potential work that the Township might need to do in stormwater easements.

Jim Eppink, 27 South Squirrel, was present to represent the applicant. He said the intention is to complete the neighborhood and modernize it. The new buildings will be 2' wider than the existing buildings. 26 units are being proposed. The patios will be located in a private storm sewer easement, and the HOA will ultimately maintain it. He didn't foresee issues in maintaining the storm sewer. The conflict with the patio is regulated to the concrete patios only, not the buildings themselves. Some of the units will have ejector pumps that will be privately maintained. He said he is willing to work with DPS to make sure they are satisfied with the condition of the stormwater sewer and will be entering into all the necessary easement agreements. A handful of variances will be requested, and are most likely caused due to new ordinance standards being applied to an existing older development.

Commissioner Seeley stated that the sidewalk is a must, and there is a property to the west of the site that will be connected to the sidewalk eventually. Mr. Eppink said he understood.

Tom Gizoni, 46892 West Rd #109, said the right of way in the area is tight with extensive landscaping. There is a large wetland system northeast of the site that will require 250' of boardwalk.

Commissioner Carlock asked if the wetland was on the subject property. Mr. Gizoni confirmed., and said constructing a sidewalk would be a challenge.

Commissioner Seward stated he did not like the straight flat rooflines in the front of the property. Mr. Eppink presented elevations. Commissioner Carlock said she wanted to see more brick on the buildings to be consistent with the existing buildings.

Commissioner Dehart asked if there would be bedrooms on the first floor. Mr. Eppink said the bedrooms are on the second floor, and the daytime living space is on the first floor. There will be basements. The price point will be somewhere around the upper \$300,000.

Commissioner Seward said he did not like the vinyl siding on the ends of the buildings. Mr. Eppink said he wanted to provide a modern living space and was constrained by setbacks and easements. The front exterior was articulated, and the interior living space was maximized.

The Planning Commission stated that the rear of the proposed buildings is not as aesthetically pleasing as the front of the buildings. They suggested a few cantilevers in the back over the windows. Director O'Neil said the Planning Commission can give the applicant guidance and it will be worked on within the Planning Department.

Commissioner Seeley restated the importance of a sidewalk surrounding the site.

MOTION by Commissioner Seeley, seconded by Commissioner Sevic, to recommend approval of the amended preliminary site plan to the Township Board for Elizabeth Trace, identified as parcel number 12-26-204-038, subject to sidewalk installation along the entire manicured portion of the right of way, and for the applicant to investigate a sidewalk being done on the east and to install the sidewalk (if it is a simple sidewalk), 6' brick on the rear of the building, and the additional bump-outs/dormers on the rear of the buildings, and all other variances agreed to. The applicant shall work with the Planning Department for additional details. The motion carried with a roll call vote: (6 yes votes). (Sevic/yes, Ruggles/yes, Carlock/yes, Seward/yes, Seeley/yes, Dehart/yes).

MOTION by Commissioner Seeley, seconded by Commissioner Ruggles to approve the final site plan for Elizabeth Trace, identified as parcel number 12-26-204-038, subject to the applicant addressing all comments in the preliminary site plan motion, approval of the preliminary site plan by the Township Board, and approval of all variances from ZBA. The motion carried with a roll call vote: (4 yes votes). (Seeley/no, Dehart/yes, Seward/no, Carlock/yes, Sevic/yes, Ruggles/yes).

CONTINUING BUSINESS

None.

OTHER BUSINESS

A. Conceptual review/discussion - Bogie Lake Road & Cedar Island Road

Director O’Neil briefed the Planning Commission on the site’s history and the applicant’s intended use. A conceptual site plan was presented.

Jim Eppink, on behalf of the applicant, said the entrance could be paved. Three different product types are being considered.

Commissioner Seward asked Mr. Eppink how the project fits into the Master Plan. He stated that the project is better than acre lots, and its proximity to the school campus will bring more families to the Township.

The Planning Commission shared their concerns regarding density, sidewalk connections, and community benefits.

Mary Earley, 5925 Pine Ridge Court, said the project’s density is too much.

LIAISON'S REPORT

Commissioner Ruggles said the Phase 1 bid for Stanley Park to Cortis Brothers. Construction is scheduled to begin in April. The Board decided to move forward with the \$500,000 match for Stanley Park Phase 2 construction.

The February ZBA meeting was canceled.

Parks and Rec will hold a public hearing on Saint Patrick’s Day to hear opinions on the elements for Stanley Park Phase 2.

DIRECTOR'S REPORT

Director O’Neil stated repair is ongoing to the damaged light poles on Elizabeth Lake Road. The Civic Center construction is moving along. The Avalon project is looking to secure easements from the Huron Valley School District. White Lake Motors is looking to resubmit its site plans and concurrently submit them for preliminary and final site plan approval.

NEXT MEETING DATE: March 20, 2025 & April 3, 2025

ADJOURNMENT

MOTION by Commissioner Seeley, seconded by Commissioner Dehart, to adjourn at 8:50 P.M. The motion carried with a voice vote: (6 yes votes).

Director's Report

Project Name: Elizabeth Trace
 Description: Amended preliminary and final site plan approval
 Date on Agenda this packet pertains to: March 6, 2025

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

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on comments from staff & consultants
Mike Leuffgen	DLZ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 02/20/25
Matteo Passalacqua	Carlisle Wortman Associates, Inc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 02/20/25
Jason Hanifen	WLT Fire Marshal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 02/19/25



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

February 20, 2025

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

RE: Elizabeth Trace- Preliminary and Final Site Plan Review – 2nd Review

Ref: DLZ No. 2545-7861-01

Design Professional: Alpine Engineering, Inc.

Dear Mr. O' Neil,

Our office has performed a Preliminary and Final Site Plan review for the above-mentioned revised plan dated January 31, 2025. The plans were reviewed for feasibility and conformance with the Township Engineering Design Standards.

General Site Information

This 10.286 acre site is located on the south side of Elizabeth Lake Road and east of Union Lake Road.

Site Improvement Information:

- Construction of remaining condominium buildings: Two 5-plex buildings at 5,700 square foot each; Four 4-plex buildings at 4,560 square foot each.
- Each unit shall have a garage and two parking spaces per unit.
- Overflow parking areas and street are existing.
- Water and sanitary sewer service are existing.
- Storm water management facilities are existing.

The following items should be noted with respect to Planning Commission review:

Please note that comments from our January 21, 2025 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

- a) *The plan proposes patios to encroach in areas where there is existing storm sewer and likely storm sewer easements, although the Exhibit B to the Master Deed does not show easements for the storm sewer. We note that the existing Master Deed (Article VI, Section 12) allows for patios at the rear of the units and that patios were constructed with the previously installed units. The previous plan sets do not appear clear regarding the intent for patios, but the patios have been constructed with the existing units consistent with the Master Deed and are likely within the influence of existing storm sewer. Township engineering design standards require 10 feet minimum separation between storm sewers and buildings or a distance that would allow a 1:1 slope to the base of the foundation, whichever is greater. It is not clear that this restricts the proximity to a patio, however the Township may wish to require a license agreement or hold harmless agreement for patios installed within a storm sewer easement. Alternatively, the storm sewers may be able to be relocated to be away from influence of the patios. We defer further comment to Township DPS. **Comment remains. The applicant has indicated the intent to sign a hold harmless agreement with the Township regarding placement of patios within the influence of the existing storm sewer. We continue to defer to the DPS regarding this item.***
- b) *Units 61-63 and 65 propose patios in existing 10' and 12' wide DTE easements; Does the easement allow placement of patios within the DTE easement? A legal opinion should be provided by the applicant's attorney supporting this activity. **Comment partially addressed. The applicant has noted that DTE has no issue with encroachment of patios within the existing DTE easement. Applicant noted an 'attached DTE email;' however, our office did not receive a copy of this email. Please provide for project record.***
- c) *It appears that the proposed sanitary lead and cleanouts for Units 47-49 slightly encroach into the existing DTE easement. Work within the easement will be likely during construction of the leads and cleanouts. In addition, The proximity of sanitary lead and cleanout construction to the existing DTE easements for Units 54-55 and 61-64 will also likely require work within the DTE easements. Permission from DTE will be required for this work. **Comment partially addressed. The applicant has noted that DTE has no issue with encroachment of patios within the existing DTE easement. Applicant noted an 'attached DTE email;' however, our office did not receive a copy of this email. Please provide for project record.***
- d) *The following existing overflow parking spaces do not appear to meet the minimum width requirement of 9' per Township Zoning Ordinance 5.11Q: 1) Two spaces next to Unit 61; 2) Northernmost parking space near Unit 68. In addition, it is not clear the intent regarding paving and (re) striping for all the overflow parking areas on the plan. Some overflow areas are paved and the paving(example: near Unit 73- existing concrete) is in disrepair. Other areas are grassed but have existing sidewalk adjacent to them (example: near Units 61 and 68 respectively). Please clarify the proposed intent. **Comment Addressed. The plan revisions clarify the intent to pave the parking areas that were previously grass.***
- e) *We defer to the Township as to whether any of the existing overflow parking spaces are required to be reserved/paved/striped as ADA spaces. **Comment partially addressed. The overflow space adjacent to Unit 72 is now designated as an ADA space and appears to be dimensionally sufficient.***
-

Please provide proposed dimensions and grading to demonstrate ADA compliance at the time of Final Engineering Plan submittal.

- f) *Note 5 on plan sheet 3 indicates that “Basement Grinder Pumps will be required to service basement plumbing where required”. We assume these will be privately owned and maintained ejector pumps installed within the units due to the basement finished floor (BFF) elevations for all proposed units being lower than the proposed sanitary sewer lead inverts for each unit. Please confirm. **Comment addressed. Applicant has confirmed that grinder pumps shall be privately owned and maintained.***
- g) *Is the existing storm system and detention basin in good condition and does the basin have the capacity specified on the original design plans? For reference, Article IV, Section 3(d) of the Master Deed discusses the requirement for the Association to maintain the storm system. **The applicant states the storm sewer system is functioning properly, will any additional investigation or information be required by the Township?***
- h) *Is there an existing Stormwater Maintenance Agreement? If so, please provide a copy of this. If there is not an existing agreement, we defer to the Township DPS as to whether such agreement shall be required per current ordinance requirements. **Comment remains. The applicant acknowledges that there is not a stormwater maintenance agreement and that they will enter into such agreement.***
- i) *The grading was reviewed for general conformance with Township requirements. A more detailed review shall be conducted on the Final Engineering Plan. **Comment remains.***
- j) *Sheet L-1- Proposed tree planting horizontal separation relative to water service leads shall be maximized. In addition, there are several areas where trees are proposed to be planted directly over water service lines (example Unit 61). Please relocate trees accordingly.*

Required Permits and Approvals

The following permits and approvals will be required:

1. SESC permit from OCWRC
2. Permission from White Lake Township for any work within the existing watermain or sanitary sewer easements.
3. Permission from DTE for work within existing easements.
4. Executed Stormwater Maintenance Agreement and exhibit. We defer to the Township DPS regarding this item.

Recommendation

There are a few items referenced above that require concurrence from the Township and a few that can be further clarified on the final engineering plan submittal. DLZ recommends approval of the Preliminary and



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Elizabeth Trace- PSP and FSP Review.02

February 20, 2025

Page 4 of 4

Final Site Plans subject to Township concurrence of above items, and subject to resolving remaining review comments with future Final Engineering Plan submittal set(s).

Please feel free to contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

cc: Andrew Littman, Community Development, *via email*
Matteo Passalacqua, Carlisle Wortman, *via email*
Hannah Kennedy-Galley, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*

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Carlisle | Wortman
ASSOCIATES, INC.

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

February 20, 2025

**Combined Preliminary – Final Site Plan Review
for
White Lake Charter Township, Michigan**



Applicant:	PH Homes, Inc.
Project Name:	Elizabeth Trace
Plan Date:	December 20, 2024
First Revision:	January 31, 2025
Location:	South of Elizabeth Lake Road Parcel ID: 12-26-204-038
Action Requested:	Preliminary – Final Site Plan Combined Approval

PROJECT NARRATIVE

The applicant is requesting preliminary and final site plan approval to complete an existing multi-family condominium development along Elizabeth Lake Road, east of Union Lake Road. The site currently has nineteen (19) single family attached units within four (4) buildings. Forty-five (45) bedrooms are currently provided. Units provide two (2) and three (3) bedroom layouts. The first phase was approved in 2004.

The application to complete the development proposes an additional six (6) buildings, twenty-six (26) units, and seventy-eight (78) bedrooms. All new units are proposed to be three (3) bedrooms. If approved, the total number of units will be forty-five (45) units and one hundred twenty-four (124) bedrooms.

Attached single-family residential is a permitted use in RM-1.

Phase two of the development is similar to what was proposed and approved in 2004 with the exception of proposed elevations. Final site plan approval is valid for two years. This review notes deficiencies in the second phase that were otherwise permitted or approved during the original review. The likely cause for these deficiencies is amended zoning standards over the past twenty (20) years. These items are noted as required waivers or variances in this report.

Combined preliminary – final condominium site plans are reviewed by the Planning Commission. Planning Commission shall then make a recommendation to the Township Board of approval, approval with conditions or denial.

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

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

Items to be Address: None

SITE DESCRIPTION

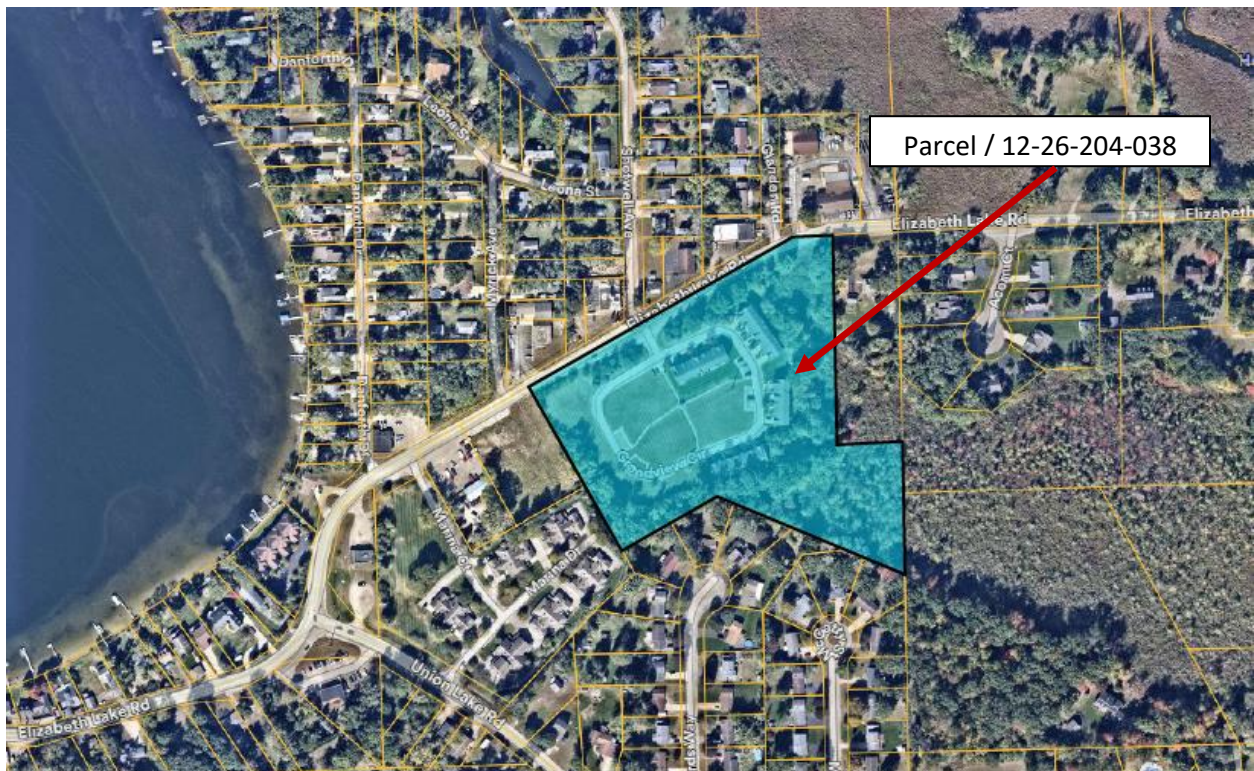
Lot Area: 10.286 gross acres

Frontage: Approx. 864.94 feet along Elizabeth Lake Road.

Address: Grandview Circle (individual addresses TBD)

Current Use: Single Family Attached Residential

Aerial image of the site



Source: NearMap October 6, 2024

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

	North	East	South	West
Surrounding Zoning	<i>GB, General Business</i>	<i>R1-D, Single Family Residential</i>	<i>R1-D, Single Family Residential</i>	<i>R1-D, Single Family Residential / GB, General Business</i>
Surrounding Land Uses	<i>Businesses</i>	<i>Single Family Homes</i>	<i>Single Family Homes</i>	<i>Single Family Attached Housing / Businesses</i>
Future Land-Use Map	<i>Neighborhood Commercial</i>	<i>Neighborhood Residential</i>	<i>Neighborhood Residential</i>	<i>Neighborhood Commercial / Neighborhood Residential</i>

Current Zoning	<p>RM-1, Attached Single Family Residential</p> <p><i>The Attached Single-Family Residential is designed to permit various attached single-family dwellings including row or townhouse dwellings and two-family or duplex dwellings. These areas should be located near shopping, community services and facilities, and major roads for good accessibility.</i></p>
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Current Zoning Map



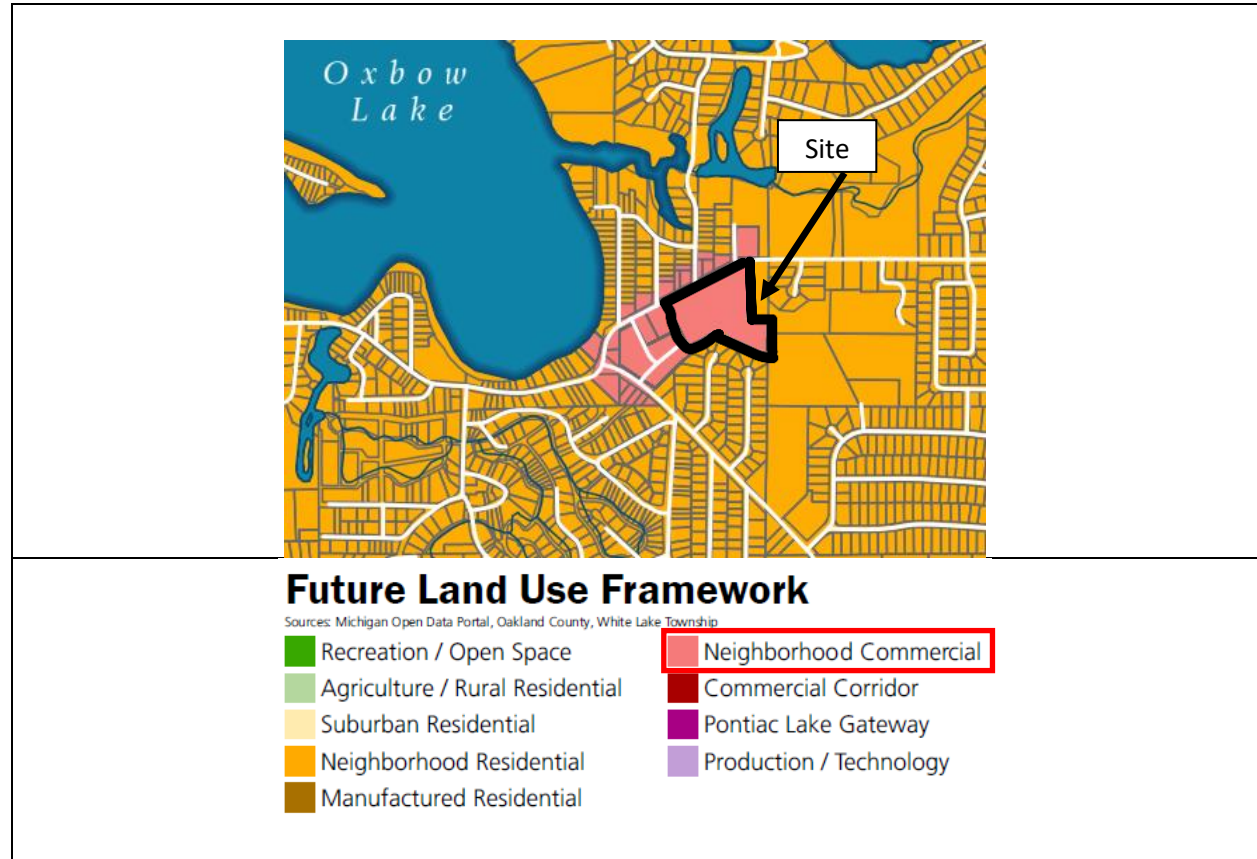
Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

Future Land Use	Neighborhood Commercial <i>Neighborhood Commercial: Provides neighborhood scale commercial establishments that have daily goods and services for residents. Creates centers of neighborhood life, encouraging a mix of compatible retail, service, office, and residential uses in a walkable environment.</i>
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Future Land Use Map



The proposal does not concur with the 2024 future land use map, however we acknowledge that a precedent has been set by allowing the first phase to be developed and/or past Master Plans may have designated this area for residential.

Item to be Addressed: None

NATURAL RESOURCES

Topography: Sheet 2 shows the existing site topography and the proposed grading plans. The entire site is relatively flat, ranging from nine hundred and forty-five (945) feet in the southeast corner to nine hundred and fifty-six (956) feet in the northeast corner. We note that the proposed grading will move the dirt to the west side and southwest corner of the site, however extensive grading will not be required.

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

We defer to Township Engineering for any concerns with the proposed grading plans as well as any issues cited regarding stormwater management and natural environment protection.

Wetlands: Sheets 1 – 4 and L-1 provide the overall location of wetlands present on the site. The wetlands are located on the east and southeast corner of the site near where the existing townhomes have been built. There are also wetlands in the west and southwest corner of the property. Grading note (3) on Sheet 2 states that no work shall take place within the wetland areas. The building containing units 47 to 50 shows patios are within the twenty-five (25) foot wetland setback. This is not permitted per Section 3.11.Q. The response letter dated February 6, 2025, states the applicant will seek waivers/modifications to allow the patios as shown. A variance from the Zoning Board of Appeals to allow the patios within the twenty-five (25) foot wetland setback will be required. The Planning Commission does not have the ability to waive this requirement.

Woodland: Mature woodlands cover the majority of the site’s perimeter. The center of the site has been cleared where three (3) proposed condo buildings will be built.

Soils: Sheet 4 states that sandy soils are present on the site.

Water: Site does not contain any natural water bodies.

General Notes: None

Items to be Addressed:

- 1) *Any cited concerns from Township Engineering.*
- 2) *A variance is required from the Zoning Board of Appeals to allow patios to be built within the twenty-five (25) foot setback.*

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

AREA, WIDTH, HEIGHT, SETBACKS

Lot calculations and setbacks are provided on Sheet 1. Standard bulk and lot regulations for the RM-1 zoning district are set forth in Section 3.1.8. and Section 3.11.

RM-1 Attached Single-family District Developmental Standards

RM-1 Attached Single-Family	Required:	Proposed:	Complies
Building Setbacks			
Front	40 feet	Not Provided	Unknown
Side	25 feet on one side / 50 foot total of two sides	40 feet (west side)	Yes
Rear	40 feet	40 feet	Yes
Wetland	25 feet	30 feet (building)	Yes
Between Buildings	36 feet (120' building) to 42 feet (150' building) per Section 3.11.G	20'6" to 36'1"	No
Back of Sidewalk / Curb	25 feet	25 feet	Yes
Building Height			
	35 feet or 2 stories (whichever is less)	28' 9" tall	Yes
Lot Standards			
Minimum Lot Area	6.7 acres	6.7 gross acres	Yes
Minimum Lot Width	100 feet	864.94 feet	Yes
Maximum Lot Coverage	20%	11.6%	Yes
Depth to Width	4 to 1	Less than 1 to 1	Yes
Floor Area			
One Bedroom	400 sqft	N/A	N/A
Two Bedroom	700 sqft	N/A	N/A
Three Bedroom	850 sqft	1,867 sqft	Yes
Four Bedroom	1,000 sqft	N/A	N/A
Each additional bedroom	150 sqft	N/A	N/A
Each additional room	300 sqft	N/A	N/A

As stated in the Natural Features portion of this review, Section 3.11.Q states no building or structure shall be located closer than twenty-five (25) feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. Per Sheet 1, units 47 through 50 are permitted, but the patios are not.

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

Section 3.11.G requires a distance of thirty-six (36) feet for the one hundred twenty (120) foot long buildings, and forty-two (42) feet for the one hundred fifty (150) foot long buildings. Buildings containing units 47-50 and 51-54 meet the thirty-six (36) feet requirement for one hundred twenty (120) foot long buildings. Buildings 51-54 and 55-59, 60-63 and 64-67, and 72-68 and existing building 42-46 do not meet the spacing requirements. The response letter dated February 6, 2025, states the applicant will seek a waiver/modification for this requirement. A variance will be required from the Zoning Board of Appeals as the Planning Commission cannot waive these requirements.

Items to be Addressed:

- 1) *The distance between the side of unit 59 and the front property line should be provided on Sheet*
- 2) *A variance is required from the Zoning Board of Appeals to allow the proposed distance between buildings 51-54 and 55-59, 60-63 and 64-67, and 72-68 and existing building 42-46.*

ACCESS & CIRCULATION

Vehicle Access & Circulation

The site is accessed exclusively via an existing ingress/egress drive located off Elizabeth Lake Road. A single twenty-four (24) foot drive forms a loop throughout the development. The entrance/exit from the development aligns with Shotwell Street which aids in the reduction of traffic circulation and left-hand turn. Distance from same side and opposite side drive intersections is compliant to current access standards.

The existing site has incorporated deceleration right hand turn lanes. A left hand turn lane runs along Elizabeth Lake Road. We defer to Township Engineering however, given the original site plan was approved over twenty (20) years ago, the applicant should consult Oakland County Road Commission (RCOC) to confirm current safe circulation elements are sufficient to handle new unit traffic. The width of the access drive is twenty-seven (27) feet.

An emergency access drive is shown on Sheet 1 near the northwest corner of the site. The response letter dated February 6, 2025, states the drive is clear and accessible as designed. We defer to Township Engineering and public safety to review the emergency access drive.

Non-Motorized Access and Circulation

Sections 5.20 and 5.21 provide requirements for site sidewalks and pathways. No sidewalks exist along Elizabeth Lake Road along the development’s frontage. A six (6) foot wide sidewalk is required. In the response letter dated February 6, 2025, the applicant states a variance will be sought to not install a sidewalk.

An internal five (5) foot wide concrete sidewalk is shown to be extended around the interior island of the development.

Public Transit

No public transit is accessible near the site.

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

White Lake Township is served by the Western Oakland Transportation Authority which provides scheduled transportation for Township residents with specific needs.

Items to be Addressed:

- 1) *Township Engineering concerns.*
- 2) *Township Public Safety concerns.*
- 3) *A six (6) foot sidewalk should be provided along Elizabeth Lake Road or a variance from the Zoning Board of Appeals will be required.*
- 4) *Applicant should consult RCOC to confirm existing access is sufficient for traffic generated by new units.*

PARKING & LOADING

Section 5.11 outlines requirements for off-street parking. Sheet 1 provides parking locations and calculations for residents, visitors, and overflow spaces. Parking is provided via two (2) garage spaces and two (2) driveway spaces per unit. Notes indicate that an additional twenty-two (22) parking spaces for guests and overflow parking are provided throughout the entire site.

Between the existing and proposed parking, the site will provide a total of two hundred and two (202) spaces. Section 5.11.M requires at least 75% of the maximum allowable number of parking spaces. The maximum number of parking spaces required is two hundred sixteen (216) parking spaces. The total site parking meets these requirements, however the one (1) ADA accessible parking space shown opposite the site's existing entranceway should be moved as it will require users to back into the entrance drive to exit the space.

Items to be Addressed:

- 1) *ADA parking space across from existing site entrance should be moved per maneuverability concerns.*

ESSENTIAL SERVICES & UTILITIES

Sheet 3 provides locations for existing and proposed utilities. Notes show the applicant will utilize existing water and sewer systems, the existing detention pond, and wetlands for stormwater storage. We defer to Township Engineering regarding any concerns of design and capacity.

Five (5) existing Fire hydrant locations are shown on Sheet 3. We defer to Township Public Safety for any utility capacity or locations concerns.

Units 50 and 51's driveways are over the 20' wide easement for sanitary sewer as shown On Sheet 1. Unit nine's driveway also encroaches the easement, however this is an existing unit.

Items to be Addressed:

- 1) *Any cited concerns of Township Engineering.*
- 2) *Any cited concerns of Township Public Safety.*

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

LANDSCAPING & SCREENING

The applicant has provided a landscape plan on Sheets L-1 and L-2. The proposed landscaping will line the west and southwest side of the site, and in front of new units. Section 5.19.B outlines general provisions for site landscaping.

Section 5.19.D provides requirements for screening along property lines as it relates to adjacent districts and are reviewed below.

Greenbelts

Property Line	Required	Provided	Complaint
North (ROW)	ROW Greenbelt	Not Provided / Waiver Required	TBD
East (R1-D)	N/A due to existing development and vegetation.	N/A	N/A
South (R1-D)	Land Form Buffer or Buffer Strip and Screen Wall or Obscuring Fence as defined in Section 5.19	3 evergreen trees / Waiver Required	TBD
West (GB & RM-1)	Land Form Buffer or Buffer Strip and Screen Wall or Obscuring Fence as defined in Section 5.19	8 evergreen trees / Waiver Required	TBD

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

An aerial of the site is provided below for reference.



Source: NearMap October 7, 2024

Interior Landscaping

Interior landscaping areas are required to equal at least fifteen (15) percent of the total lot area. One (1) large deciduous, small ornamental deciduous, or evergreen tree and five (5) shrubs shall be planted for every three hundred (300) square feet of required interior landscaping area.

Standard	Required	Provided	Complaint
Lot Area	43,675 sqft (15%)	27,700 sqft	No
Deciduous Trees	145 trees	13	No
Shrubs	725 shrubs	78	No

The lot area calculation should be 15% of the total lot area as required by Section 5.19 E. It is likely that the existing vegetation aids in the intent of this requirement, but a waiver is required to allow for the interior landscaping as proposed.

Parking Lot Landscaping

There are no off-street parking areas containing ten (10) or more spaces.

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

Minimum Plant Size

The proposed plantings meet the requirements of Section 5.19.H.

Trash Receptacles

None.

Recreations Space

Per Section 3.11.C, nine thousand four hundred (9,400) square feet of recreation space is required. Twenty-five thousand eight hundred forty (25,840) square feet of recreation space is provided.

Entryway Landscaping

The entrance drive currently provides two small, landscaped beds backed by brick walls.

Mechanical Equipment Screening

There are two (2) transformers on site. Sheet L-2 provides a plan showing the proposed transformer landscaping and eight (8) evergreen shrubs will be planted two (2) feet away from the transformers to provide screening. There is an optional row of four (4) evergreen shrubs planted eight (8) feet away from the transformers.

Fencing

No fences are proposed at this time.

Items to be Addressed:

- 1) *Notes on Sheet L-1 should be updated to show the correct total lot area requirements.*
- 2) *Planning Commission to consider waiver to allow for proposed greenbelt landscaping.*
- 3) *Planning Commission to consider waiver to allow for proposed interior landscaping.*

LIGHTING & NOISE

Lighting Requirements

views indicate no site lighting is utilized in the existing portion of the site. A note should be added to Sheet 1 stating no site lighting is proposed for phase 2.

Noise Requirements

Noise standards are provided in Section 5.18.A. We do not cite any noise concerns with this proposal.

Items to be Addressed:

- 1) *A note should be added to Sheet 1 indicating no site lighting is proposed.*

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

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SIGNAGE

An existing monument sign exists at the Elizabeth Lake Road entrance. No modifications to the existing sign or new signage are proposed.

Items to be Addressed: None.

ARCHITECTURE & LAYOUT

Elevations and proposed materials are provided in the Elizabeth Trace Elevations and Elizabeth Trace Front Facade PDF. The proposed materials for the new condo buildings are Northampton Colored Friendship Brick, Heritage Linen Colored Horizontal American Harold Siding, and Certain Teed Landmark Dimensional Colored Driftwood Shingles. These materials appear to be compatible with the existing buildings on site.

The following recommendations are proposed to improve the aesthetic harmony between the proposed and existing buildings.

1. The amount of brick on the rear, and side elevations should be comparable with the existing buildings.



Existing Condominium Building

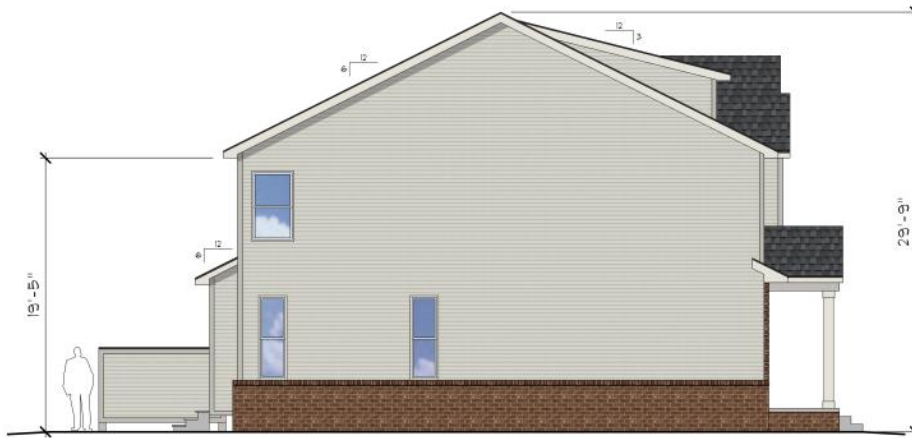


Proposed Condominium Buildings

Elizabeth Trace, Multi-Family Residential
Preliminary and Final Site Plan Review
February 20, 2025



Existing Condominium Building



Proposed Condominium Building

Elizabeth Trace, Multi-Family Residential

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Existing Condominium Building



Proposed Condominium Building

Items to be Addressed:

- 1) *Recommendation that the brick coverage on the rear, and side of the proposed elevations should be comparable to the existing buildings.*

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

CONDOMINIUM DOCUMENTS

The original condominium master deed is dated May 25th, 2004. An amendment was made December 3rd, 2018. Other than the deficiencies noted in this review, site design generally conforms to requirements outlined in Section 6.1. We defer to Township Engineering for any site design items needing to be addressed.

Items to be Addressed:

- 1) *Concerns cited by Township Engineering.*
- 2) *Concerns cited by Township Counsel.*

SUMMARY

The combined preliminary – final site plan is substantially complete. We recommend the application be presented to the Planning Commission for consideration of approval, approval with conditions, or denial.

For reference, we have noted all waivers and variances required for the current site plan.

Recommendations outlined in the summary are meant to foster a conversation between the applicant and the Planning Commission about possible improvements to development. Unless cited as concerns by other agencies, these recommendations are not affiliated with any zoning requirements and therefore cannot be required of the development.

Required Variances

Below is a list of variances required from the Zoning Board Appeals for the current proposal to be approved:

- 1) *A variance is required to allow proposed patios in the wetland setback per Section 3.11.Q.*
- 2) *A variance is required to allow the proposed distance between buildings 51-54 and 55-59, 60-63 and 64-67, and 72-68 and existing building 42-46 per Section 3.11.G.*
- 3) *A variance is needed to waive the sidewalk requirement along Elizabeth Lake Road.*

Waivers / Modifications / Determinations

Below is a list of waivers for the Planning Commission to approve or deny.

- 1) *Planning Commission to consider waiver to allow for proposed greenbelt landscaping.*
- 2) *Planning Commission to consider waiver to allow for proposed interior landscaping.*

Possible Conditions

Below is a list of conditions the Planning Commission can consider if approving the revised preliminary – final site plan:

- 1) *Any cited concerns from Engineering.*
-

Elizabeth Trace, Multi-Family Residential

Preliminary and Final Site Plan Review

February 20, 2025

- 2) *Any cited concerns from Public Safety.*
- 3) *Any cited concerns from Legal Counsel.*
- 4) *The distance between the side of unit 59 and the front property line should be provided on Sheet 1.*
- 5) *Notes on Sheet L-1 should be updated to show the correct lot area requirements.*
- 6) *A note should be added to Sheet 1 indicating no site lighting is proposed.*

Recommendations

- 1) *Recommendation that brick coverage on the rear, and side of the proposed elevations should be comparable to the existing buildings.*
- 2) *ADA parking space across from existing site entrance should be moved per maneuverability concerns.*
- 3) *Applicant should consult RCOC to confirm existing access is sufficient for traffic generated by new units.*

Respectfully,



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



Fire Department
Charter Township of White Lake

7420 Highland Road
White Lake, MI 48383
Office (248) 698-3993
www.whitelaketwp.com/fire

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 2-19-2025

Project: Elizabeth Trace

Job #: 03-180.1

Date on Plans: 1-31-2025

The Fire Department has the following comments with regards to the 2nd review of preliminary site plans for the project known as Elizabeth Trace

1. The Fire Department has no comments at this time.

Jason Hanifen
Fire Marshal
Charter Township of White Lake
(248)698-3993
jhanifen@whitelaketwp.com

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

LEGAL DESCRIPTION

Part of the Northeast 1/4 of Section 26, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan. Further described as: Beginning at a point on the North line of Section 26 (Elizabeth Lake Road) distant N89°46'40"W 1334.66 feet and S89°49'00"W 165.00 feet from the Northeast Corner of said Section 26; thence continuing S89°49'00"W 100.15 feet; thence S63°25'09"W 764.79 feet measured (S63°23'00"W 764.75 feet deed), the last two courses being along the centerline of Elizabeth Lake Road; thence S26°37'00"E 289.68 feet measured, (289.60 feet deed); thence S27°07'00"E 183.80 feet to a found monument being on the Northern line of Finley Acres No. 2 Subdivision as recorded in Liber 136 of Plats, Page 7 of the Oakland County Records; thence N63°22'30"E 271.42 feet measured (271.31 recorded) along said Northern line of said Finley Acres No. 2 Subdivision; thence S65°01'23"E 516.47 feet measured, (S65°04'30"E 516.90 feet deed, 516.50 feet platted), along the Northern line of said Finley Acres No. 2 Subdivision and also the Northern line of Finley Acres No. 1 Subdivision as recorded in Liber 130 of Plats, Page 1 of the Oakland County Records; thence N01°38'37"E 334.45 feet measured, (N01°35'20"E 334.56 feet deed); thence S89°49'00"W 165.00 feet; thence N01°38'37"E 528.00 feet measured, (N01°35'20"E 528.00 feet deed) to the point of beginning. Containing 10.286 Acres of land. Subject to the rights of the public in and to that part of the above described property known as Elizabeth Lake Road. Also subject to any and all other easements or records.

SHEET INDEX

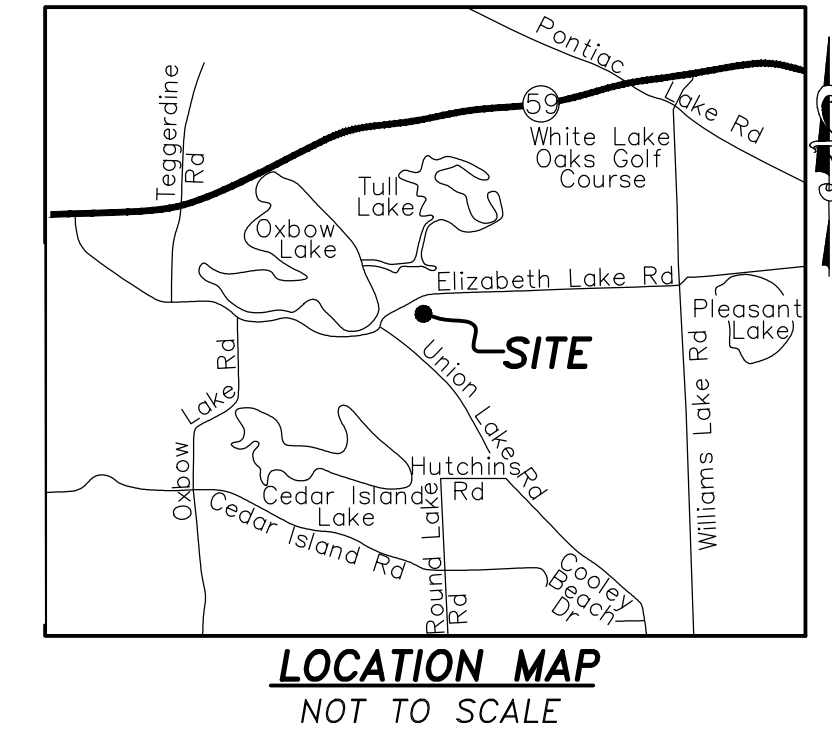
- 1 OVERALL PLAN
- 2 GRADING PLAN
- 3 UTILITY PLAN
- 4 SOIL EROSION & SEDIMENTATION CONTROL PLAN
- 5 WRC SOIL EROSION & SEDIMENTATION CONTROL DETAILS
- L-1 LANDSCAPE PLAN (ALLEN DESIGN)
- L-2 LANDSCAPE DETAILS (ALLEN DESIGN)

ELIZABETH TRACE

SITE PLAN AMENDMENT

MULTI-FAMILY RESIDENTIAL CONDOMINIUMS

WHITE LAKE TOWNSHIP, OAKLAND COUNTY



N 89°46'40" W 1334.66'
 N 01°38'37" E 528.00'
 S 89°49'00" W 165.00'

SITE DATA:

CURRENT ZONING= RM-1 ATTACHED SINGLE FAMILY
 ZONED GB PARCEL NO. 12-23-456-006
 ZONED GB PARCEL NO. 12-26-203-007
 ZONED GB PARCEL NO. 12-26-203-001
 ZONED GB PARCEL NO. 12-26-202-011
 ZONED GB PARCEL NO. 12-26-202-010
 ZONED GB PARCEL NO. 12-26-202-012
 ZONED GB PARCEL NO. 12-26-202-013
 ZONED GB PARCEL NO. 12-26-202-014
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 ZONED GB PARCEL NO. 12-26-202-016
 ZONED GB PARCEL NO. 12-26-202-017
 ZONED GB PARCEL NO. 12-26-202-018
 ZONED GB PARCEL NO. 12-26-202-019
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 ZONED GB PARCEL NO. 12-26-202-042
 ZONED GB PARCEL NO. 12-26-202-043
 ZONED GB PARCEL NO. 12-26-202-044
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 ZONED GB PARCEL NO. 12-26-202-046
 ZONED GB PARCEL NO. 12-26-202-047
 ZONED GB PARCEL NO. 12-26-202-048
 ZONED GB PARCEL NO. 12-26-202-049
 ZONED GB PARCEL NO. 12-26-202-050

MINIMUM LOT AREA CALCULATION:

EXISTING UNITS: 19
 PROPOSED UNITS: 26
 TOTAL NUMBER OF UNITS= 45
 EXISTING UNITS NUMBER OF BEDROOMS=
 (8) 3 BEDROOM UNITS & (11) 2 BEDROOM UNITS
 151 - 3 BEDROOM UNITS = 45,500 SF
 7 - 3 BEDROOM UNITS @ 6,500 SF PER UNIT = 45,500 SF
 11 - 2 BEDROOM UNITS @ 6,000 SF PER UNIT = 66,000 SF
 TOTAL = 121,500 SF
 LOT AREA REMAINING= 291,711 SF - 121,500 SF = 170,211 SF
 PROPOSED UNITS NUMBER OF BEDROOMS=
 (26) 3 BEDROOM UNITS
 LOT AREA REQUIRED= 26 UNITS * 6,500 SF PER UNIT=169,000 SF

OPEN SPACE:

OPEN SPACE AREA PROVIDED= 27,700 SF (0.64 ACRES)

REQUIRED SETBACKS:

40' - FRONT
 25' - SIDE
 40' - REAR
 36' - MINIMUM DISTANCE BETWEEN 120' BUILDINGS
 42' - MINIMUM DISTANCE BETWEEN 150' BUILDINGS

LOT COVERAGE:

20% MAXIMUM
 11.6% PROVIDED

RECREATION SPACE:

5,000 SF FOR FIRST UNIT PLUS 100 SF FOR EACH ADDITIONAL UNIT= 9,400 SF REQUIRED
 25,840 SF PROVIDED

PARKING CALCULATIONS:

PARKING REQUIRED= 45 UNITS @ 2 SPACES PER UNIT = 124 BEDROOMS @ 1/4 OF A SPACE PER BEDROOM
 TOTAL PARKING REQUIRED= 121 SPACES
 PARKING PROVIDED= 45 GARAGES @ 2 SPACES PER GARAGE = 13 VISITOR SPACES = 9 OVERFLOW SPACES
 TOTAL PARKING PROVIDED= 202 SPACES

BUILDING SIZES:

4-PLEX = 4,560 SF EACH
 5-PLEX = 5,700 SF EACH

WAIVERS/MODIFICATIONS TO STANDARD ZONING REQUIREMENTS:

- TO NOT INSTALL SIX (6) FOOT SIDEWALK ALONG ELIZABETH LAKE ROAD.
 - TO ALLOW PORTION OF REAR PATIO'S WITHIN THE 25' WETLAND SETBACK AS FOLLOWS:
 UNIT 47: 4.0' WITHIN THE WETLAND SETBACK
 UNIT 48: 4.9' WITHIN THE WETLAND SETBACK
 UNIT 49: 5.6' WITHIN THE WETLAND SETBACK
 UNIT 50: 2.3' WITHIN THE WETLAND SETBACK
 - TO ALLOW REDUCED DISTANCE BETWEEN BUILDINGS AS FOLLOWS:
 UNITS 10-14 & UNITS 47-50: 30.2'
 UNITS 51-54 & UNITS 55-59: 36.1'
 UNITS 60-63 & UNITS 64-67: 20.6'
 UNITS 42-46 & UNITS 68-72: 35.4'

NOTES:

- 1) FRANCHISE UTILITIES TO BE UNDERGROUND.
- 2) STORM WATER DETENTION ACCOMMODATED WITHIN EXISTING DETENTION BASIN.
- 3) SANITARY SEWER SERVICE IS PROVIDED VIA EXISTING SEWER.
- 4) WATER MAIN SERVICE IS PROVIDED VIA EXISTING WATER MAIN.
- 5) TRASH COLLECTION TO BE CURBSIDE.
- 6) OUTDOOR LIGHTING TO BE PROVIDED VIA ONE LIGHT ON EACH SIDE OF THE GARAGE AND ONE LIGHT IN THE CENTER OF THE PORCH CEILING.
- 7) STREETS SHALL BE POSTED WITH "NO PARKING" SIGNAGE. ALL NO PARKING SIGNS SHALL MEET MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE STANDARDS. RELOCATE EXISTING SIGNS, AS NECESSARY, FOR SIDEWALK CONSTRUCTION.

WHITE LAKE TOWNSHIP STANDARD SITE CONSTRUCTION NOTES:

- 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE CHARTER TOWNSHIP.
- 2) THE DEVELOPER SHALL CONTACT THE TOWNSHIP PLANNING DEPARTMENT AT (248) 698-3300 TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE DEVELOPER'S PRIME SITE CONTRACTOR SHALL ATTEND. A COPY OF ALL PERMITS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO SCHEDULING THE MEETING.
- 3) THE CONTRACTOR SHALL CONTACT THE TOWNSHIP ENGINEER AT (248) 334-9901 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL KEEP THE INSPECTOR APPRAISED OF THE NEED FOR INSPECTION ON A DAY BY DAY BASIS. LACKING SPECIFIC SCHEDULING WITH THE INSPECTOR, THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE TOWNSHIP ENGINEER PRIOR TO RE-COMMENCING WORK REQUIRING INSPECTION. FAILURE TO INFORM THE INSPECTOR OR THE TOWNSHIP ENGINEER OF A WORK CANCELLATION MAY RESULT IN A ONE HALF DAY INSPECTION CHARGE TO THE DEVELOPER. THE CONTRACTOR SHALL CALL (248) 844-5400 TO SCHEDULE SANITARY SEWER MAIN LINE INSPECTION.
- 4) ALL WATERMAIN OR SANITARY WORK WILL REQUIRE FULL TIME INSPECTION. FULL TIME INSPECTION WILL GENERALLY BE REQUIRED FOR UNDERGROUND STORM SEWER CONSTRUCTION, CONCRETE CURBING AND PAVING OPERATIONS. SITE GRADING AND DETENTION BASIN CONSTRUCTION WILL GENERALLY BE INSPECTED ON AN INTERMITTENT BASIS.
- 5) THE CONTRACTOR SHALL CONTACT MISS DIG AT (800) 482-7171 72 HOURS IN ADVANCE OF CONSTRUCTION TO HAVE EXISTING UNDERGROUND FACILITIES LOCATED. CONTRACTOR SHALL CONTACT THE WHITE LAKE TOWNSHIP WATER DEPARTMENT AT (248) 698-3300 EXT. 165 SEPARATELY 72 HOURS IN ADVANCE OF CONSTRUCTION TO HAVE WATER UTILITIES LOCATED.

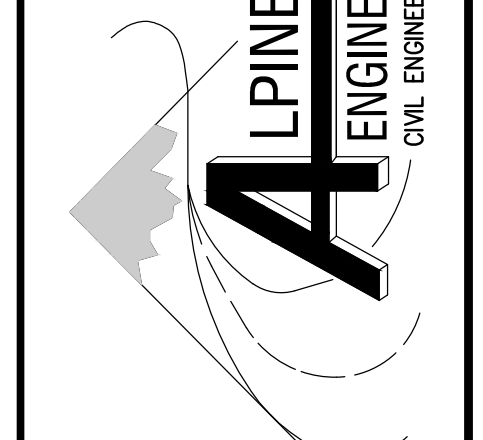
R.C.O.C. NOTES:

1. A PERMIT MUST OBTAINED FROM THE R.C.O.C. PERMIT DIVISION PRIOR TO ANY WORK BEING DONE ALONG EXISTING COUNTY ROADS.

COMMERCIAL
 SITE PLANNING
 SITE ENGINEERING
 INDUSTRIAL & MULTI-UNIT
 LAND SURVEYING
 CONSTRUCTION LAYOUT

SURVEYING
 ALTA SURVEYS
 BOUNDARY SURVEYS
 TOPOGRAPHIC SURVEYS
 PARCEL SPLITS
 CONSTRUCTION LAYOUT

RESIDENTIAL
 SUBDIVISIONS
 SITE CONDOMINIUM
 MULTI-FAMILY
 PLOT PLANS
 CONSTRUCTION LAYOUT



46892 WEST ROAD
 SUITE 109
 NOVI, MICHIGAN 48377
 (248) 928-3701 (BUS)
 (248) 928-3701 (CELL)
 WWW.ALPINE-INC.NET

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1.800.482.7171 (TOLL FREE)

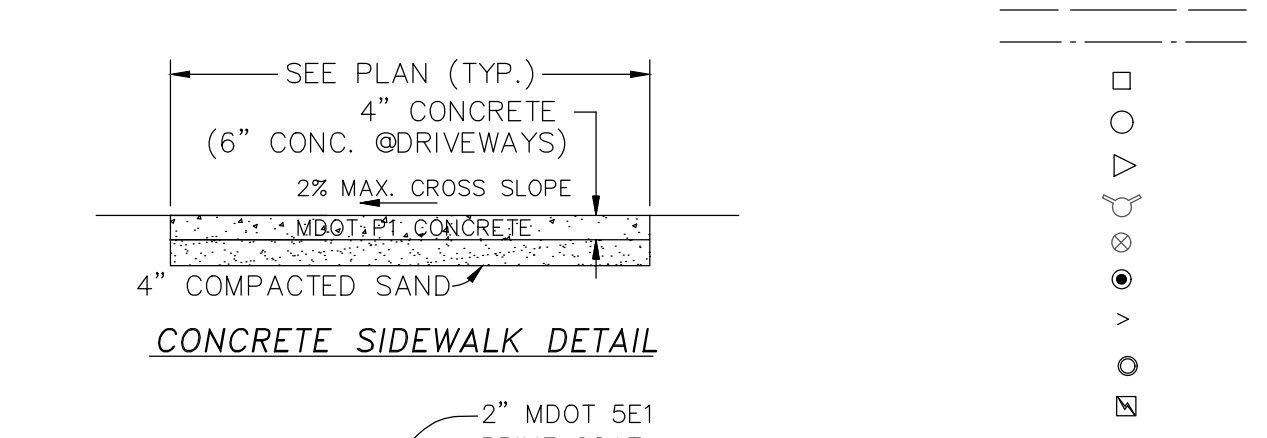
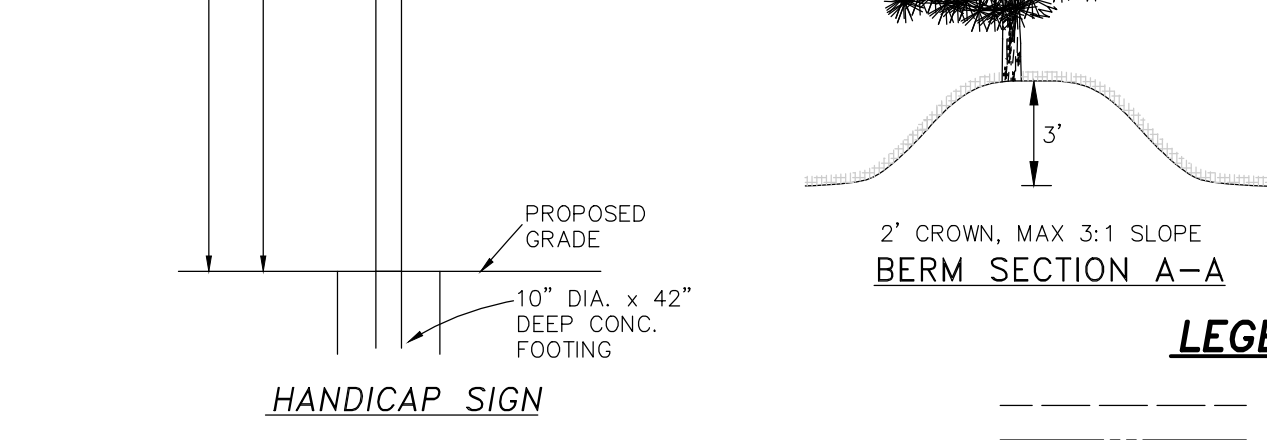
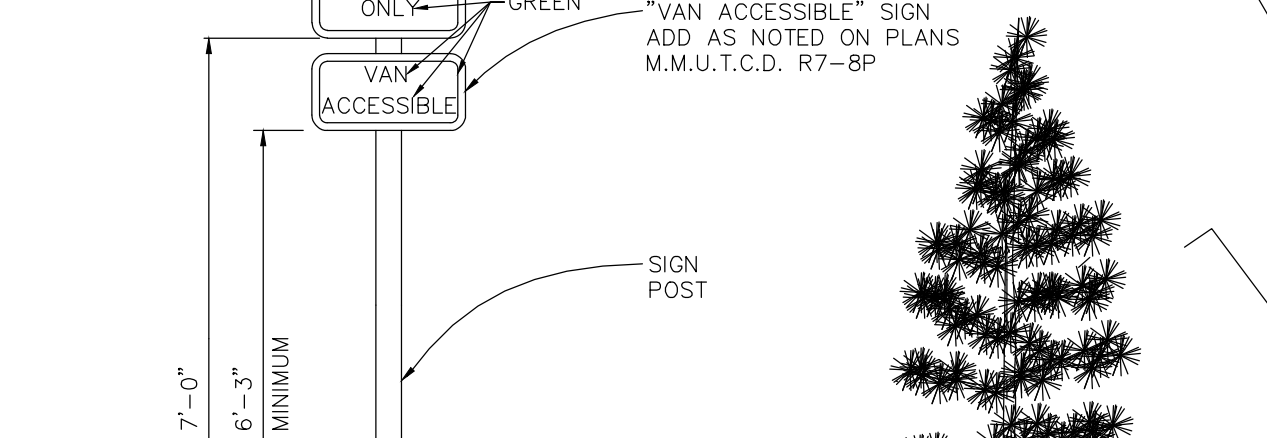
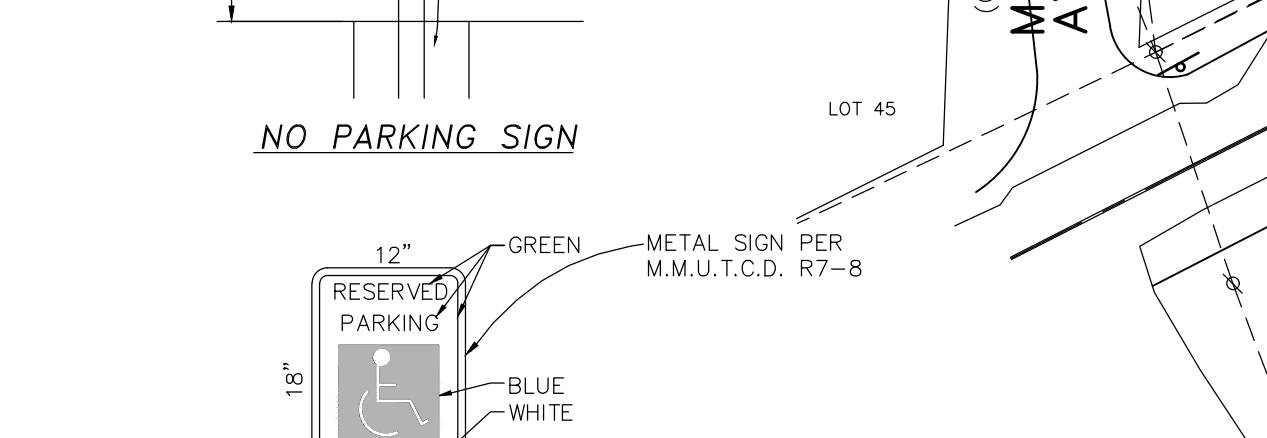
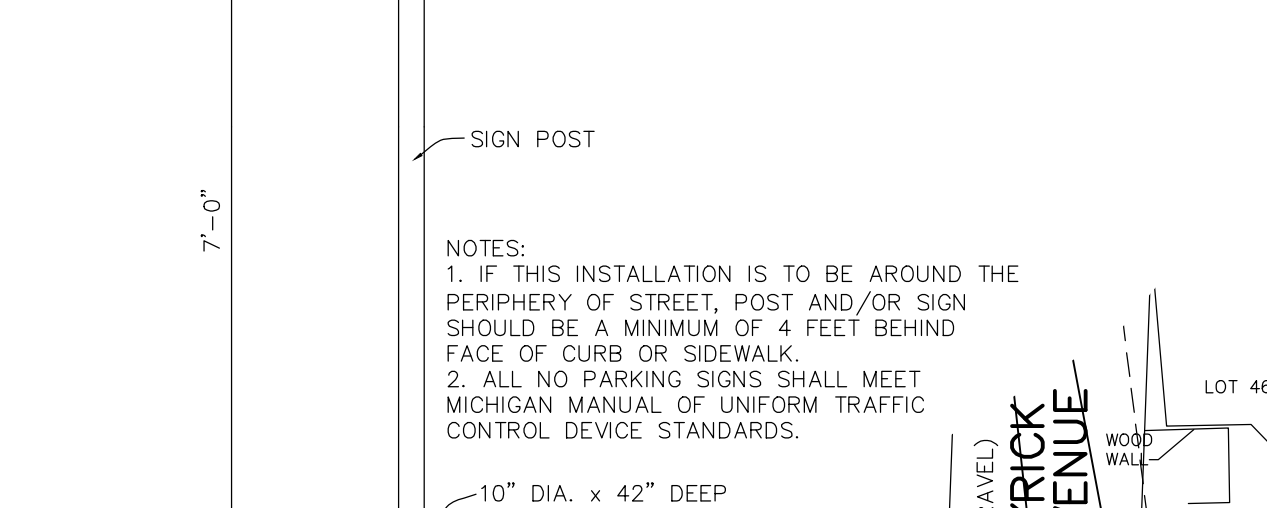
PH HOMES
OVERALL PLAN
 ELIZABETH TRACE SITE PLAN AMENDMENT
 TOWNSHIP: 3
 RANGE: 8 E
 SECTION: 26
 WHITE LAKE TOWNSHIP
 OAKLAND COUNTY
 MICHIGAN

CLIENT:
 REVISED
 2024-11-01 PER CLIENT
 2024-12-05 PER CLIENT
 2024-12-20 PER CLIENT
 2025-01-31 PER TWP/CLIENT

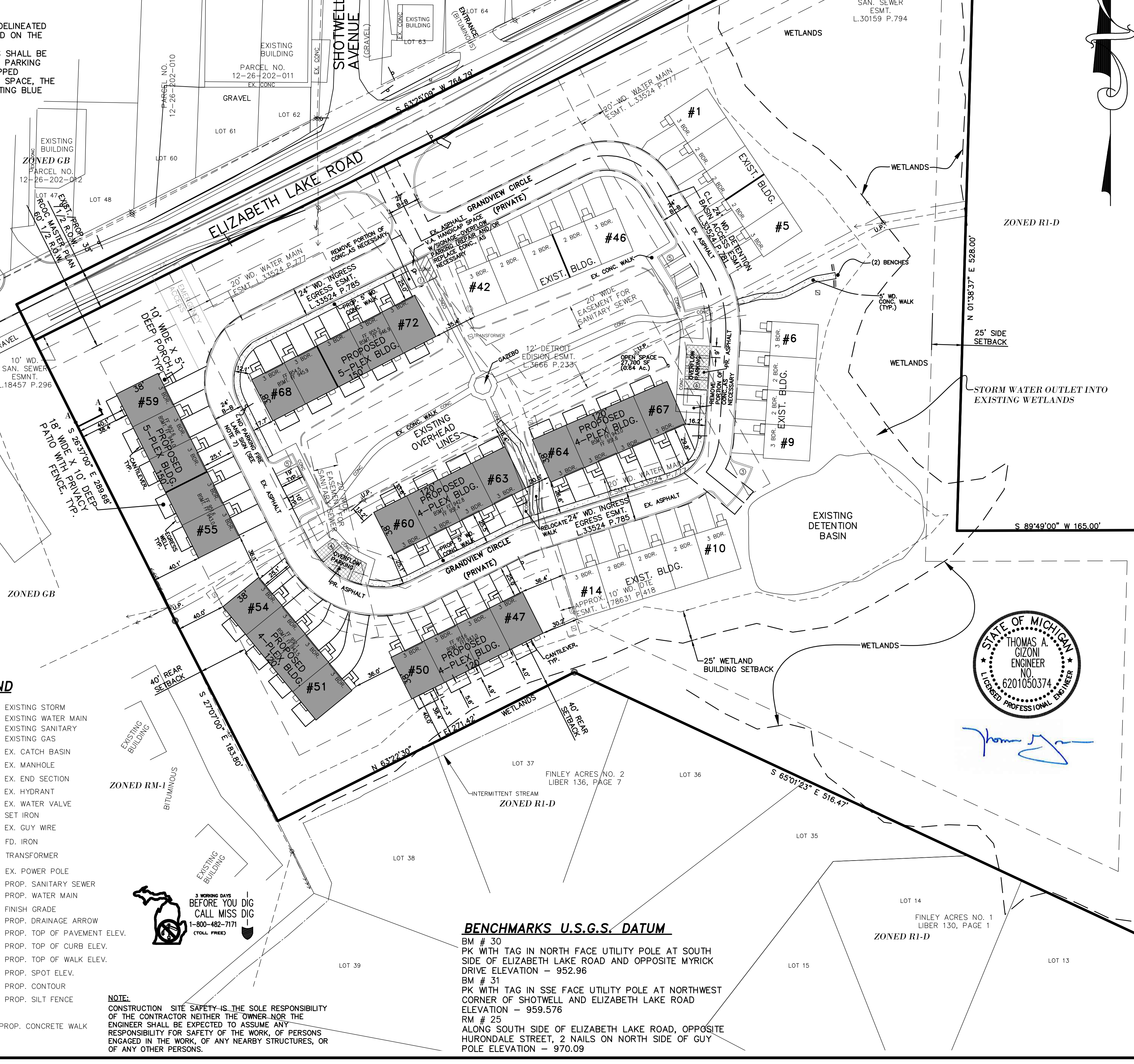
DATE: 2024-10-23
 DRAWN BY: TG
 CHECKED BY: TG/SD

FBK: 113
 CHF: BAJ
 SCALE: HOR 1"=50 FT.
 VER 1"= 1 FT.
 03-180.1

PARKING STRIPING NOTE:
 EACH INDIVIDUAL PARKING SPACE SHALL BE DELINEATED BY DUEL STRIPES, TWO FEET APART CENTERED ON THE DIVIDING LINES AND PAINTED WHITE. STRIPING FOR HANDICAPPED PARKING SPACES SHALL BE BLUE AND MARKINGS FOR NON-HANDICAPPED PARKING SPACES SHALL BE WHITE. WHERE A HANDICAPPED PARKING SPACE ADJUTS A NON-HANDICAPPED SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.



NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



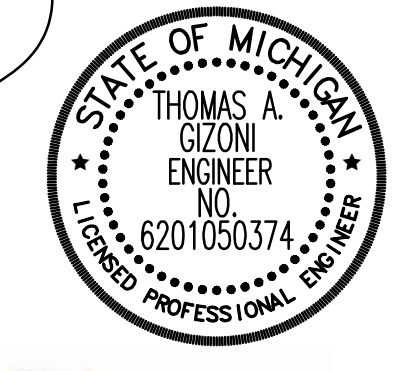
LEGEND

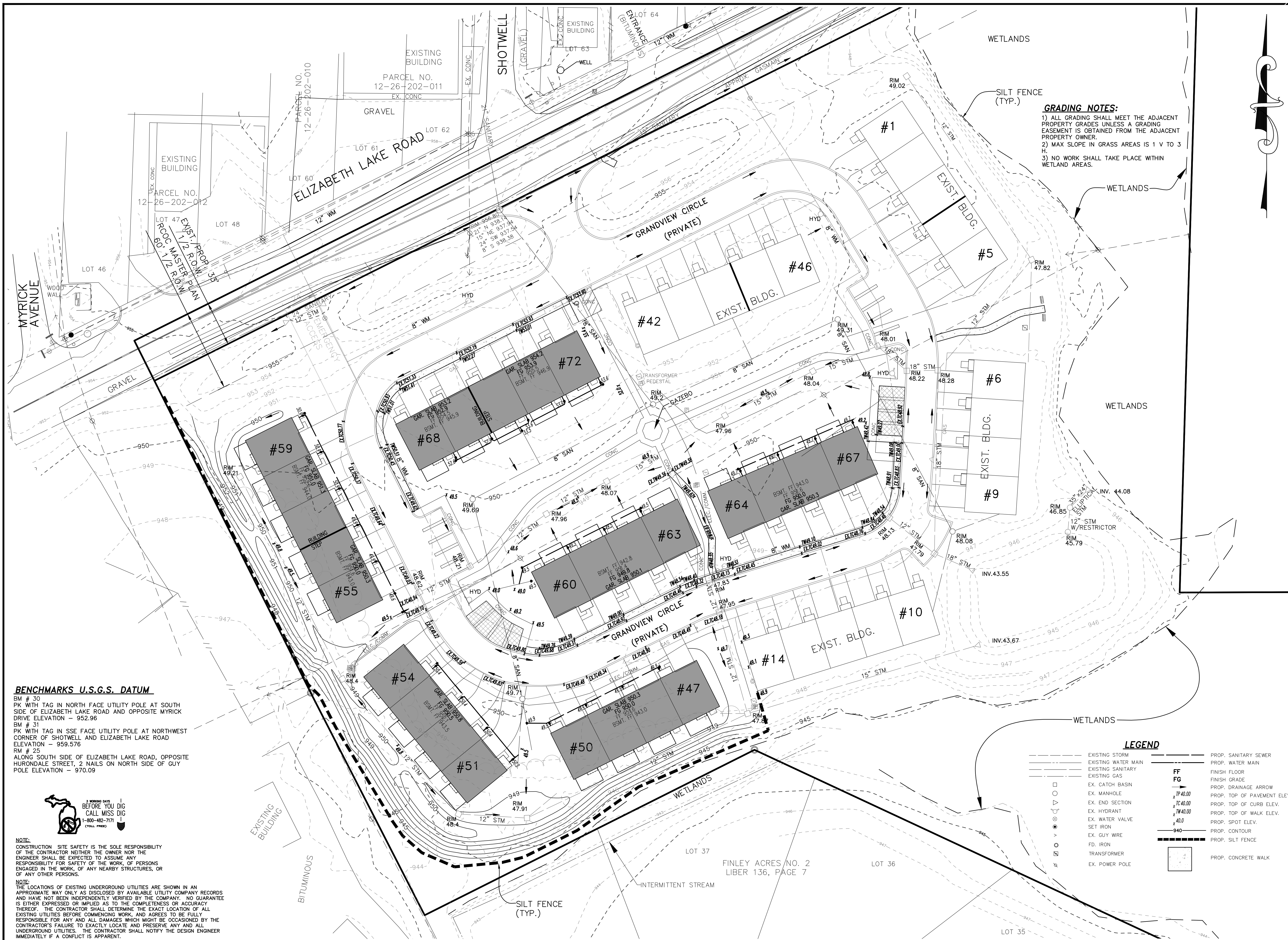
- EXISTING STORM
- EXISTING WATER MAIN
- EXISTING SANITARY
- EXISTING GAS
- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. HYDRANT
- EX. WATER VALVE
- SET IRON
- EX. GUY WIRE
- FD. IRON
- TRANSFORMER
- EX. POWER POLE
- PROP. SANITARY SEWER
- PROP. WATER MAIN
- FINISH GRADE
- PROP. DRAINAGE ARROW
- PROP. TOP OF PAVEMENT ELEV.
- PROP. TOP OF CURB ELEV.
- PROP. TOP OF WALK ELEV.
- PROP. SPOT ELEV.
- PROP. CONTOUR
- PROP. SILT FENCE
- PROP. CONCRETE WALK

BENCHMARKS U.S.G.S. DATUM

BM # 30
 PK WITH TAG IN NORTH FACE UTILITY POLE AT SOUTH SIDE OF ELIZABETH LAKE ROAD AND OPPOSITE MYRICK DRIVE ELEVATION - 952.96
 BM # 31
 PK WITH TAG IN SSE FACE UTILITY POLE AT NORTHWEST CORNER OF SHOTWELL AND ELIZABETH LAKE ROAD ELEVATION - 959.576
 RM # 25
 ALONG SOUTH SIDE OF ELIZABETH LAKE ROAD, OPPOSITE HURONDALE STREET, 2 NAILS ON NORTH SIDE OF GUY POLE ELEVATION - 970.09

NOTE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.





GRADING NOTES:
 1) ALL GRADING SHALL MEET THE ADJACENT PROPERTY GRADES UNLESS A GRADING EASEMENT IS OBTAINED FROM THE ADJACENT PROPERTY OWNER.
 2) MAX SLOPE IN GRASS AREAS IS 1 V TO 3 H.
 3) NO WORK SHALL TAKE PLACE WITHIN WETLAND AREAS.

LEGEND

---	EXISTING STORM	---	PROP. SANITARY SEWER
---	EXISTING WATER MAIN	---	PROP. WATER MAIN
---	EXISTING SANITARY	---	PROP. FINISH FLOOR
---	EXISTING GAS	---	PROP. FINISH GRADE
□	EX. CATCH BASIN	---	PROP. DRAINAGE ARROW
○	EX. MANHOLE	---	PROP. TOP OF PAVEMENT ELEV.
○	EX. END SECTION	---	PROP. TOP OF CURB ELEV.
○	EX. HYDRANT	---	PROP. TOP OF WALK ELEV.
○	EX. WATER VALVE	---	PROP. SPOT ELEV.
○	SET IRON	---	PROP. CONTOUR
○	EX. GUY WIRE	---	PROP. SILT FENCE
○	FD. IRON	---	PROP. CONCRETE WALK
○	TRANSFORMER		
○	EX. POWER POLE		

BENCHMARKS U.S.G.S. DATUM
 BM # 30
 PK WITH TAG IN NORTH FACE UTILITY POLE AT SOUTH SIDE OF ELIZABETH LAKE ROAD AND OPPOSITE MYRICK DRIVE ELEVATION - 952.96
 BM # 31
 PK WITH TAG IN SSE FACE UTILITY POLE AT NORTHWEST CORNER OF SHOTWELL AND ELIZABETH LAKE ROAD ELEVATION - 959.576
 RM # 25
 ALONG SOUTH SIDE OF ELIZABETH LAKE ROAD, OPPOSITE HURONDALE STREET, 2 NAILS ON NORTH SIDE OF GUY POLE ELEVATION - 970.09



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CLIENT: PH HOMES

REVISED

2024-11-01	PER CLIENT
2024-12-05	PER CLIENT
2024-12-20	PER CLIENT
2025-01-31	PER TWP/CLIENT

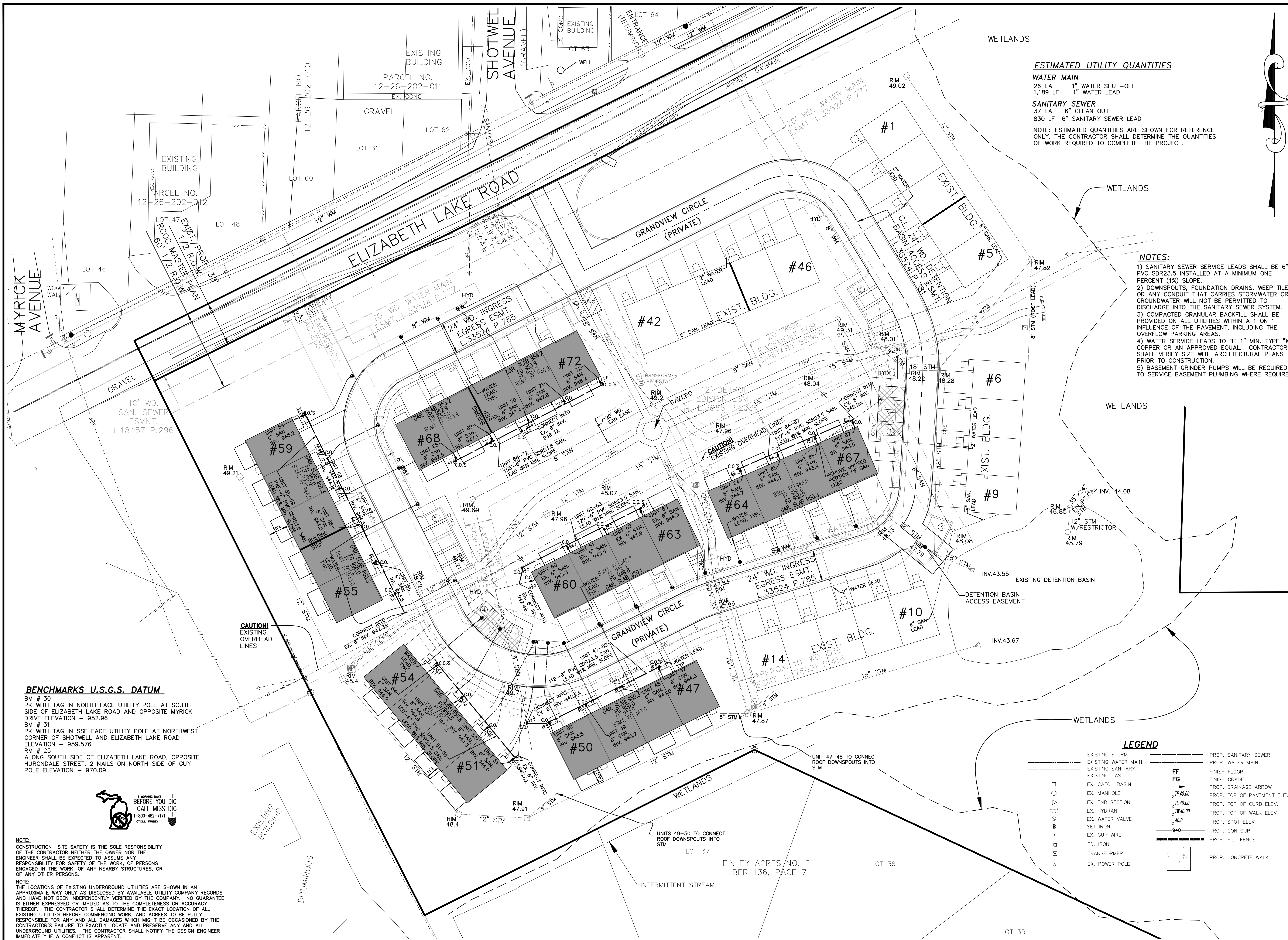
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FBK: 113
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 SCALE: HOR 1" = 30 FT.
 VER 1" = 10 FT.

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ELIZABETH TRACE SITE PLAN AMENDMENT RANGE: 8 E
 SECTION: 26
 TOWNSHIP: 3 N
 WHITE LAKE TOWNSHIP
 OAKLAND COUNTY
 MICHIGAN

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD
 SUITE 109
 NOVI, MICHIGAN 48377
 (248) 926-3701 (BUS)
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ESTIMATED UTILITY QUANTITIES

WATER MAIN
 26 EA. 1" WATER SHUT-OFF
 1,189 LF 1" WATER LEAD

SANITARY SEWER
 37 EA. 6" CLEAN OUT
 830 LF 6" SANITARY SEWER LEAD

NOTE: ESTIMATED QUANTITIES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL DETERMINE THE QUANTITIES OF WORK REQUIRED TO COMPLETE THE PROJECT.

NOTES:

- 1) SANITARY SEWER SERVICE LEADS SHALL BE 6" PVC SDR23.5 INSTALLED AT A MINIMUM ONE PERCENT (1%) SLOPE.
- 2) DOWNSPOUTS, FOUNDATION DRAINS, WEEP TILES OR ANY CONDUIT THAT CARRIES STORMWATER OR GROUNDWATER WILL NOT BE PERMITTED TO DISCHARGE INTO THE SANITARY SEWER SYSTEM.
- 3) COMPACTED GRANULAR BACKFILL SHALL BE PROVIDED ON ALL UTILITIES WITHIN A 1 ON 1 INFLUENCE OF THE PAVEMENT, INCLUDING THE OVERFLOW PARKING AREAS.
- 4) WATER SERVICE LEADS TO BE 1" MIN. TYPE "K" COPPER OR AN APPROVED EQUAL. CONTRACTOR SHALL VERIFY SIZE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- 5) BASEMENT GRINDER PUMPS WILL BE REQUIRED TO SERVICE BASEMENT PLUMBING WHERE REQUIRED.

LEGEND

--- (dashed)	EXISTING STORM	--- (dashed)	PROP. SANITARY SEWER
--- (solid)	EXISTING WATER MAIN	--- (dashed)	PROP. WATER MAIN
--- (solid)	EXISTING SANITARY	FF	FINISH FLOOR
--- (solid)	EXISTING GAS	FG	FINISH GRADE
□	EX. CATCH BASIN	→	PROP. DRAINAGE ARROW
○	EX. MANHOLE	x/PA.00	PROP. TOP OF PAVEMENT ELEV.
○	EX. END SECTION	x/PC.00	PROP. TOP OF CURB ELEV.
○	EX. HYDRANT	x/TW.00	PROP. TOP OF WALK ELEV.
○	EX. WATER VALVE	x/40.0	PROP. SPOT ELEV.
○	SET IRON	940	PROP. CONTOUR
○	EX. GUY WIRE	---	PROP. SILT FENCE
○	FD. IRON	---	PROP. CONCRETE WALK
○	TRANSFORMER	---	
○	EX. POWER POLE	---	

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PH HOMES

UTILITY PLAN

ELIZABETH TRACE SITE PLAN AMENDMENT
 TOWNSHIP: 3 N
 WHITE LAKE TOWNSHIP
 OAKLAND COUNTY
 MICHIGAN

SECTION: 26
 RANGE: 8 E

CLIENT: PH HOMES

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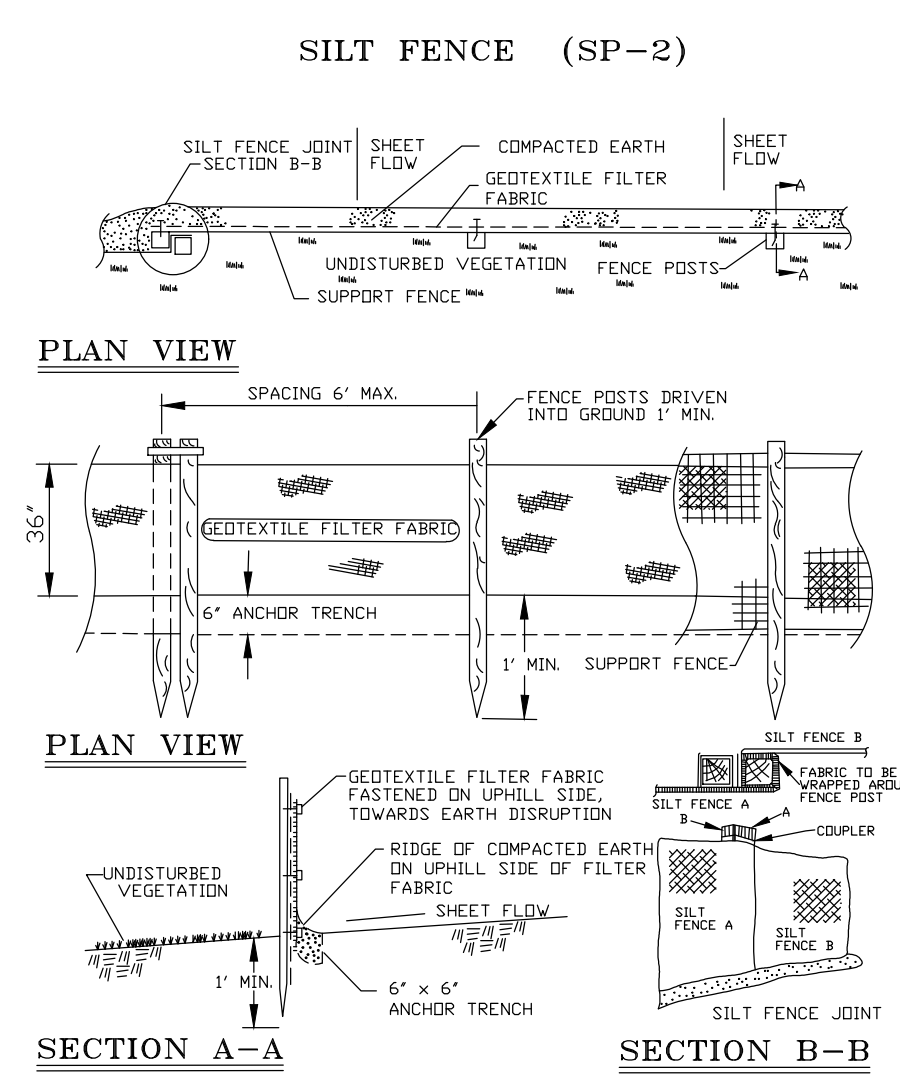
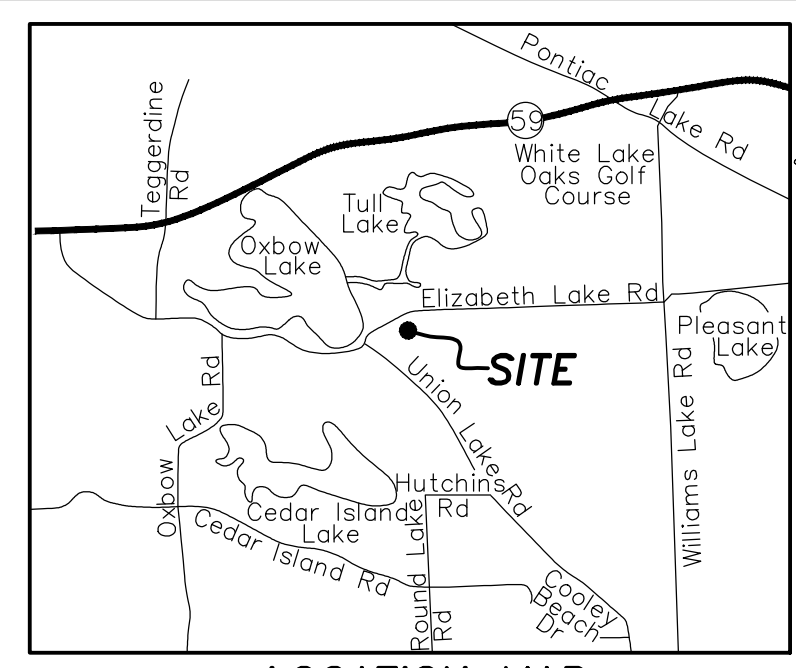
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03-180.1

LEGAL DESCRIPTION

DESCRIPTION PER DETROIT EDISON PROPERTY SURVEY, DATED 12-14-89
 Part of the Northeast 1/4 of Section 26, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan.
 Further described as:
 Beginning at a point on the North line of Section 26 (Elizabeth Lake Road) distant N89°46'40" W 1334.66 feet and S89°49'00" W 165.00 feet from the Northeast Corner of said Section 26; thence continuing S89°49'00" W 100.15 feet; thence S63°25'09" W 764.79 feet measured (S63°23'00" W 784.75 feet deed), the last two courses being along the centerline of Elizabeth Lake Road; thence S26°37'00" E 289.68 feet measured, (289.60 feet deed); thence S27°07'00" E 183.80 feet to a found monument being on the Northerly line of Finley Acres No. 2 Subdivision as recorded in Liber 136 of plats, page 7 of the Oakland County Records; thence N63°22'30" E 271.42 feet measured (271.31 record) along said northerly line of said Finley Acres No. 2 Subdivision; thence S65°01'23" E 516.47 feet measured, (S85°04'30" E 515.90 feet deed, 516.50 feet platted), along the northerly line of said Finley Acres No. 2 Subdivision and also the northerly line of Finley Acres No. 1 Subdivision as recorded in Liber 130 of plats, page 1 of the Oakland County Records; thence N01°38'37" E 334.45 feet calculated, (N01°35'20" E 334.56 feet deed); thence S89°49'00" W 165.00 feet; thence N01°38'37" E 528.00 feet measured, (N01°35'20" E 528.00 feet deed) to the point of beginning. Containing 10.286 Acres of land. Subject to the rights of the public in and to that part of the above described property known as Elizabeth Lake Road. Also subject to any and all other easements of record.

PARCEL NO. 12-26-204-007

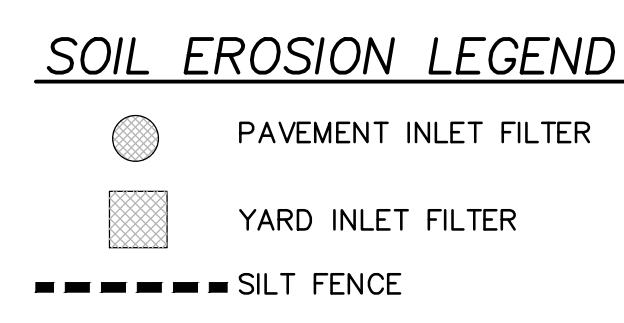


- EROSION CONTROL STANDARD NOTES**
- ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER (OCWRC) AND WHITE LAKE TOWNSHIP.
 - DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
 - EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS.
 - THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHERE OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
 - SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OFF THE WORK AREA.
 - THE CONTRACTOR SHALL PRESERVE ON-SITE NATURAL VEGETATION AS MUCH AS POSSIBLE.
 - PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
 - STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED USING THE APPROPRIATE VEGETATION WITHIN FIVE DAYS OF COMPLETION OF FINAL GRADING.
 - THE CONTRACTOR SHALL SWEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE AS NEEDED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND SHALL PROVIDE ALL EQUIPMENT AND MATERIAL TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS.

- MAINTENANCE REQUIREMENTS:**
- INSPECTION & MAINTENANCE OF SOIL EROSION CONTROL MEASURES TO BE CONDUCTED ON A WEEKLY BASIS OR AS INDICATED BELOW, WHICHEVER IS SOONER. RECORDS OF MAINTENANCE INSPECTIONS TO BE RECORDED IN A LOGBOOK. THE LOG BOOK SHALL BE KEPT ON SITE AT ALL TIMES.
- SILT FENCE**
 SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SPOIL PILE. IF THE FABRIC IS BEING UNDERCUT (I.E. IF THE WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE GIVEN PROCEDURES. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FILTER FABRIC IMMEDIATELY. FILTER FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE IS FULLY STABILIZED OR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ACCESS ROADS (HAUL ROADS)**
 PROPER MAINTENANCE MAY INCLUDE ADDING ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. AFTER EACH STORM EVENT, INSPECT THE ROAD FOR EROSION AND MAKE ANY NECESSARY REPAIRS. IT IS ALSO IMPORTANT TO CHECK AND MAINTAIN ANY BMP'S WHICH ARE USED IN CONJUNCTION WITH THIS BMP, ESPECIALLY THOSE FOR DRAINAGE. ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT-OF-WAYS SHOULD BE REMOVED IMMEDIATELY BY SWEEPING.
- SEEDING, SODDING & MULCHING**
 PROPER MAINTENANCE MAY INCLUDE CHECKED FOLLOWING EACH RAIN TO ENSURE SEEDS, SODD OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKLING MATERIALS OR NETTING MAY NEED TO BE APPLIED TO HOLD THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE IMPLEMENTED TO KEEP ERODED SOIL OR CONCENTRATED RUNOFF AWAY FROM THESE TARGET AREAS.

- SEQUENCE OF CONSTRUCTION:**
- INSTALL SILT FENCE AND INLET FILTERS (ON EXISTING STORM STRUCTURES) AS INDICATED ON THE PLANS. (3 DAYS)
 - COMMENCE MASS GRADING OPERATIONS. MAINTAIN A MINIMUM 5' BUFFER OF EXISTING VEGETATION AROUND PERIMETER WHENEVER POSSIBLE. STOCKPILES SHOULD BE LOCATED AWAY FROM EXISTING DRAINAGE FACILITIES. (4 WEEKS)
 - INSTALL UNDERGROUND UTILITIES. (2 WEEKS)
 - BUILDING CONSTRUCTION (52 WEEKS)
 - SEED & MULCH OR SOD ALL DISTURBED AREAS. VEGETATION SHALL BE ESTABLISHED WITHIN 5 DAYS OF FINAL GRADE, OR WHENEVER DISTURBED AREAS WILL REMAIN UNCHANGED FOR 30 DAYS OR GREATER. 3"-4" OF TOPSOIL WILL BE USED WHERE VEGETATION IS REQUIRED. (1 WEEK)
 - REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED. (3 DAYS)

SITE CONTAINS SANDY SOILS
DISTURBANCE AREA= 2.3 ACRES



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SOIL EROSION AND SEDIMENTATION CONTROL PLAN

ELIZABETH TRACE SITE PLAN AMENDMENT
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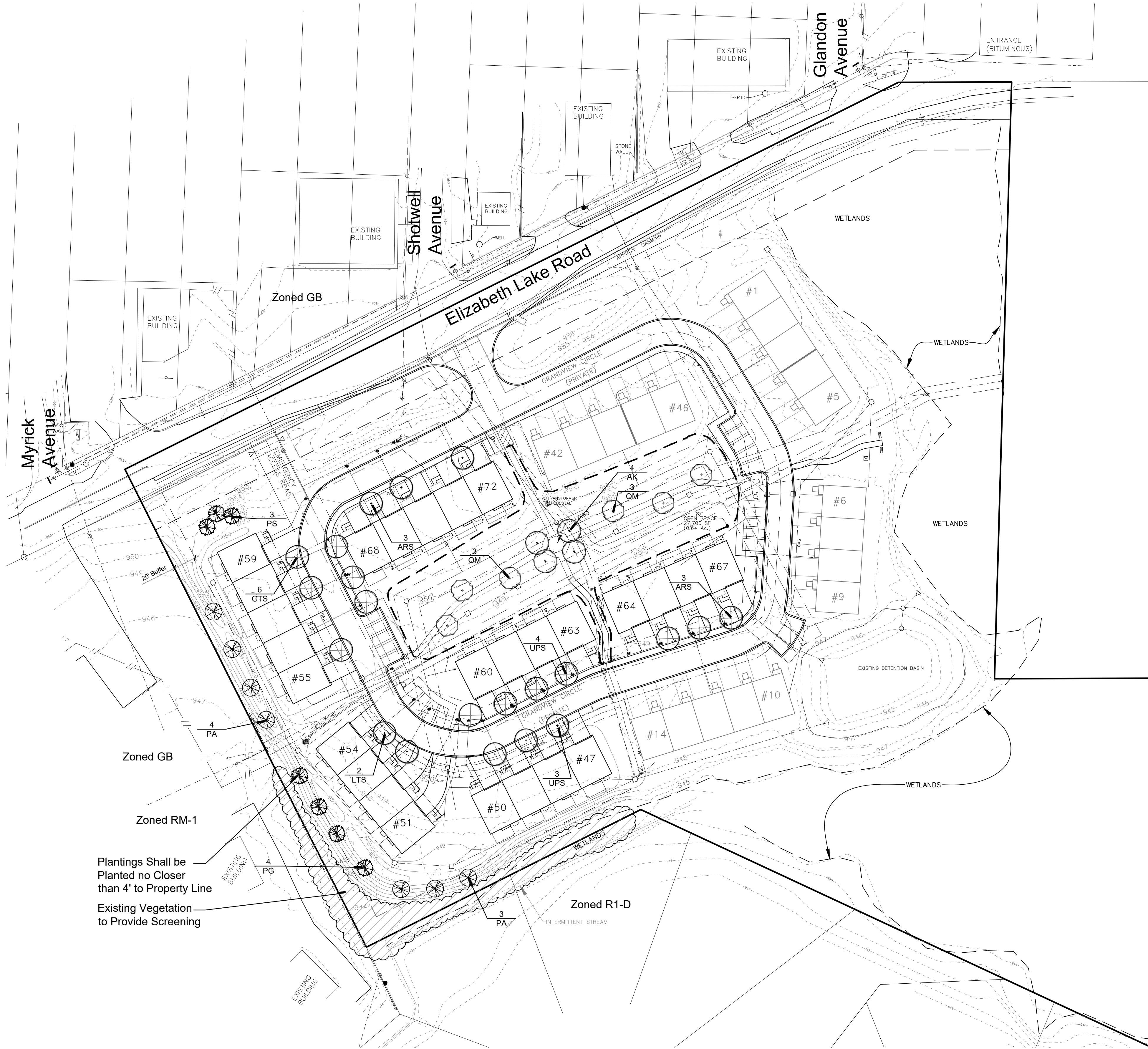
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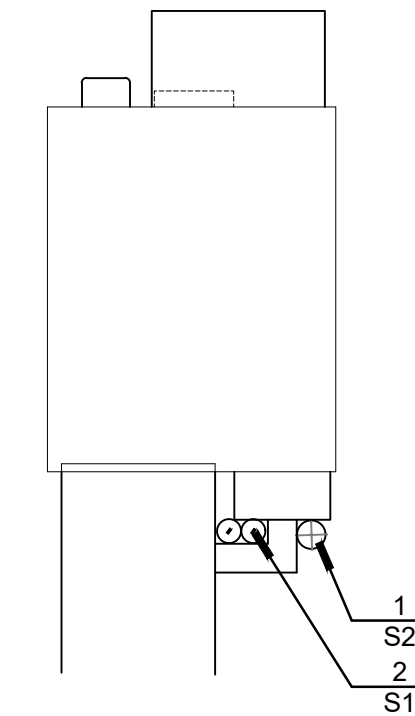
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03-180.1



Typical Unit

1"=20'



Plant List

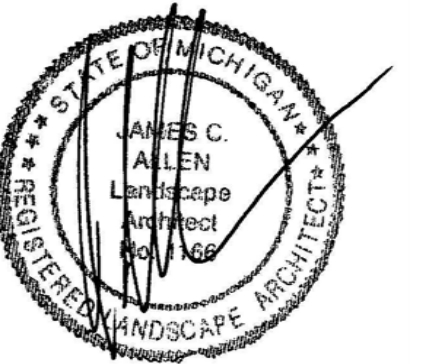
sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
ARS	6	Acer rubrum 'Red Pointe'	Red Pointe Maple	2.5"	as shown	B&B	
LTS	2	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
GTS	6	Gleditsia triacanthos var. Inermis	Honey Locust	2.5"	as shown	B&B	
UPS	7	Ulmus a. 'Princeton'	Princeton Elm	2.5"	as shown	B&B	
Unit Plantings							
South Exposure							
AK	4	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
PA	7	Picea abies	Norway Spruce		as shown	B&B	7'
PG	4	Picea glauca var. densata	Black Hills Spruce		as shown	B&B	7'
PS	3	Pinus strobus	White Pine		as shown	B&B	7'
QM	6	Quercus macrocarpa	Burr Oak	2.5"	as shown	B&B	
North Exposure							
S1		Itea virginica 'Little Henry'	Dwarf Virginia Sweetspire		as shown	cont.	30"
S1		Buxus x 'Green Velvet'	Green Velvet Boxwood		as shown	cont.	30"
S1		Physocarpus 'Tiny Wine'	Tiny Wine Ninebark		as shown	cont.	30"
S2		Rosa 'Oso Double Red'	Double Red Oso Rose		as shown	cont.	30"
S2		Hydrangea p. 'Little Quickfire'	Little Quickfire Hydrangea		as shown	cont.	30"
Interior Open Space							
S1		Buxus x 'Green Velvet'	Green Velvet Boxwood		as shown	cont.	30"
S1		Spirea j. 'Gold Mound'	Gold Mound Spirea		as shown	cont.	30"
S2		Ilex verticillata 'Red Sprite'	Red Sprite Dwarf Inkberry		as shown	cont.	30"
S2		Ilex glabra 'Nordic'	Nordic Inkberry		as shown	cont.	30"
S2		Aronia melanocarpa	Black Chokeberry		as shown	cont.	30"

Landscape Summary

Existing Zoning	RM-1
Buffer Length	662' (South and West)
Deciduous Trees Required	22 Trees (662 / 30)
Deciduous Trees Provided	0 Trees (Waiver Requested)
Evergreen Trees Required	22 Trees (662 / 30)
Evergreen Trees Provided	11 Trees (Waiver Requested)
Shrubs Required	176.5 Shrubs (662 / 30) x 8
Shrubs Provided	0 Shrubs (Waiver Requested)
Remaining Undeveloped Land Exclusive of Wetlands	162,000 s.f.
Open Space Required	24,300 s.f. (162,000 x 15%)
Open Space Provided	27,700 s.f.
Trees Required	81 Trees (24,300 / 300)
Trees Provided	13 Trees (Waiver Requested)
Shrubs Required	405 Shrubs (24,300 / 300) x 5
Shrubs Provided	78 Unit Shrubs (Waiver Requested)

Note:
No Site Lighting is Proposed.

Seal:



Title:

Landscape Plan

Project:

Elizabeth Trace
 White Lake Township, Michigan

Prepared for:

Alpine Engineering, Inc.
 46892 West Road, Suite 109
 Novi, Michigan 48377

Revision:

Revision	Issued:
Review	October 24, 2024
Revised	November 1, 2024
Revised	November 15, 2024
Revised	December 5, 2024
Revised	December 20, 2024
Revised	January 31, 2025

Job Number:

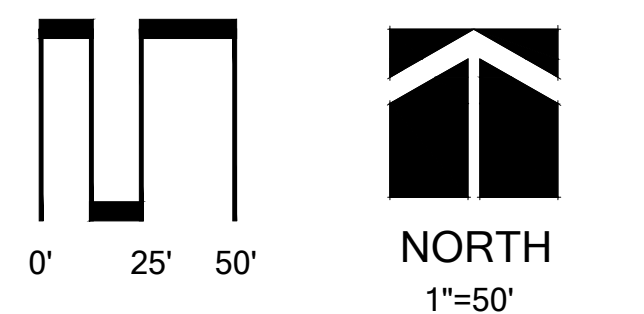
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Drawn By:

jca

Checked By:

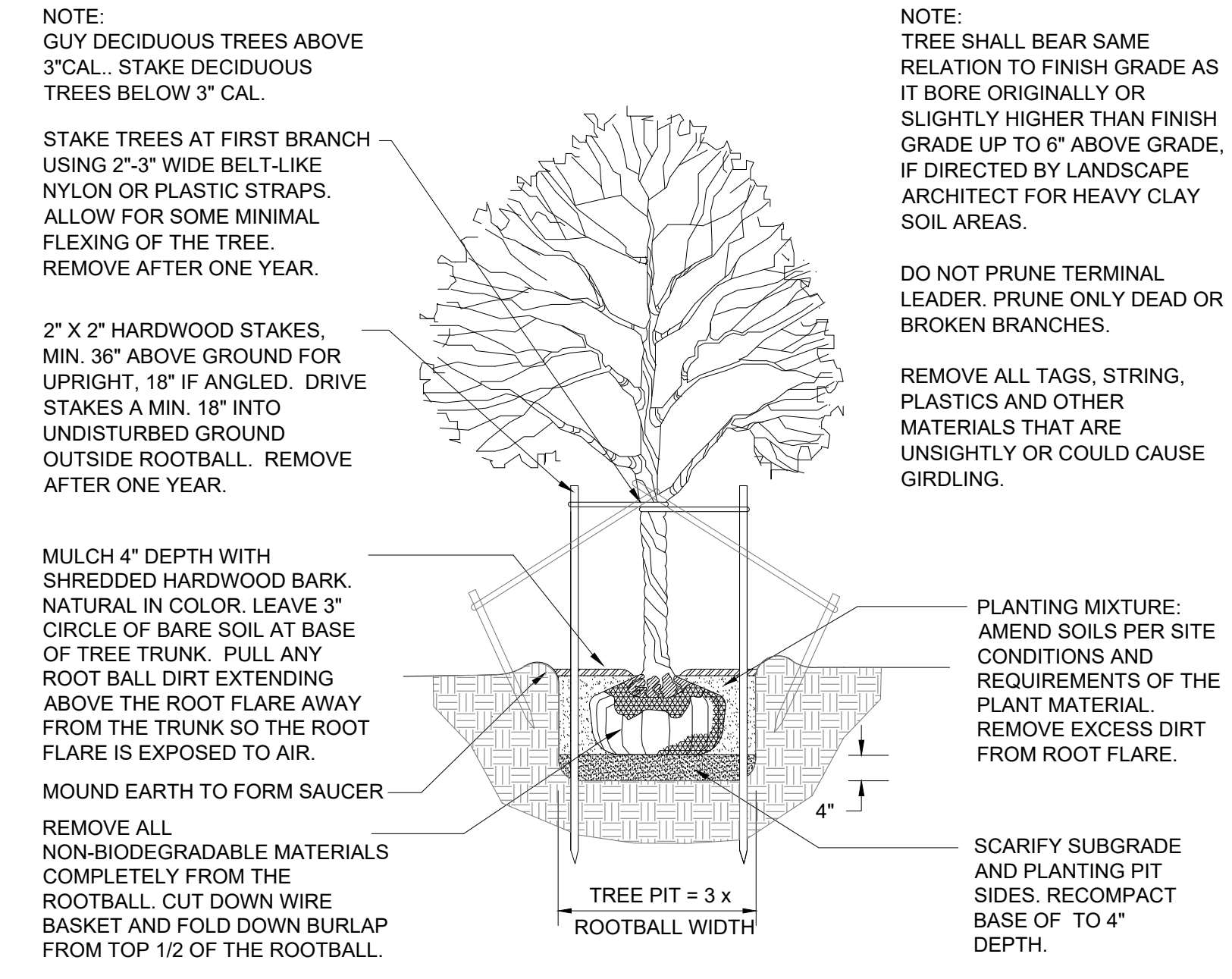
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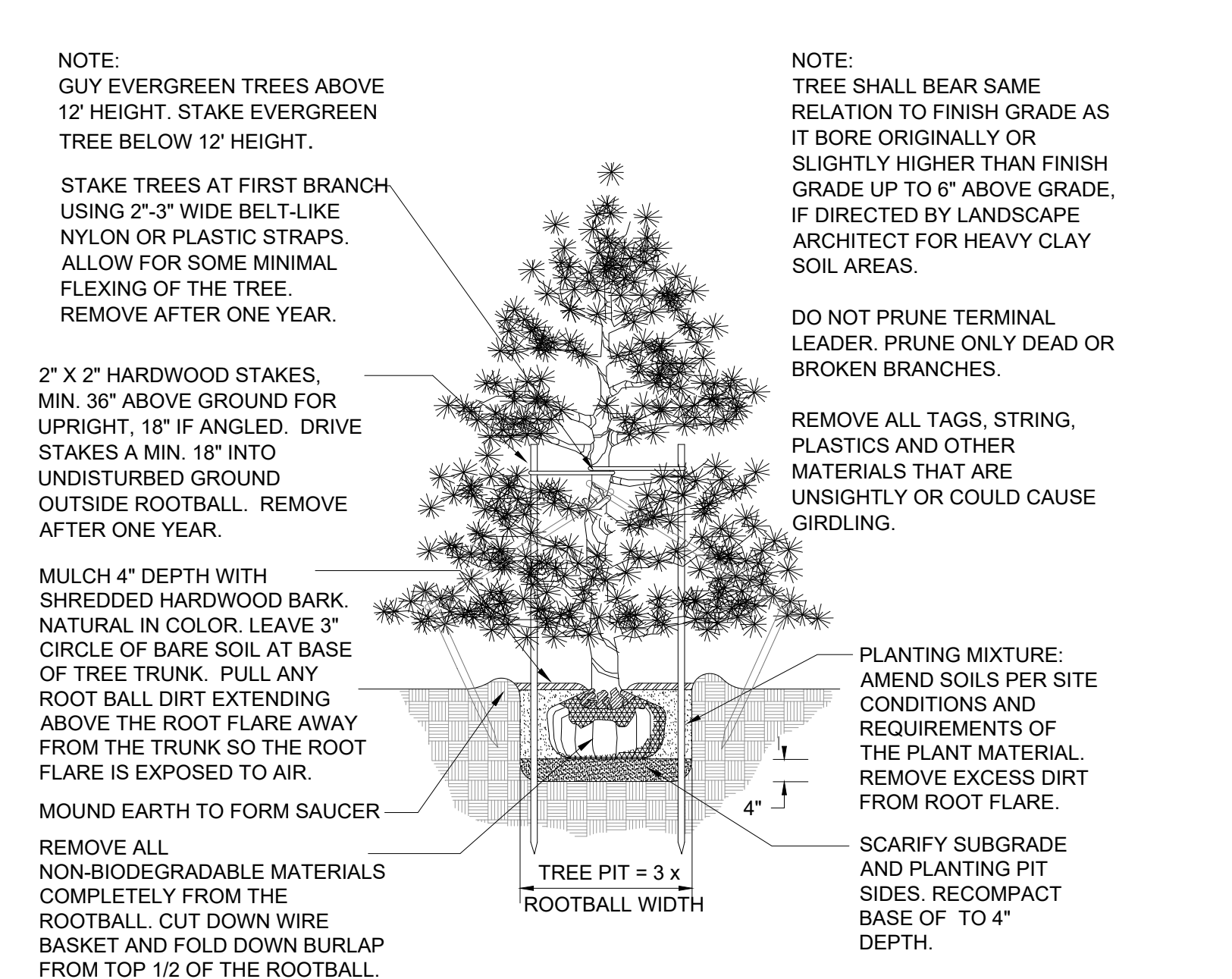
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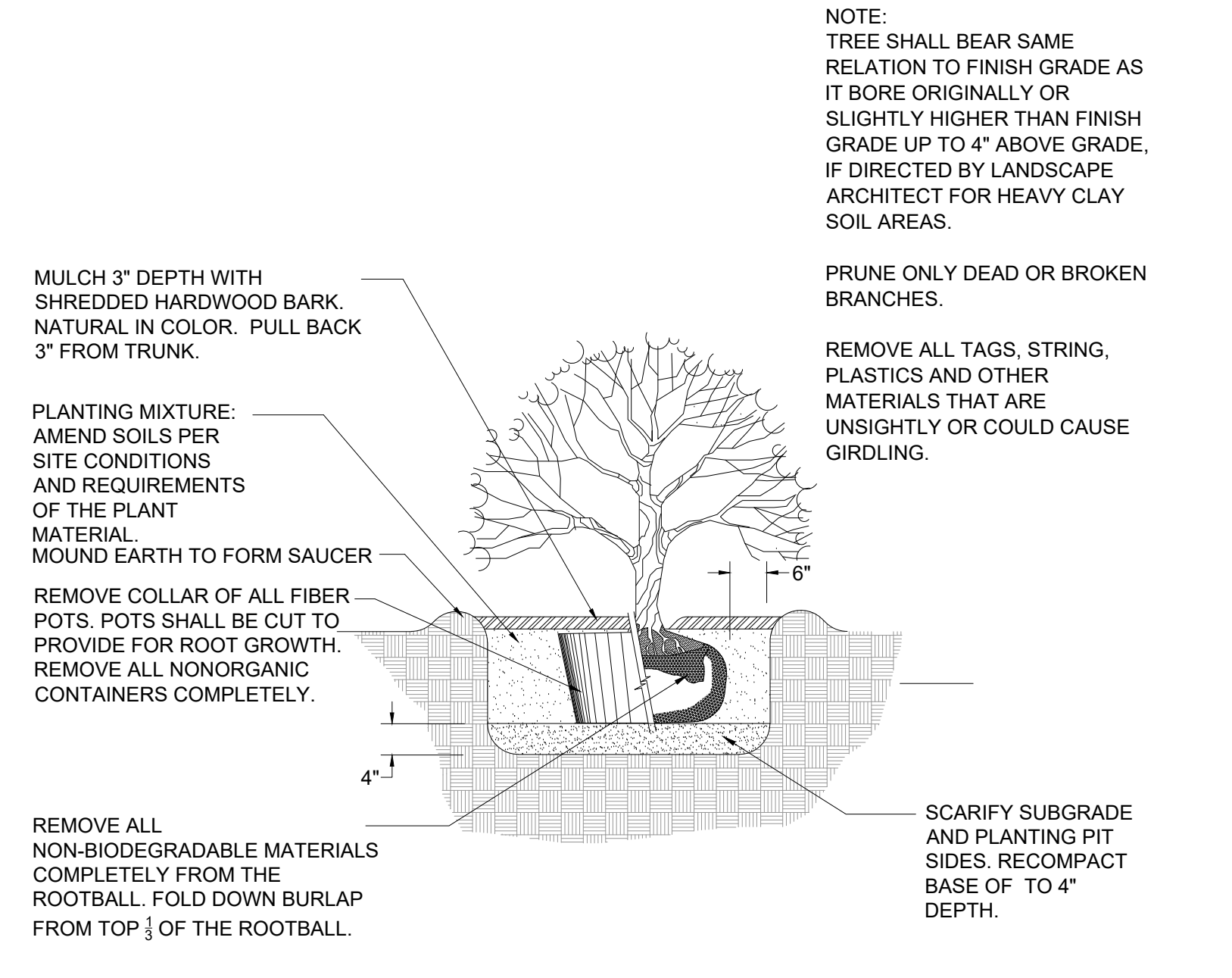




DECIDUOUS TREE PLANTING DETAIL

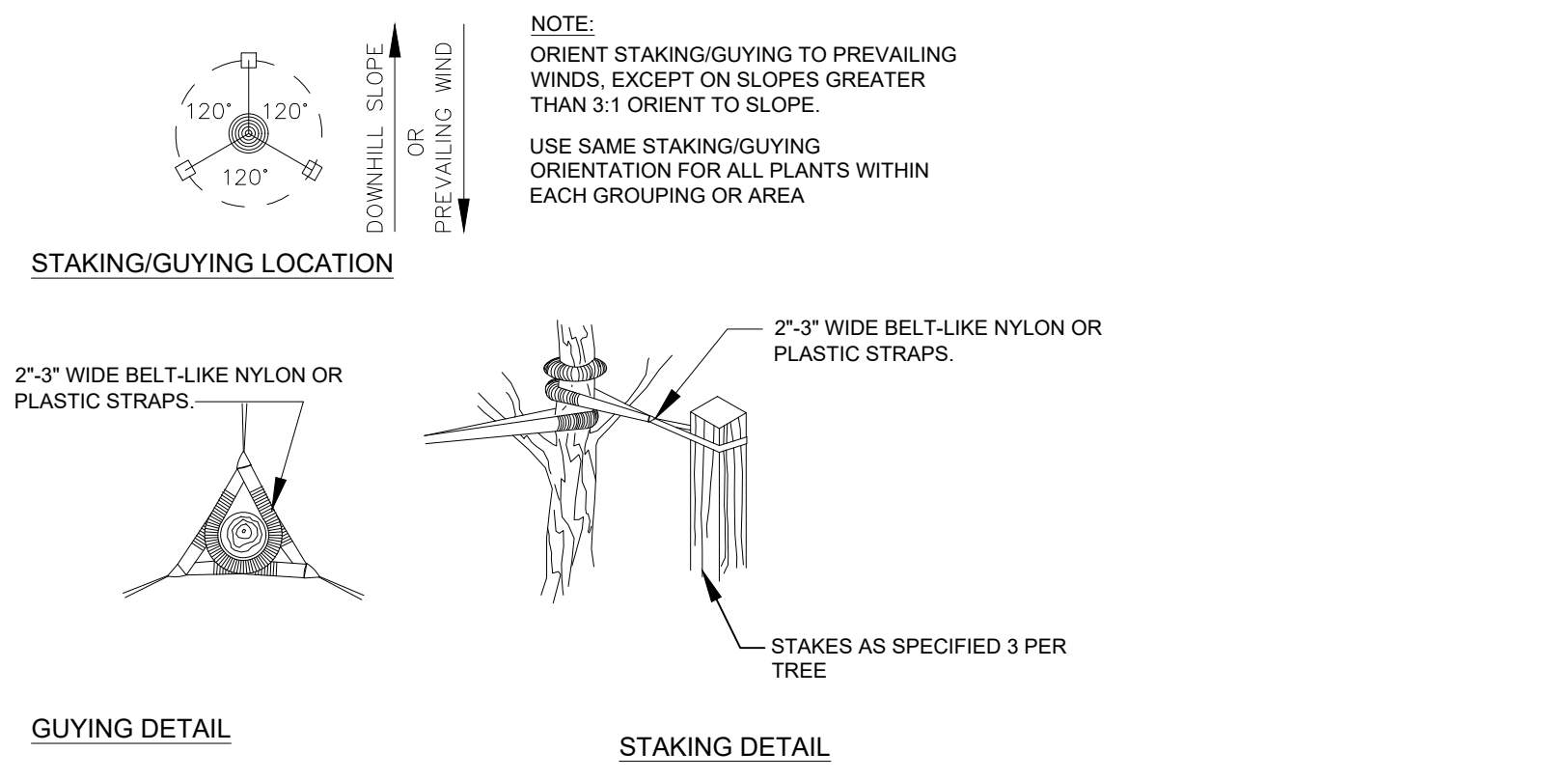


EVERGREEN TREE PLANTING DETAIL



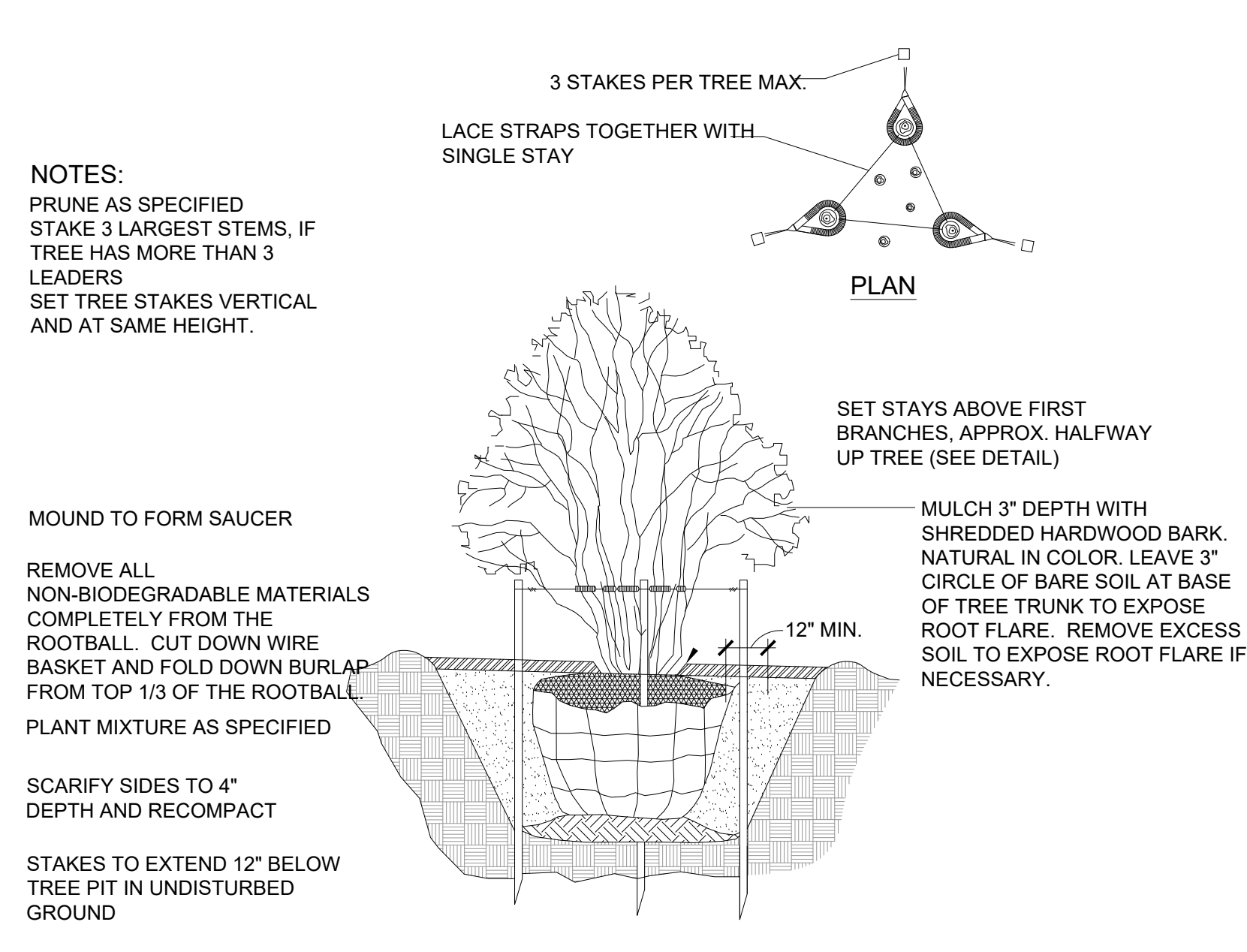
SHRUB PLANTING DETAIL

NOT TO SCALE



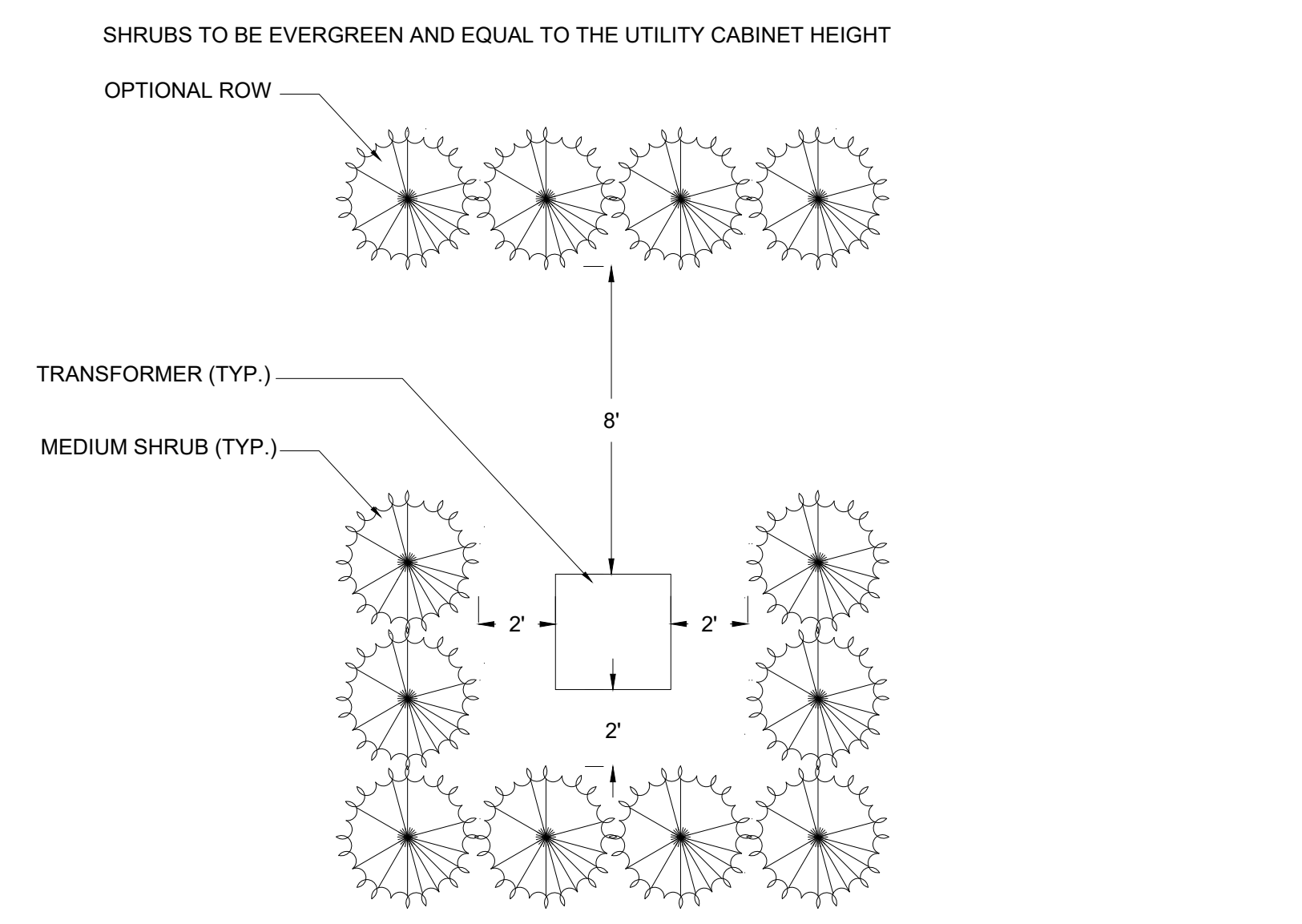
TREE STAKING DETAIL

Not to scale



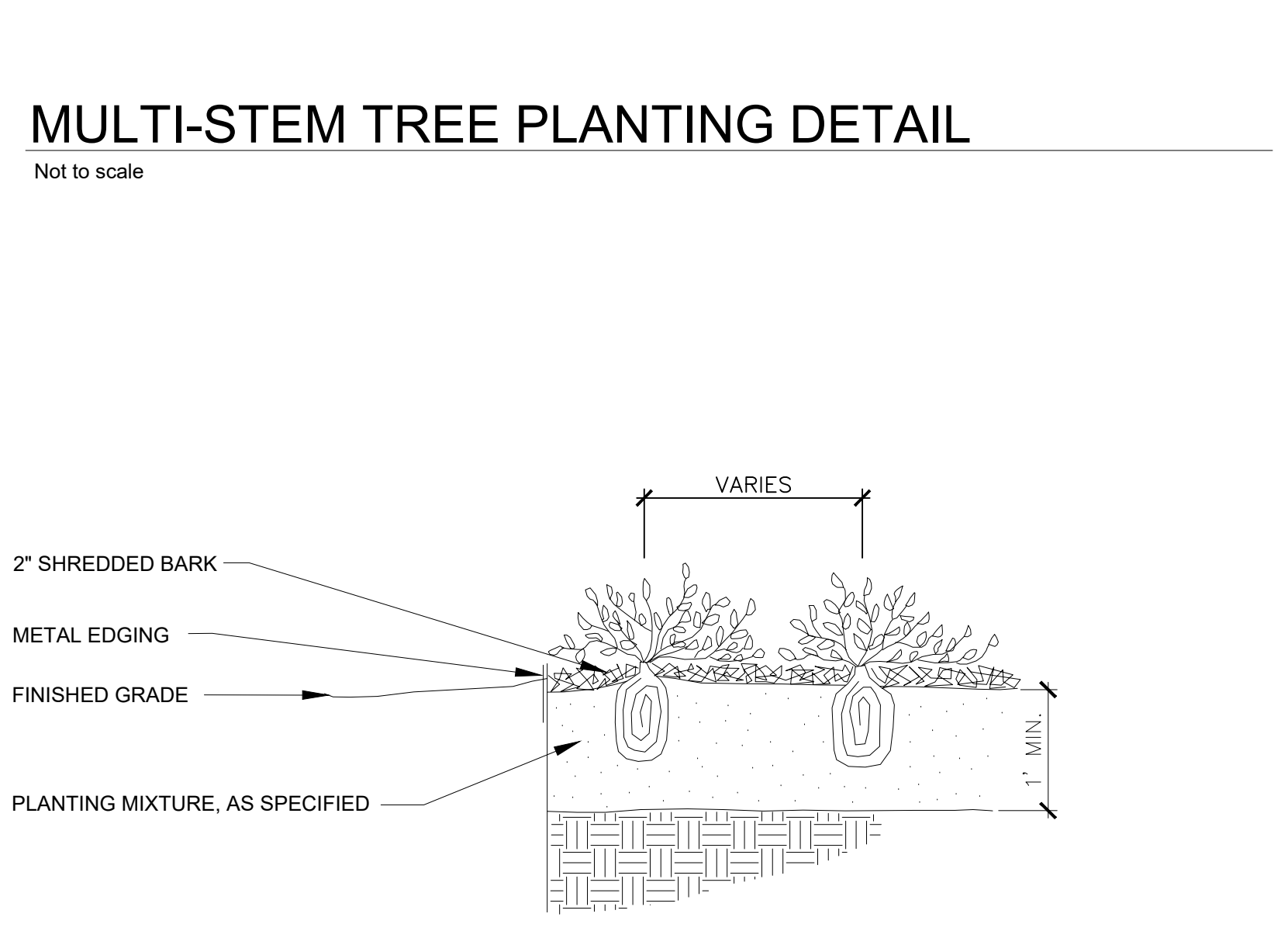
MULTI-STEM TREE PLANTING DETAIL

Not to scale



TRANSFORMER SCREENING DETAIL

Not to scale



PERENNIAL PLANTING DETAIL

Not to scale

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The City of Novi's Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- Sod shall be two year old "Baron/Cheridaphni" Kentucky Blue Grass grown in a sod nursery on loam soil.

Seal: _____

Title: **Landscape Details**

Project: _____

Elizabeth Trace
 White Lake Township, Michigan

Prepared for: _____

Alpine Engineering, Inc.
 46892 West Road, Suite 109
 Novi, Michigan 48377

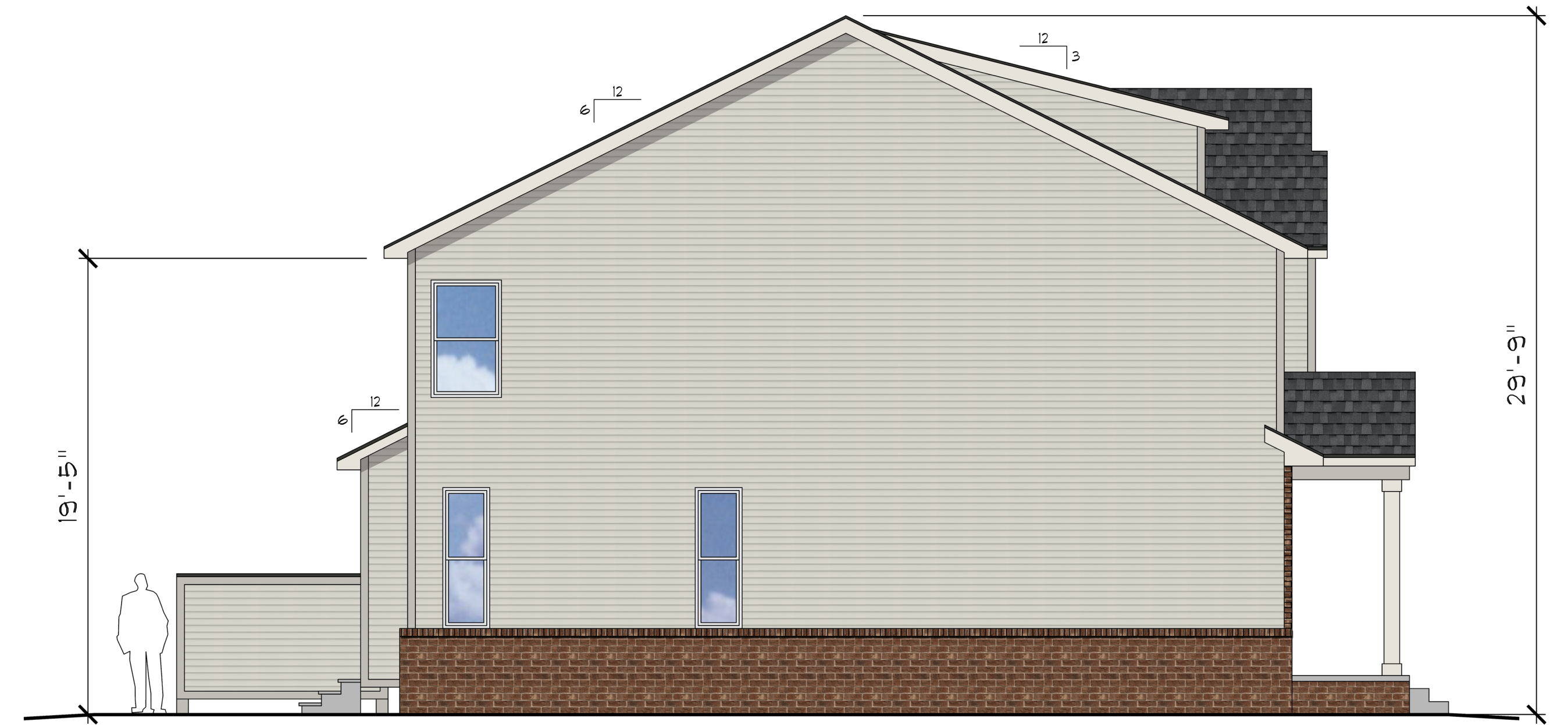
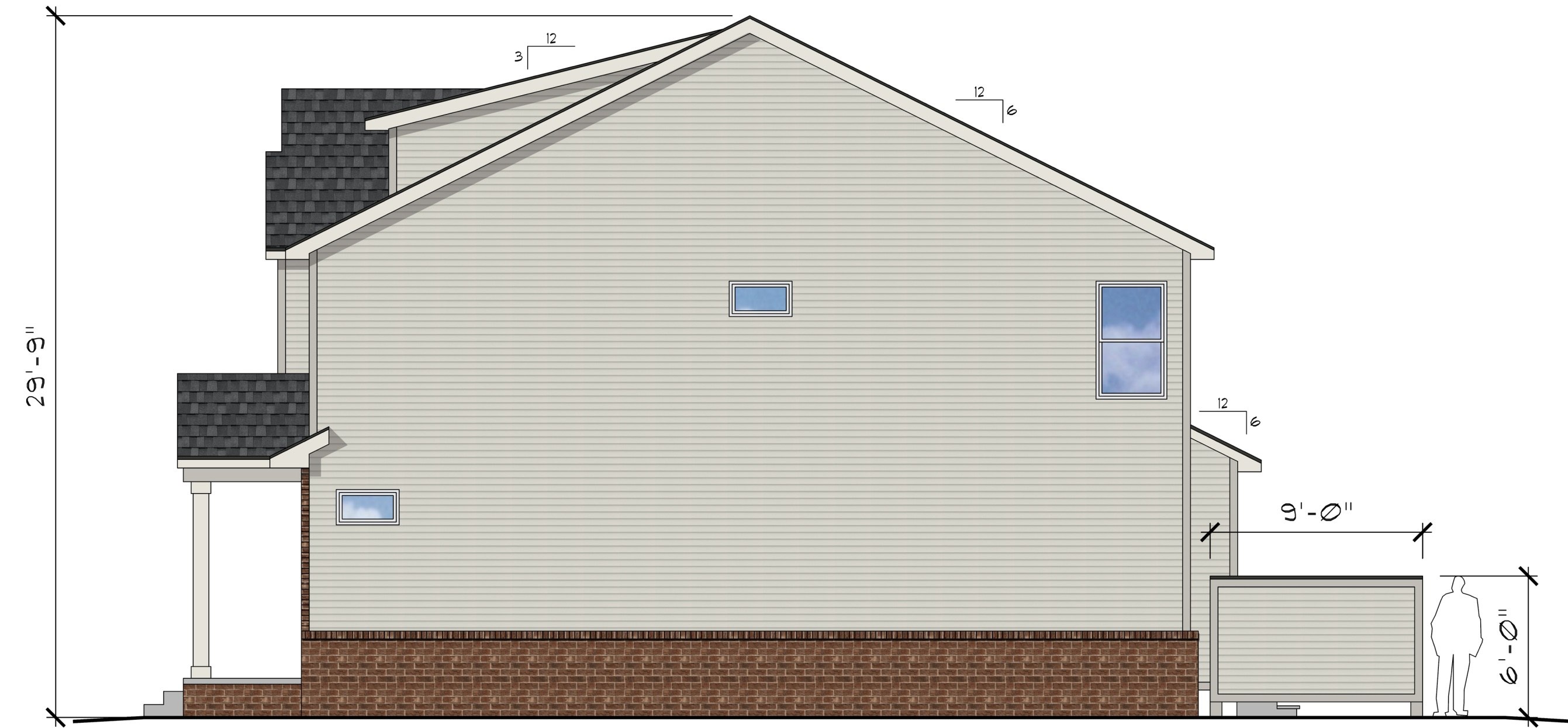
Revision:	Issued:
Review	October 24, 2024
Revised	November 1, 2024
Revised	November 15, 2024
Revised	December 5, 2024
Revised	December 20, 2024
Revised	January 31, 2025


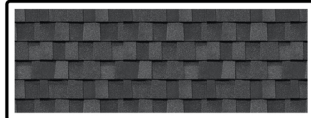
Job Number: 24-070

Drawn By: jca Checked By: jca

Sheet No. _____





-  Brick: Friendship Brick - Color Northampton
-  Siding: American Harold - Color Heritage Linen
-  Shingles: CertainTeed Landmark Dimensional Color - Driftwood



Elizabeth Trace (Right Side, Left Side, and Rear Facades)

White Lake Township, Michigan

Multi-Family Residential Condominiums - Sketch Rendering

02.04.2025

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