

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

DATE: January 12, 2026

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

SUBJECT: **Edendale Crossing**
Preliminary site plan approval
Rezoning request approval
Property described as parcel numbers 12-29-476-016 through 12-29-476-024, located northwest corner of Bogie Lake Road and Cedar Island Road, consisting of approximately 45.47 acres.

The above requests were considered by the Planning Commission at its regular meeting of December 4, 2025, at which time the **Planning Commission recommended denial of the preliminary site plan and approval of the rezoning request contingent on site plan approval**. The reconsideration of the revised preliminary site plan will be considered by the Planning Commission at its regular meeting of January 15, 2026. Please find enclosed the following related documents:

- Draft minutes from the January 15th, 2026, Planning Commission meeting (will be sent under separate cover).
- Draft minutes from the December 4th, 2025, Planning Commission meeting.
- Review letters prepared by the Township Engineering Consultant, Mike Leuffgen, dated January 8, 2026.
- Review letters prepared by the Township Planning Consultant, Matteo Passalacqua, dated January 7, 2026.
- Review letters prepared by White Lake Township Fire Marshal, Jason Hanifen, dated January 7, 2026.
- Revised preliminary site plan, elevations, and floor plans submitted by the applicant.

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
DECEMBER 4, 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:

Pete Meagher
Scott Ruggles, Township Board Liaison
T. Joseph Seward
Debby Dehart
Merrie Carlock, Chairperson

Absent:

Mona Sevic
Robert Seeley, Vice Chair

Others:

Sean O'Neil, Community Development Director
Matteo Passalacqua, Carlisle Wortman
Kristin Kolb, Township Attorney
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was MOVED by Member Seward, seconded by Member Dehart to approve the agenda as presented. The motion carried with a voice vote: (5 yes votes).

APPROVAL OF MINUTES

A. September 18, 2025

It was MOVED by Member Meagher, seconded by Member Seward to approve the minutes as presented. The motion carried with a voice vote: (5 yes votes).

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

None.

PUBLIC HEARING

A. **Edendale Crossing**

Property Northwest corner of Bogie Lake Road and Cedar Island Road. Identified as parcel IDs: 12-29-476-016 through 12-29-476-024 (nine adjacent parcels total) Consisting of approximately 45.7 acres. Currently zoned R1-A (Single Family Residential) and AG (Agricultural).

Requests:

1) Preliminary site plan approval recommendation

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
DECEMBER 4, 2025

2) Rezoning approval recommendation (R1-A & AG to PD (Planned Development)).

Applicant: PH Communities, LLC

Director O'Neil briefly reviewed the process for tonight's request regarding how it is processed by the Township. The Public Hearing is for the rezoning, which runs concurrently with the site plan approval process.

Mr. Passalacqua reviewed his letter.

Mr. Leuffgen reviewed the highlights of interest from his review letter.

Member Meagher asked Mr. Leuffgen about the extension of the water main on the western side of the property. Mr. Leuffgen said it is due to the ordinance's to be able to provide water connection for future use.

Jim Eppink, J Eppink Partners, spoke on behalf of the applicant. There are nine adjacent lots that would be combined into one parcel. He added that the Master Plan for the sites is designated as Neighborhood Residential. Preservation of trees and natural features are a point of concern. The sanitary sewer will be extended more than a mile from the southeast corner of the site. There will be a sidewalk pathway that will connect the development to the school complex. He added that multifamily would not be supported on the site, therefore all the lots will be single family products. He said the RCOC required a left-hand turn lane into the entrance of Bogie Lake, and to be extended north and south so the entire stretch of Bogie Lake Road becomes safer. Cedar Island will be paved past the project's entrance.

Meagher stated the absence of a greenbelt on the west boundary does not help screen the ITC Corridor. Mr. Eppink stated that the ITC Corridor is 240' wide, and the homes that are adjacent to it would most likely not be buffered, even with dense plantings. Those lots will be extended with better landscaping.

Member Seward asked Mr. Eppink why the driveway is not going to be aligned with Mayfield Dr. Mr. Eppink said it was due to the water main loop, and the costs of the improvements to Cedar Island, the sewer, and the sidewalk extension. It would not make sense financially. The RCOC also may be installing a round-about at Cedar Island Road and Bogie Lake Road in the future.

Member Seward asked Mr. Eppink why the water isn't extended to the western edge of the site. Mr. Eppink said the sites to the west are newer and operating well.

Member Seward asked Mr. Eppink why the lots are not acre lots along Bogie Lake Road. Mr. Eppink said other than two lots on Bogie Lake Road, the majority on the frontage are 240' from the road and heavily landscaped.

Chairperson Carlock asked Director O'Neil if there required amount of park space in a Planned Development. Director O'Neil said around 20%.

Chairperson Carlock asked Mr. Eppink if the park would be maintained by the HOA. Mr. Eppink confirmed.

Chairperson Carlock opened the public hearing at 7:55 P.M.

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
DECEMBER 4, 2025

Rob Paociotti, 6289 Caya Way, opposed the density proposed at the applicant's request. He also presented a petition with over 100 signatures opposing the project.

Gene Kula, 1203 Cedar Meadows Dr, opposed the applicant's request, stating it was not in line with the Master Plan's use for the area.

Alan Cartwright, 1225 Elliot Court North, shared concerns about traffic safety in the area. He added the left-hand turn lane does not suffice the issue of cars turning onto Cedar Island. He stated the utility and sidewalk extensions are not a community benefit and would be required anyway for development with the same proposed density.

Mary Earley, 5925 Pine Ridge Court, stated her opposition to the project, and stated the plan design was bad. The developers' need for money does not override the Township's character of being a great place to live. She stated issues with parking, the number of waivers requested, lighting, and the density.

Tony Madaffer, 1293 Boggie Lake Road, stated he is a proponent of White Lake growing, but he took issue with the layout. It is too dense and reminiscent of a trailer park. He has lived here for 35 years, and the traffic will be troublesome.

Steve Woodard, 953 Schyler, said he was a participant in giving community feedback for the project. He was expecting bigger acreage lots. He reiterated the trailer park look to the plan, and the proposed density is too large. He stated his opposition to the current layout of the project.

Sheri Meador, 2032 Carleton Court, moved to White Lake from Canton. She stated White Lake has a small town that feels less traffic. She stated White Lake will grow, but there are too many homes in the development, and the traffic is already problematic. She had no issue with houses going on the site, just in a less dense capacity. She added that the schools are packed as is with very large class sizes.

Clark Koby, 3133 N Mistwood Court, said his sub has bigger acreage lots that create a lot of space in between homes. The plan needs improvement before it is approved.

Chairperson Carlock closed the public hearing at 8:16 P.M.

Mr. Eppink stated the community did a wonderful job on its Master Plan, and that property was specifically targeted in the plan. Multiple family was suggested in the plan, but the applicant felt it wasn't appropriate. The plan proposes 16 units over what would be allowed for R1-D zoning. He added he is working with the school district closely. He reiterated that the plan was consistent with the Master Plan.

Member Meagher stated that the audience was clear about their issue with the density of the project.

Member Dehart stated she had issues with the proposed Planned Development zoning as the Planning Commission rezoned several of the included lots to R1-A not long ago.

Member Ruggles said that during the Master Plan process, he brought this area of the Township to the Planning Commission's attention. The property will not remain farmland forever, but the intention was

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
DECEMBER 4, 2025

to develop the property as a mixed-use area with an attention to keeping a lot of green space in the area.

Member Seward stated the plan does not meet the intent of the Master Plan or the ordinance. He was not opposed to the Planned Development rezoning.

It was MOVED by Member Meagher, seconded by Member Seward, regarding Edendale Crossing, identified as parcel IDs: 12-29-476-016 through 12-29-476-024 (nine adjacent parcels total) to recommend the Township Board approve the rezoning request to Planned Development, subject to all staff and consultants' comments being addressed and a recommendation for preliminary plan approval to the Township Board. The motion carried with a roll call vote: (4 yes votes) (Meagher/yes, Ruggles/yes, Carlock/yes, Dehart/no, Seward/yes).

It was MOVED by Member Meagher, seconded by Member Seward, regarding Edendale Crossing, identified as parcel IDs: 12-29-476-016 through 12-29-476-024 (nine adjacent parcels total), to recommend the Township Board deny the preliminary site plan. The motion carried with a roll call vote: (5 yes votes)

(Meagher/yes, Dehart/yes, Carlock/yes, Seward/yes, Ruggles/yes).

B. **Jax Car Wash**

Property located on the northwest corner of Bogie Lake Road and Highland Road (M-59). Identified as parcel ID 12-20-276-034. Consisting of approximately 1.88 acres. Currently zoned PB (Planned Business).

Requests:

- 1) **Preliminary site plan approval recommendation**
- 2) **Planned business approval**

Applicant: BMW KAR WASH, LLC

Mr. Passalacqua reviewed his letter.

Mr. Leuffgen highlighted his review letter for the Planning Commission.

Member Ruggles asked Director O'Neil how many car washes are at the intersection of Bogie Lake Road and Highland Road. Director O'Neil said two, but he was unsure if one was still in business. The proposed car wash would make three.

Member Dehart shared concerns about the proposed entrance to the site. The traffic north of Highland Road to get to the Taco Bell in the area is unsafe.

Todd Gesund, owner of Jax Car Wash, was present to speak. He explained the amenities the car wash would provide. There would be three lanes with pay stations, interior restrooms for customers, hand towel drying, and an interior mat drying room.

Jim Butler, PEA Group, said the plan was reviewed by RCOG and there would be a right in, right out porkchop at Bogie Lake Road.

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
DECEMBER 4, 2025

Chairperson Carlock opened the public hearing at 9:10 P.M.

Steve Woodard, 953 Schuyler, stated his concerns with the driveway, and traffic stacking issues. He suggested flipping the circulation of the site for additional traffic safety. He wanted more information about the water reclamation.

Clark Koby, owner of Wash Me Car Wash, said he keeps his prices low and his customers appreciate it. He stated his concern wasn't about the driveway itself, but the entrance of off Bogie Lake Road needed to change. The intersection is dangerous, and stacking cars will add to the issue.

Chairperson Carlock closed the public hearing at 9:15 P.M.

Mr. Butler said flipping the site would require issues with circulation meeting the ordinance setbacks. The site is topographically challenging as well. He suggested making the porkchop deliberate by design. He said there is an internal reclamation system for the water that will reclaim up to 35 – 45% of the water that will be reused.

It was MOVED by Member Meagher, seconded by Member Ruggles, regarding Jax Car Wash, identified as parcel ID 12-20-276-034, to recommend the Township Board approve the preliminary site plan, subject to all staff and consultant review comments being addressed and for the Township Board to consider safety issues about the development's ingress/egress from Bogie Lake Road. The motion carried with a roll call vote: (4 yes votes).

(Ruggles/yes, Seward/yes, Carlock/yes, Dehart/no, Meagher/yes).

CONTINUING BUSINESS

None.

NEW BUSINESS

A. The Avalon

Properties located on the northwest corner of Highland Road (M-59) and Hill Road Identified as parcel IDs 12-20-101-003 & 12-20-126-006. Consisting of an approximate combined 110.02 acres. Currently zoned PD (Planned Development)

Requests:

- 1) Final site plan approval**
- 2) Planned development agreement approval recommendation**

Applicant: White Lake Hill, LLC

Mr. Passalacqua reviewed his letter.

Mr. Leuffgen reviewed his letter. He added further engineering plans will need to be submitted by the applicant and reviewed before a pre-construction meeting can be held.

Member Ruggles asked how many phases there will be. Director O'Neil said it is being approved as one phase, but with several construction phases within in.

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
DECEMBER 4, 2025

Director O'Neil said the PDA was drafted by the Township Attorney, and it expedites the review process for the agreement. He explained that the deviations are summarized as a narrative in the draft document.

Mark Ksassb, 31550 Northwestern Highway, was present on behalf of the project. He presented color renderings of the housing products. He added the intent is to start infrastructure construction in Spring 2026. The Community Benefit will be a dog park dedicated to the Township. He added the buffer on the northern, western, and eastern portions of the site was increased to 50'.

Jim Gailbraith, 31550 Northwestern Highway, stated there is a sister site he and Mr. Kassab developed in Commerce Township that has done very well. There will be more of the ranch style products on this site.

It was MOVED by Member Meagher, seconded by Member Dehart, regarding The Avalon, identified as parcel IDs 12-20-101-003 & 12-20-126-006, to approve the final site plan, subject to all staff and consultant comments being addressed and the Township Board's approval of the PDA. The motion carried with a roll call vote: (4 yes votes)

(Meagher/yes, Dehart/yes, Carlock/yes, Seward/no, Ruggles/yes)

It was MOVED by Member Meagher, seconded by Member Ruggles, regarding the Avalon, as parcel IDs 12-20-101-003 & 12-20-126-006, to recommend the Township Board approve the Planned Development agreement, subject to all staff and consultant comments being addressed and approval of the document by the Township attorney. The motion carried with a roll call vote: (4 yes votes).

(Meagher/yes, Dehart/yes, Carlock/yes, Seward/yes, Ruggles/yes).

OTHER BUSINESS

A. Approval of 2026 Meeting Dates

It was MOVED by Member Meagher, seconded by Member Seward, to approve the 2026 Planning Commission meeting dates with the omissions of January 1, 2026, and July 2, 2026, dates. The motion carried with a voice vote: (5 yes votes)

LIAISON'S REPORT

Member Ruggles said the Township Board met last month and approved the 2026 Township budget. The Board also approved the sale of the used tanker truck. The Township Tree Lighting festival will be tomorrow, December 5 at Fisk Farm, starting at 6 P.M.

COMMUNICATIONS

Director O'Neil stated that there are a few remaining items from the Phase One construction at Stanley Park that will need to be bonded for. Awards for Stanley Park Phase Two MNTRF will be announced later this month. The new Senior Planner, David Waligora, will be starting at the Township next month.

NEXT MEETING DATE: January 15, 2026

WHITE LAKE TOWNSHIP

PLANNING COMMISSION

DECEMBER 4, 2025

ADJOURNMENT

It was MOVED by Commissioner Seward, seconded by Commissioner Meagher to adjourn at 10:15 P.M. The motion carried with a voice vote: (5 yes votes).



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

January 8, 2026

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

RE: Edendale Crossing- Preliminary Site Plan Review – 4th Review

Ref: DLZ No. 2545-7861-07 Design Professional: Kieft Engineering, Inc.

Dear Mr. O' Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned revised plan dated December 18, 2025. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This 45.47-acre site is located on the north side of Cedar Island Road and west of Bogie Lake Road.

Site Improvement Information:

- Construction of a ~~123~~ ~~125~~ **120** unit site condominium with private roads. The development is to be phased as follows: Phase I- 63 units; Phase II-57-units.
- Two entrances: One off Bogie Lake Road and one off Cedar Island Road.
- Extension of proposed sidewalk along Cedar Island Road with off site connection to the Huron Valley Schools property to the southeast.
- Water and sanitary sewer service.
- Storm water management facilities.

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

We note that comments from our November 20, 2025 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font. We note that no engineering response letter was received with this submittal.

Preliminary Site Plan Comments

General

1. *Plan by J. Eppink Partners, Inc. dated September 19, 2025- Sheet PSP-1- Site Data- Table- Parcel size is incorrect. Correct acreage is 45.47. This is also incorrect in the same table in the Proposed Density calculations as well as the Existing AG& R1-A Zoning Parallel Plan(Sheet PSP-2). **Comment addressed. Acreage error has been corrected.***
2. *Sheet 19-Cedar Island & White Lake Middle School Sidewalk Plan- Remove 'Proposed Pedestrian School Crossing' note to the west of Carla Hills Drive as this was where the safety path was previously proposed. **Comment outstanding.***
3. *Sheet 3- The number of lots for each phase has not been updated to correspond with the reduction in total units from 125 to 120. Please update.*

Paving/Grading

1. *The plan shows a proposed extension of an 8' wide path along the Cedar Island Road frontage. Please note the proposed sidewalk does not extend the entirety of the property width to the east and instead crosses Cedar Island Road and heads further east across Carla Hills Drive then onto Huron Valley Schools property where it terminates at the drive lane of the Middle School. This will require approval/easements from HVS and we question the safety of terminating the sidewalk at a drive lane. Comment addressed at this level of review. Per the design engineer, connection of the path to White Lake Middle School shall be coordinated with Huron Valley Schools. The FEP shall show final location of sidewalk connection to the school. We note that the current submittal shows connection to the White Lake Middle School parking lot. Please see our above comment regarding safety concerns of terminating the sidewalk at a drive lane. **Per Item 5a of the 'Resubmission of updated Site Plan letter' from J Eppink Partners, Inc. and dated December 18, 2025, a final connection point for the proposed sidewalk has not yet been determined with Huron Valley Schools; however, the Community Impact Statement, also prepared by J Eppink Partners, Inc. and dated December 18, 2025 states on Page 4 that the proposed sidewalk shall connect to the existing school parking lot(White Lake Middle School) and on Page 9 states the sidewalk shall connect to Lakeland Elementary School Property which is located south of White Lake Middle School. In addition, Sheets 3,5,9,16, and 19 of the Preliminary Site Plan note/show connection of the proposed sidewalk to the White Lake Middle School parking lot. All correspondence and plan sheets shall be updated for consistency regarding the proposed sidewalk connection on the HVS property. We***

also note that our previous comment regarding the safety of connecting the sidewalk into a traffic circulation lane in a parking lot remains.

2. *Is the intent to dedicate right of way along the Bogie Lake Road and Cedar Island Road frontages or to provide easements for the proposed sidewalk/path along these frontages? Comment addressed. ROW to equal 60' width shall be dedicated for both road frontages. We note that offsite easements will be required from ~~Carla Hills and Huron Valley Schools~~ for the proposed 8' wide concrete walk. Comment is now outstanding due to the following requested clarification and change in sidewalk layout: The proposed 8' wide path along Cedar Island Road has now been shifted in its entirety to the north side of the road. The Existing Conditions Plan- Overall (Sheet 2) shows 43' existing ROW along Cedar Island Road in front of Parcel 12-29-476-007 while the Overall Site Plan and Notes (Sheet 3) shows the existing ROW in this area as 33'. Please clarify. The right of way along Parcel -007 will determine whether a sidewalk easement will need to be granted by this property owner. Additionally, please revise '8' Wide Safety Path Connection to Huron Valley School Parking Lot' reference notes on Sheets 3 and 5 from Sheet 17 to Sheet 19. Comment addressed. ROW width has now been corrected to 43' on the 'Overall Site Plan & Notes' (Sheet 3), so it now appears that an easement for the proposed path would not be required from Parcel -007. In addition, sheet references have been updated.*
3. *Preliminary grading of the site has been proposed and demonstrates general drainage patterns. A more detailed grading review will be provided at the time of Final Engineering Plan submittal/review. Comment remains as a notation.*
4. *Provide plan indicating standard length fire truck access and turning radii so as to demonstrate adequate fire truck accessibility to and within the site. Comment addressed. Per design engineer, roads are per RCOC standards and support/provide adequate fire truck access. We note that there are a couple fire truck turning movements shown on the Cedar Island Entrance Plan (Sheet 9); movements show a standard (40' long) fire truck traversing the curb on Edendale Lane. The current plan revisions include slight modification to the configuration of the small island on Edendale Lane in front of proposed unit #3. Please include a turning radius for a fire truck to navigate around this island and note that since there are proposed tree plantings within this island that a fire truck will not be able to traverse over the center of the island. Please also reference Sheet 9 where the Fire truck movements on this sheet still show truck traversing curb after turning left onto Mollygrace Lane. It appears this could just be shifted slightly north to keep the movement within the paved area.*
5. *Sheet 4- the previous submittal showed proposed contours in the area north of units 19-24. The current submittal does not show grading in this area, however the proposed grades seem to indicate that additional grading will be necessary with cuts of up to 10 feet. Please clarify as this will impact the disturbance area and the number of existing trees that can remain.*

6. Sheets 5 and 9- Entrance dimensions of Edendale Lane at Cedar Island Road do not correspond to 21' B/B and 16' (island width) when measured per provided scale. Please revise.

Watermain

1. *We defer to the Township Fire Department regarding hydrant coverage. **Comment remains as a notation.***
2. *The Township requires two or more sources of water supply in any watermain extensions over 600 LF. This plan shows internal looping of watermain as well as stubbing into the right of way on Cedar Island Rd. However, there is no secondary source of supply. There would be potential for all 123 125 120 homes to be out of water or have disruption of water quality during routine maintenance like valve exercising or hydrant flushing. The developer will need to provide a second connection point and sufficient valving so that approximately 20 homes maximum are out of water at any given time during routine maintenance or emergencies. Comment addressed. A secondary watermain connection has now been provided; a 12" watermain is now proposed along Cedar Island Road with stub shown adjacent to the southeast corner of Unit 47 50 63. **Comment remains as a notation.***
3. *Township Ordinance requires extension of utilities across property frontages; currently the plan proposes one stub out to the Cedar Island Road Right-of-Way at the Edendale Lane approach. **We defer to the Township as to whether the watermain shall be required to be extended across the Cedar Island Road frontage and stubbed to the western property line.** Please note that future expansion of the water system will be impacted by lack of access to watermain along Cedar Island Road. Please also note there are known contaminants related to the Huron Valley School site that may make the expansion of the Township water system desirable for nearby residents. **Comment remains. Currently the proposed 12" diameter watermain along Cedar Island Road does not extend to the western property line and ends just south of Unit 63.***

Sanitary Sewer

1. *The plan proposes gravity sanitary sewer onsite which will flow to a proposed sanitary sewer pump station. This pump station will need to be designed to OCWRC standards. It should be noted that the plan also includes a significant amount of offsite sanitary sewer forcemain to connect to the existing system near the south end of the Huron Valley school campus along Bogie Road. This forcemain has been sized in accordance with the master plan for future flows from the north. **Comment remains as a notation.***
2. ***We defer to the Township regarding the requirement to extend sanitary sewer along the Cedar Island Road frontage with a stub at the western property line.** Per Township Ordinance, utilities are required to be extended along property road frontages. **Comment remains.***
3. *Off-site easements shall be required for installation and future maintenance along parts of the proposed forcemain which fall outside of the Bogie Lake Road Right-of-Way. **Comment remains as a***

notation. Per the design engineer, this is in process with Huron Valley Schools. In addition, it appears that an easement shall also be required from Parcel 12-29-476-007.

Stormwater Management

1. *Sheet 8- It appears the discharge from the detention pond will flow across Parcel #12-28-303-001 which may require a storm drainage easement unless the storm sewer can be extended to a point there is no conflict. Comment addressed. A ditch that will route where the drainage to Thompson Lake goes is now proposed within the existing road ROW. **Comments remains as a notation.***
2. *Sheet 8- The proposed storm sewer layout along Bogie Lake Road will need to be clarified at the time of Final Site Plan/Final Engineering Plan to work with existing stormwater features, site drainage, and utility poles etc. **Comment remains as a notation.***
3. *There are several comments/questions we have regarding the Detention Basin Calculations and Details Sheet 16. We have attached a red lined copy of the sheet for the design engineer's use. **Comment partially addressed, but sufficient for this level of review. Please provide the T_t numbers in the 100 Year Basin Calculations. See attached plan sheet for a few remaining questions that can be answered with the FSP/FEP submittals.***

Recommendation

The majority of our above comments have been addressed, and we feel comfortable with most items being addressed at the time of Final Site Plan (FSP), and Final Engineering Plan (FEP) reviews. Remaining items to be clarified relate to the termination of the sidewalk on the adjacent school property and the site grading which could reduce the number of trees that can remain. Additionally, there is the question of sanitary sewer and watermain utility extensions to the western property line. Currently the plan does not meet this Ordinance requirement; we defer a decision on this item to the Township Board.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Edendale Crossing- PSP Review.04

January 8, 2026

Page 6 of 6

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

Encl: Detention Basin Calculations and Details Red Lined Plan Sheet

Cc: Hannah Kennedy-Galley, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Nick Spencer, Building Official, White Lake Township, *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*
David Waligora, Community Development *via email*
Matteo Passalacqua, Carlisle Wortman, *via email*

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100 YEAR DETENTION BASIN CALCULATION (I.E. WITH OUTLET)

TOTAL CONTRIBUTING AREA	A =	45.47	
HYDROLOGIC SOIL GROUP	B		
RUNOFF COEFFICIENT C =	0.95 15.79	+ 0.30 27.68 + 1.00 2	
C =	0.56		
SHEET SWALE DITCH PIPES	K = 0.48 K = 1.20 K = 2.10 Longest Run	L = 230 FT L = 180 FT L = 300 FT L = 2400	S = 1.5 S = 1.3 S = 1.0 V = 0.59 FT/S V = 1.37 FT/S V = 2.10 FT/S V = 3 FT/S
T _r =	L =	HR =	0.00 MIN
3.600 V		HR =	0.00 MIN
T _c =	Σ T _r	HR =	0.00 MIN
I ₁₀₀ =	83.3	=	5.42 IN/HR

(T_c + 9.17)^{0.81}

CHANNEL PROTECTION VOLUME CONTROL RECHARGE
V_{RCV} = 4,719 CA = 119,412 CF
CAN BE SUBTRACTED FROM V₁₀₀₀ IF INFILTRATED

SOILS INFILTRATION RATE FROM BORINGS = 5.00 IN/HR
ABOVE 0.5 IN/HR, SUPPLEMENTAL MEASURES NOT REQUIRED
BETWEEN 0.24 IN/HR & 0.5 IN/HR, SUPPLEMENTAL MEASURES REQUIRED
BELLOW 0.24 IN/HR, INFILTRATION IMPRACTICAL & WAIVED

EXTENDED DETENTION

$$V_{ED} = 6,897 \text{ CA} = 174,525 \text{ CF}$$

WATER QUALITY - REMOVAL OF TSS (80 MG/L OR 80% TSS REDUCTION)

MECHANICAL SEPARATOR

$$I_1 = 30.2 = 1.97 \text{ IN/HR}$$

DETENTION & FLOOD CONTROL

$$Q_{IRR} = 1.1055 - 0.206 \ln(A) = 0.319 \text{ CFS/AC}$$

$$Q_{DOP} = Q_{IRR} = 14.513 \text{ CFS}$$

$$V_{100R} = 18,985 \text{ CA} = 480,406 \text{ CF} \quad \text{483,419 CF}$$

$$Q_{DOP} = C_{100A} = 137.17 \text{ IN/HR} \quad \text{138.00 IN/HR}$$

$$R = 0.206 - 0.15 \ln(Q_{DOP}/Q_{DOP}) = 0.543$$

$$100-\text{YEAR STORAGE VOLUME} \quad V_{100D} = V_{100R} = 260,820 \text{ CF} = 260,820 \text{ CF PER CPVC} \quad \text{262,898 CF}$$

WAS VOLUME CONTROL MET FOR CPVC? Y or N N

$$V_{100D} \text{ OR } V_{ED} \text{ CONTROL?} \quad V_{100D} \quad 260,820 \text{ CF REQD}$$

$$Q_{ED} = V_{ED} = 1.01 \text{ CFS}$$

$$172,800$$

48 HOURS FOR RATE CONTROL

ORIFICE FORMULA

$$Q_o = 0.62 (A_o) (2gH)^{1/2}$$

$$A_o = \text{AREA ORIFICE PIPE}$$

$$g = 32.2 \text{ FT SEC}^2$$

$$H = \text{DEPTH OF BASIN ABOVE CENTERLINE OF OUTLET PIPE}$$

FOREBAY N/A

$$V_r = \text{RIM} = \text{INVERT} =$$

$$H = 0.00 \text{ FT}$$

EXTENDED DETENTION OUTLET

$$A_o = Q_{ED} = \text{SF} = 0.000 \text{ IN}^2$$

$$0.62 (2gH)^{1/2}$$

$$A_{r1} = \frac{\pi D^2}{4} = 0.785 \text{ IN}^2$$

$$A_o/A_{r1} = 0.00 \rightarrow \text{USE 0 1" HOLES EQ. SPACED AROUND STANDPIPE BOTTOM}$$

DETENTION BASIN

EXTENDED DETENTION OUTLET

$$V_{ED} = \text{HOLES} = 963.50 \quad \text{INVERT} = 961.00$$

$$H = 2.50 \text{ FT} \quad Q_{ED} = 0.13 \text{ SF} = 18,4872 \text{ IN}^2$$

$$0.62 (2gH)^{1/2}$$

D_o = DIAMETER OF ORIFICE

$$D_o = \sqrt{\frac{4A_o}{\pi}} = 0.40 \text{ FT} = 4.85 \text{ INCH}$$

$$A_{r1} = \frac{\pi D^2}{4} = 0.785398 \text{ IN}^2$$

$$A_o/A_{r1} = 23.54 \rightarrow \text{USE 24 1" HOLES EQ. SPACED AROUND STANDPIPE BOTTOM} = 961.00$$

100-YEAR ALLOWABLE OUTLET

$$V_{100D} = \text{RIM} = 965.00 \quad V_{ED} = 963.50$$

$$H = 1.50 \text{ FT} \quad Q_{DOP} = 0.05 \text{ SF} = 7,543 \text{ IN}^2$$

$$0.62 (2gH)^{1/2}$$

$$A_{r1} = \frac{\pi D^2}{4} = 0.785 \text{ IN}^2$$

$$A_o/A_{r1} = 9.60 \rightarrow \text{USE 10 1" HOLES EQ. SPACED AROUND V_r ELEVATION} = 963.50$$

DATE 9-19-2025 PER DLZ (8-26-2025)

PROPRIETOR: PH COMMUNITIES, LLC

8255 CASCADE AVENUE, SUITE 110
COMMERCE TOWNSHIP, MICHIGAN 48382
(248) 242-6838

"C" CALCULATION

TOTAL SITE AREA = 45.47 ACRES

PAVEMENT AREAS:

ROADS: = 157,000 SF

SIDEWALKS: = 78,923 SF

FUTURE DRIVEWAYS: SAY (800 SF) x (125 DRIVES) = 100,000 SF

TOTAL PAVEMENT AREA = 335,923 SF = 7.72 ACRES @ C = 0.95

ROOF AREAS:

ASSUME (2,800 SF) x (125 HOMES) = 350,000 SF = 8.04 ACRES @ C = 0.95

DETENTION BASIN AREA: 2.00 ACRES @ C = 1.00 (AVERAGE)

GREENBELT AREAS: 27.68 ACRES @ C = 0.20

$$"C" = \left(\frac{7.72 \text{ ACRES}}{45.47 \text{ AC}} \times 0.95 \right) + \left(\frac{8.04 \text{ ACRES}}{45.47 \text{ AC}} \times 0.95 \right) + \left(\frac{27.71 \text{ ACRES}}{45.47 \text{ AC}} \times 0.20 \right) + \left(\frac{2.00 \text{ ACRES}}{45.47 \text{ AC}} \times 1.00 \right) = 0.495 = 0.50$$

VOLUME PROVIDED:

$$A_1 = @ 961.00 = 55,000 \text{ SF} \quad V = \frac{H}{3} (A_1 + A_2 + \sqrt{A_1 \times A_2}) = 276,334 \text{ CF, OK}$$

$$A_2 = @ 965.00 = 84,200 \text{ SF}$$

DETENTION BASIN

EXISTING WATER ELEVATION = NONE

100 YEAR DESIGN HIGH WATER ELEVATION = 965.00

1' FREEBOARD ELEVATION = 966.00

STORAGE REQUIRED = 260,820 CF

STORAGE PROVIDED = 276,334 CF

SO-2 STANDPIPE RIM = 963.50

OVERFLOW MANHOLE RIM = 965.00

LOWEST EMERGENCY OVERFLOW CATCH BASIN ON N. SIDE IN ENTRY ROAD (OFF BOGIE LAKE ROAD) = 966.75

BOTTOM = 960.00

APPROXIMATE DETENTION BASIN 10 YEAR OUTFLOW CALCULATION

$$Q = ACI; A = 45.47 \text{ ACRES}; C = 0.50; I = \frac{175}{T+25} \quad \text{NOTE: ESTIMATED TIME BASED ON THE LONGEST STORM SEWER RUN} \approx 2,400 \text{ LF}$$

$$I = \frac{175}{30+25} = 3.18; Q = (45.47)(0.50)(3.18) = 72.30 \text{ CFS}$$

USE 36" OUTLET PIPE @ 1.00%; Q = 66.60 CFS; V = 9.42 FPS

NOTE: 1. UNDERDRAIN SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF AGGREGATE BASE

ROAD COMMISSION FOR OAKLAND COUNTY SUBDIVISION STANDARD PLAN TYPICAL CROSS SECTION CURBED RESIDENTIAL ROAD

FIGURE 3-3

SS-1H @ 0.10/GAL/SYD BETWEEN LIFTS COMMERCIAL A.D.T. COULD WARRANT A DIFFERENT TYPE HMA MIXTURE

Storm Water Facilities Maintenance Plan

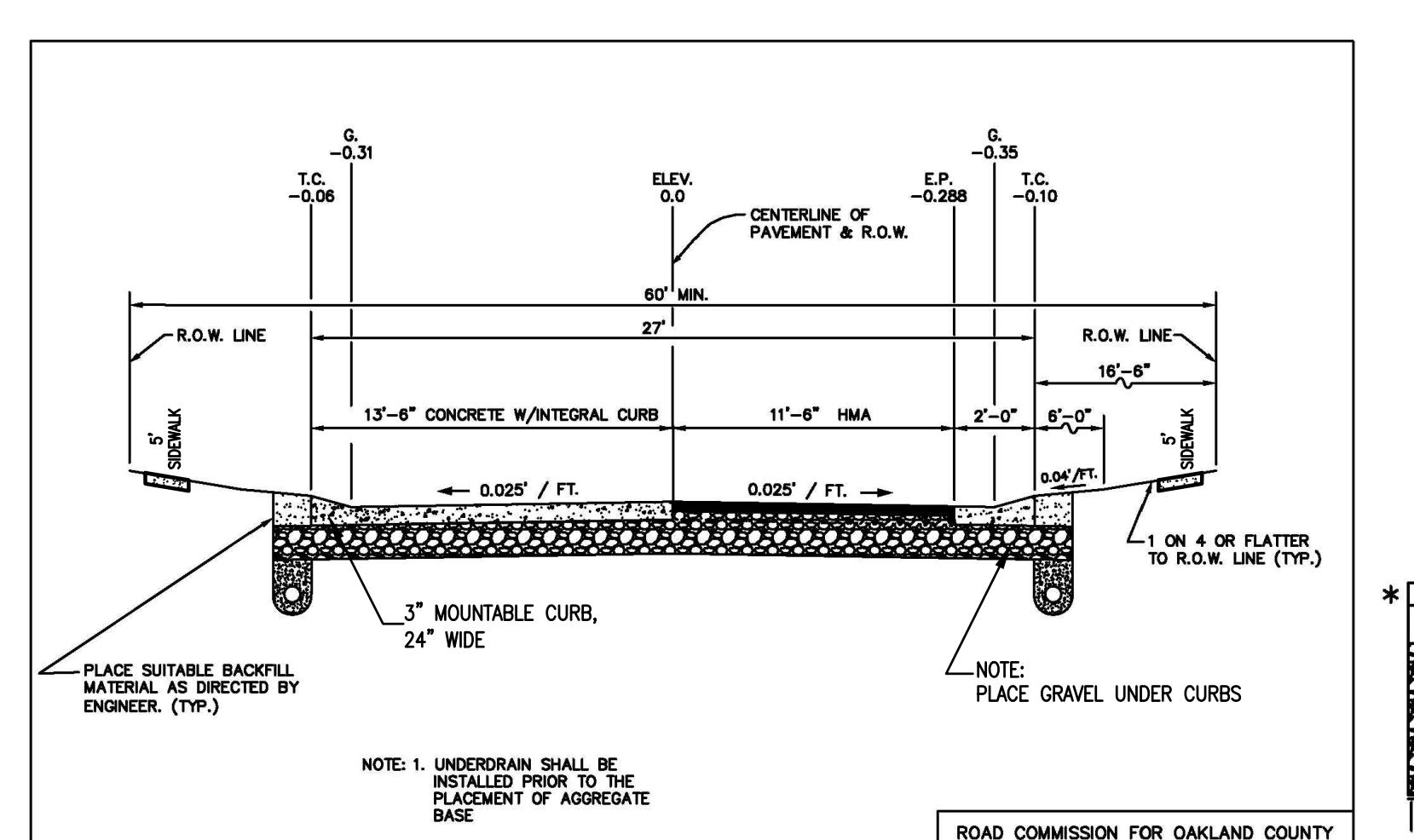
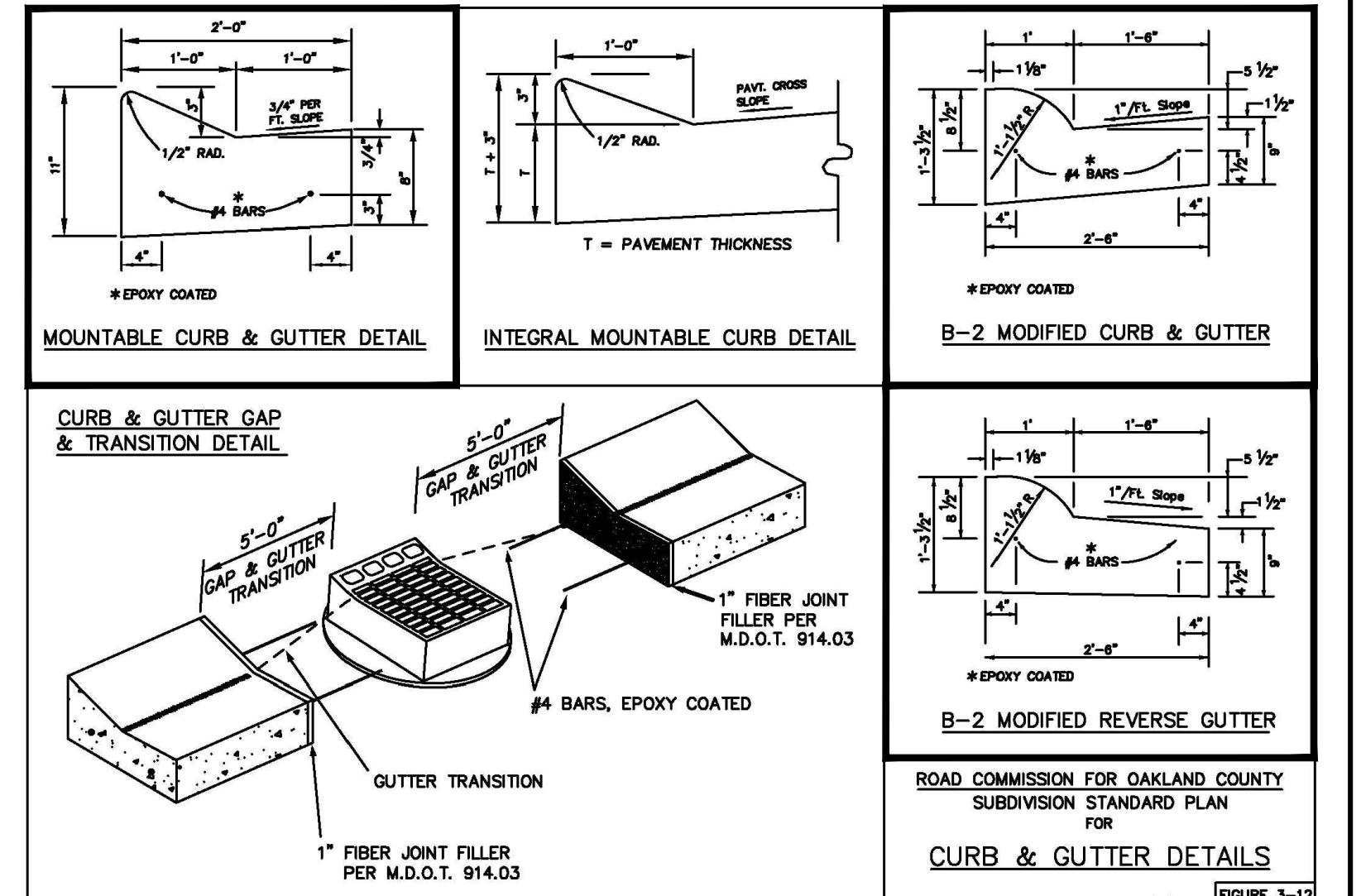
The "Edendale Crossing" Homeowners Association shall be responsible for the maintenance of all the storm water facilities. (Note: The developer is responsible until the HOA exists).

These facilities include the following:

- Detention Basin
- Pretreatment Structure Manholes
- Manholes, Rear Yard Catch Basins, Leach Basins, End Sections & connecting pipe work
- Rear yard swales (within easements)

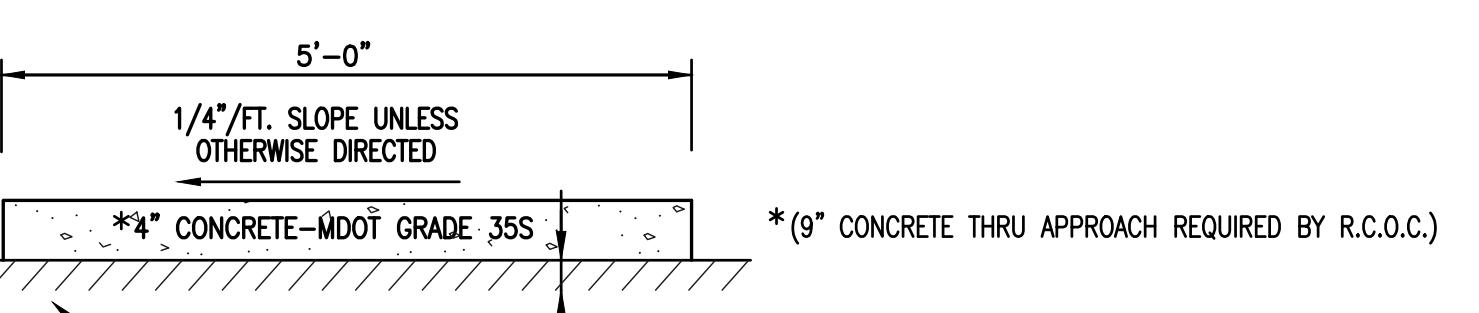
The HOA shall hire a qualified contractor to do the following Maintenance Schedule (including report kept on record):

1. The (2) Pretreatment Structures shall be inspected by a qualified contractor on a semi-annual basis (twice/year) and necessary action taken to clean out the structures in accordance with the manufacturers guidelines.
2. The Detention Basin shall be inspected on any annual basis by a qualified contractor and/or civil engineer to insure it is functioning as designed.
3. The storm structures & swales shall be inspected on a bi-annual basis (every two years). This is an "above ground" visual inspection to determine if any structures are "failing", (i.e. ground has sank around structure, etc.).



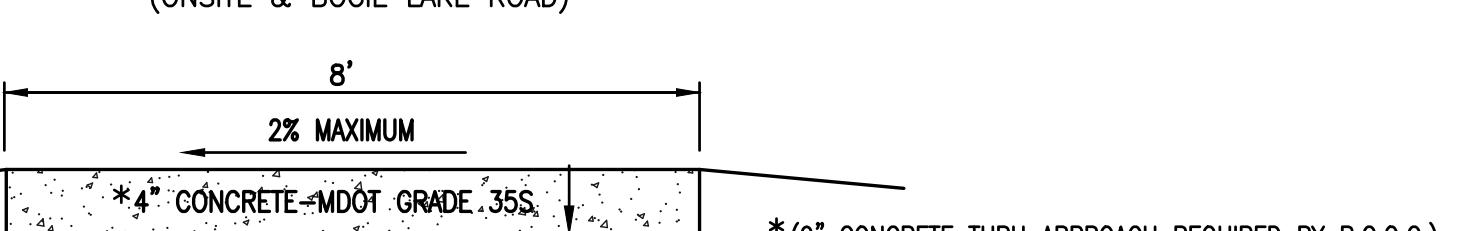
TYPICAL ROAD SECTION "A-A"

(SEE ROOC DETAIL SHEET 22 OF 25)



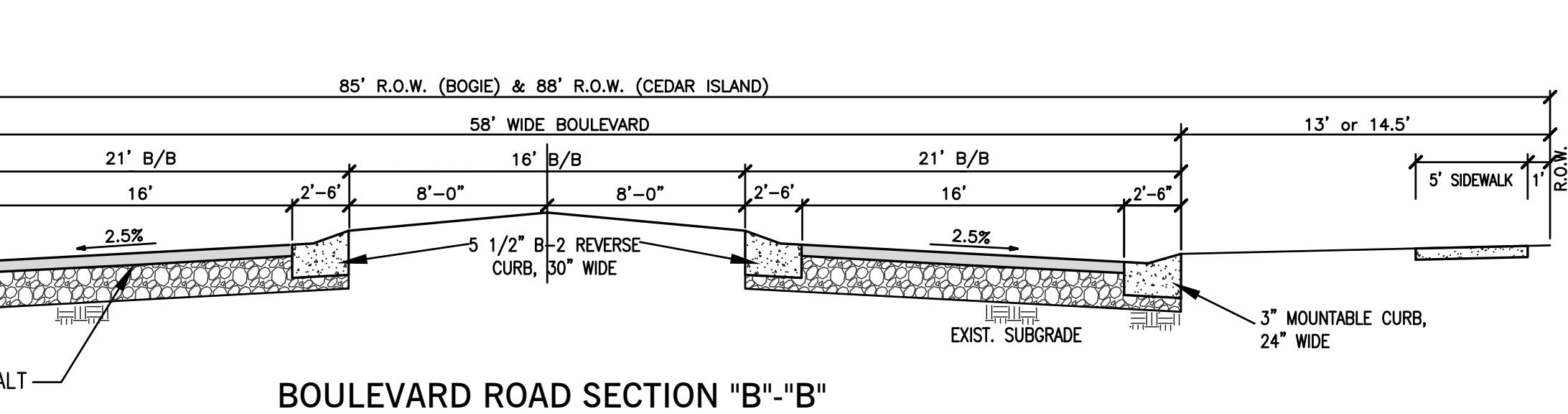
5' WD, 4" THICK CONCRETE SIDEWALK

(ON SITE & BOGIE LAKE ROAD)

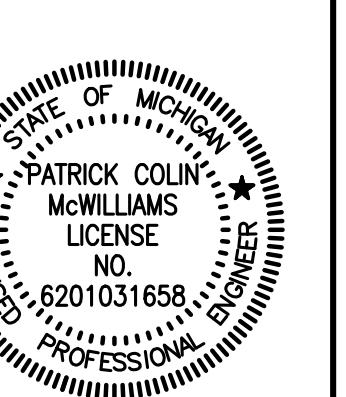


8' WD, 4" THICK CONCRETE SIDEWALK

(CEDAR ISLAND ROAD R.O.W.)

TOTAL SITE
RESIDENTIAL UNITS = 123 REU/UNIT = 123 REU'S

OVERALL SANITARY DESIGN

"AVERAGE FLOW"
123 REU'S @ 2.70 PERSONS/REU = 332.1 PERSONS
332.1 PERSONS x 100 GPCD = 33,210 GPD = 0.03321 MGPD
x 1.55 (conversion)
Q = 0.0515 CFS"PEAK FLOW"
123 REU'S @ 2.70 PERSONS/REU = 332.1 PERSONS/1000 = 0.3321 = P
Q = 100 x (18 + V_P)/(4 + V_P) = 405.93 GPCD
332 PERSONS x 405.93 GPCD = 134,769 GPD = 0.13477 MGPD
x 1.55 (conversion)
Q = REQUIRED = 0.2089 CFSNOTE: AN 8" TRUSS PIPE @ 0.40% CAN CARRY 0.765 CFS @ 2.19 FPS.
A 10" TRUSS PIPE @ 0.30% CAN CARRY 1.194 CFS @ 2.19 FPS.



Carlisle | Wortman
ASSOCIATES, INC.

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

January 7, 2026

**Preliminary Site Plan / Site Condominium / Planned Development Review
for
White Lake Charter Township, Michigan**

Applicant:	PH Communities LLC
Project Name:	Edendale Crossing
Plan Date:	July 2, 2025
First Revision:	September 19, 2025
Second Revision:	November 12, 2025
Third Revision:	December 18, 2025
Location:	Northwest corner of Bogie Lake Road and Cedar Island Road Parcel IDs: 12-29-476-016 through 12-29-476-024 (nine adjacent parcels total)
Action Requested:	Preliminary Site Plan / Site Condominium / Planned Development Approval

PROJECT NARRATIVE

On December 4th, 2025, the Planning Commission held a public hearing to review the Edendale Crossing planned unit development preliminary site plan. After consultant reviews, the public hearing was opened. Residents from the community expressed concerns regarding traffic, density of housing, and the development's contrast in character to the surrounding area. After closing the public hearing, The Planning Commission acknowledged that the area is zoned residential and that there was a general expectation that it would be developed into housing but also expressed concerns with the project's proposed density and layout. Commissioners agreed that the PD district was an appropriate mechanism to develop the site but that the site plan was not aligned with the character of the neighborhood. After deliberation, the Planning Commission voted unanimously to recommend denial of the preliminary site plan to the Township Board.

On December 19th, 2025, the applicant submitted a third revision of the preliminary site plan. The primary modifications to the plan are recorded throughout our updated review but also listed below:

- Reduction in single family unit count from 125 to 120.
- Increase of open space from 24% to 27%.
- Density reduction to 3.3 units per net acre from 3.4 units per net acre.

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*

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

- Homes near the north entrance have been moved 70 feet back from the Bogie Lake ROW from the original 40 foot buffer.
- Homes near the south entrance have been moved 45 feet back from the Cedar Island ROW from the original 30 foot buffer. See notes in the Area, Width, Height, Setbacks portion of this review.
- Open space and passive recreation areas have been redesigned. Open space is no longer proposed along the western and northern borders of the development. The central open space has increased in size and now includes a playground and larger walking path. A small pocket park has been included in the northeast corner of the site near units 12 and 13.
- Mollygrace Lane has been eliminated.

The increase in setbacks from Bogie Lake and Cedar Island Roads, as well as the increase in open space and recreation areas better align with the site's Master Plan subarea designation.

The applicant is requesting preliminary site plan approval as well as site condominium and planned development approval to construct a 120-unit site condominium using the Planned Development (PD) zoning option. The largest parcel included in the project is 34.76 acres and zoned AG, Agricultural (Five acre minimum lots). The eight remaining parcels are zoned R1-A, Single Family (One acre minimum lots). A rezoning application was submitted concurrently with the site plan. Review of rezoning criteria is provided in this report. Approval of the plan will require the condition that the lots be combined into one parcel. The resulting parcel would be 45.47 acres. This review will be conducted with the assumption the lot combination has been approved.

The PD District is intended to provide for the location and various types of planned land use on large parcels held in common ownership. Single family detached housing is allowed under the district uses. The PD district is intended to result in a unique, planned development that includes such techniques as open space preservation.

For PD developments, the Planning Commission holds a public hearing and recommends approval, conditional approval, or denial of the site plan to the Township Board. The Township Board then reviews the application and grants approval if the Board determines that the plan satisfies all requirements for preliminary plan approval. Development agreements are required for review prior to final site plan review by the Planning Commission. The Planning Commission approves or denies the final site plan and recommends approval or denial of the development agreement to the Township Board. The Township Board has final authority over the approval of the development agreement.

A Community Impact Statement (CIS) is required and provided in the application.

Items to be Address: Approval of the plan will require the condition that the lots be combined into one parcel.

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

SITE DESCRIPTION

Lot Area:	45.47 gross acres / 36 net acres
Frontage:	Approx. 809.9 feet along Bogie Lake / Approx. 1,375 feet along Cedar Island Road
Address:	Bogie Road Lot TBD / 5805 – 6605 Cedar Island Road
Current Use:	Vacant

Aerial image of the site



Source: NearMap July 2025

	North	East	South	West
Surrounding Zoning	AG, Agricultural	R1-C, Single Family Residential	Suburban Farm	AG, Agricultural
Surrounding Land Uses	Single Family Home / Landscaping Yard	Single Family Homes	Single Family Homes	Electrical Utility Lines

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

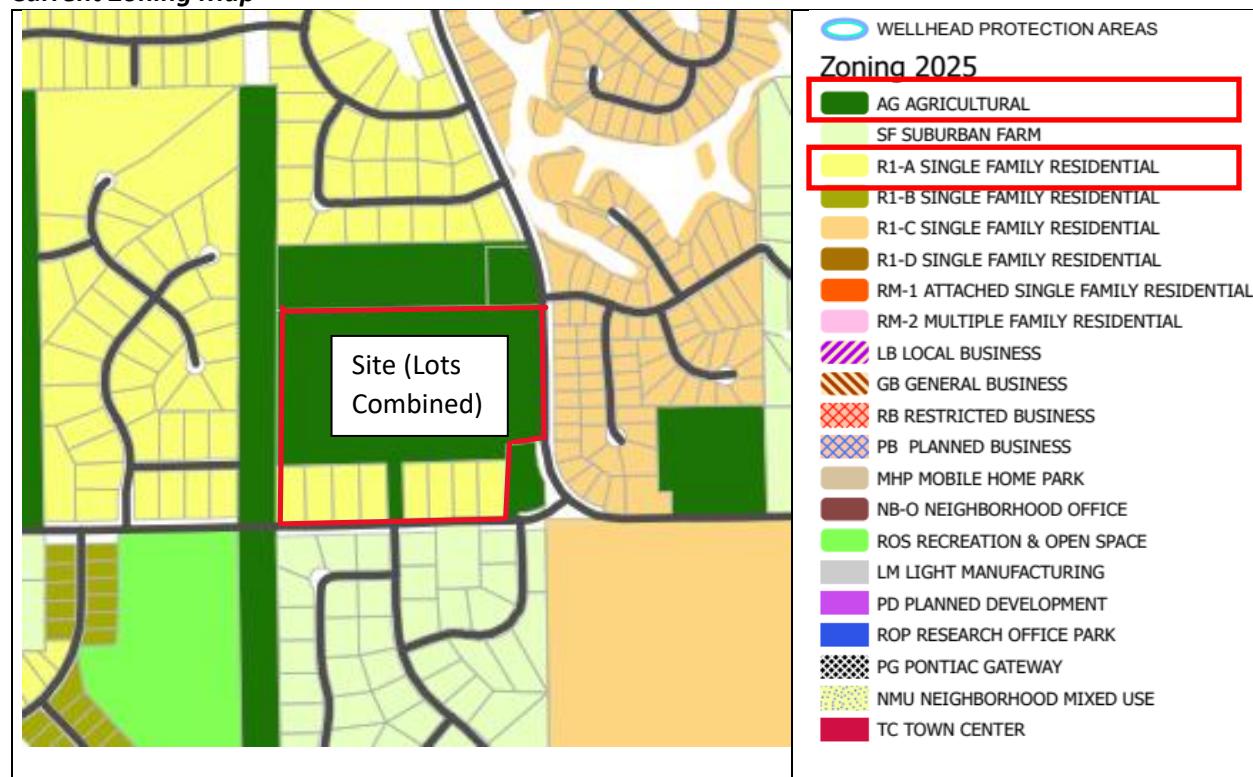
Preliminary Site Plan Review / Third Revision

January 7, 2026

Future Land-Use Map	Neighborhood Residential	Neighborhood Residential	Agricultural / Rural Residential	Agricultural / Rural Residential
---------------------	--------------------------	--------------------------	----------------------------------	----------------------------------

Current Zoning	AG Agricultural / R1-A Single Family Residential <i>AG: The Agricultural District is established as a district in which the principal use of land is for farming, dairying, forestry operations and other agricultural activities. The intent of this article is to protect land needed for agricultural pursuits from encroachment by untimely and unplanned residential, commercial or industrial development.</i> <i>R1-A: The Single-Family Residential Districts are established as districts in which the principal use of land is for single family dwellings, located in neighborhoods that include open space and that preserve sensitive natural environmental features.</i>
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Current Zoning Map



Future Land Use	Neighborhood Residential <i>Description: "Maintains existing neighborhoods and provides for denser residential development in places where there is infrastructure to support the density and ensuring density is within the context of the surrounding neighborhood.</i> <i>Example of Uses: "Small-lot single family, duplexes, multi-family, parks, convalescent or nursing homes"</i>
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Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

Future Land Use Map



The zoning and Master Plan compatibility of the development is assessed in the Planned Development and Community Impact Statement portions of this review.

Item to be Addressed: Addressed in other portions of this review.

PLANNED DEVELOPMENT

Standards for PD projects are outlined in Section 6.7 of the zoning ordinance. This portion of the report will review those standards to identify any potential issues with the proposed development.

Sheet 3 of the site plan indicates the project will be implemented in two phases. Phase 1 will focus on portions of the site adjacent to Bogie Lake and Cedar Island Roads. Phase 2 will fill out the northwestern portion of the site. Sheet 3 outlines the previous unit count for phasing and should be updated.

If the proposed development will be constructed in phases, only those phases that will be complete within two years shall be granted final approval by the Planning Commission. If deemed necessary for the protection of adjacent land uses, and/or proper development, the Township may condition approval upon a particular order of development when a phased approach is to be utilized in a planned development project. A schedule for the proposed phases is required.

Design Standards

Only single family residential is proposed within the site thus negating the requirement for buffer areas between uses.

Pedestrian pathways are provided along the Bogie Lake and Cedar Island roads as well as along both sides of internal streets. Several paths are proposed weaving between and behind units. The CIS states that walking trails adjacent to homes are desirable and considered a premium feature for buyers. About 20%

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

of the proposed homes would be adjacent to proposed trails.

The majority of passive recreation open space is provided behind units in the northwest portion of the site. Other open spaces are small parks, the detention area, and existing wooded areas through the central portion of the site.

Façade renderings and basic floor plans for housing units are shown on Sheet A-1. All models range between 2,100 sqft to 2,700 sqft and offer four bedrooms and two and a half baths. Two car attached garages are provided on all models. Brick and vinyl siding are the predominant exterior materials. The proportions of brick and siding proposed on the façade of the units is complementary, however it is recommended that the brick be included in similar proportions on the side/rear elevations as well.

Access to the site and utility assessments will be evaluated later in this report.

Compatibility to Master Plan

As noted earlier in this report, the proposed project area is designated as Neighborhood Residential on the 2024 Master Plan Future Land Use map. While this designation calls for dense development (2 to 8 units per acre), it also cites a need to ensure such density is in context with surrounding neighborhoods. Nearby developments do provide single family housing however lots range from approximately 15,000 square feet to 50,000 square feet in size. Density for this designation is outlined as two to eight units per acre. Corresponding zones are R1-C, R1-D, RM-1, RM-2, and PD.

The Housing section of the Master Plan does indicate that the Township needs new housing as existing stock ages. Reference is made to the need for “missing middle” housing which promotes a wide array of housing types (mostly attached single-family products).

The Goals and Objectives portion of the Master Plan offers insight on the future vision residents have for the Township. Top goals identified by residents related to preserving the community’s natural features, small town rural character, and providing multi-modal transportation. The site does not contain any major natural features however the plan does call for the retention of some of the site’s existing vegetation. The density proposed does not fit a small-town character and is more akin to denser suburbs. Few alternate transit options exist in the Township, however the site’s proximity to education facilities to the south offers an opportunity for bike and pedestrian connections that would allow non-vehicular access to nearby schools. The project does propose connecting the site to the Huron Valley School site as part of a community benefit.

The Action Plan portion of the Master Plan provides guidance on how to achieve the Township’s goals. The provision of new housing in the Township is a key topic in this section. Reference is made to providing more housing to meet demand, provide entry level/affordable housing to attract new residents, and support for aging-in-place and existing housing stock. The proposed development does offer additional new dwelling units to address demand and promote resident growth. The CIS references the taxable value of the homes being approximately \$250,000. This would indicate the total value of the homes would be around the \$500,000 amount. The CIS cites that smaller lots are more affordable and easier to maintain for busy families and retirees.

The proposed development offers more housing in a community and region that is currently experiencing

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

shortages. This both aides and challenges the community's goals for additional housing in that the strong market is keeping existing and new unit values high. The density of the development does not match its surroundings however does meet some characteristics and needs outlined in the Master Plan. The Master Plan is clear in the goals of preserving natural features and providing adequate infrastructure to protect them. The site plan provides tree surveys including an inventory of existing trees and how many are to remain. However, the table indicating the total number of trees onsite is not clear. A table should be added to the site plan clearly stating how many trees are onsite and how many are to remain.

The proposed utility lines along Bogie Lake Road do align with the Master Plan's community facilities goal of expanding water/sewer infrastructure throughout the Township. If this system will have additional capacity, this could be considered a public benefit for existing residents or future developments to utilize.

The area for the proposed development is identified in the Master Plan as one of three redevelopment sites. The primary considerations for this site in the plan are:

- The Development of single-family detached and attached dwellings with adequate area reserved for outdoor recreation for both active and passive activities.
- Setbacks from Bogie Lake Road would allow for a landscape zone with street trees and a shared pathway.
- The setback line for residential single-family homes would be 35 feet from the ROW.
- Access points on Bogie Lake Road and Cedar Island Road would serve an internalized street network, in order to reduce traffic.
- Residential densities along Bogie Lake Road would be one dwelling per acre. Internal residential development could be higher if developed adjacent to the recreation open space.

The current plan proposes high density through unit count and proposed lot standards as well as offers active and passive recreation. Lots are setback from Bogie Lake Road by no less than 70 feet. Single lot front yard setbacks are proposed to be 25 feet from the ROW.

The CIS provides the following information relating to compliance with the Master Plan:

"Edendale Crossing specifically meets the stated goals in the Master Plan including (1) the preservation of existing trees, woodlots, and natural features, (2) the creation of open space for active and passive recreation, (3) pedestrian connections to schools and off-site connections, (4) provides large setbacks, water features, and landscape at Bogie Lake Road to preserve the rural character, (5) the creation of new housing opportunities in the Township, and (6) the extension and improvement of community services such as utilities and road improvements."

Additional information is provided in the CIS on pages 2 through 4 regarding the site plan and its relevance to the Master Plan, rural character, road frontage, and community benefits.

Neighborhood Residential on the future land use map does call for denser residential development. The surrounding neighborhood does not directly reflect the level of density proposed. Water infrastructure does not currently exist in the area but is proposed to be extended by the applicant. The proposed extension of the sewer to the site is supported by the Sanitary Sewer Master Plan.

When referring to density, R1-C, R1-D, RM-1, RM-2, and PD are corresponding zoning districts for the

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

“Neighborhood Residential” future land use designation. The range of 2 to 8 units per acre is provided in the Cedar Island Road and Bogie Lake Road sub-area plan. The project does retain a traditional neighborhood design and lot size which allows for some natural area preservation and open space.

Community benefits are listed as:

Road Improvements that will benefit increase safety and ease turning movements for existing residents, Thompson Lane, and school bound traffic through the widening of the road to provide a consistent center turn lane as suggested by RCOC.

CWA Comment: These improvements would likely be required under a permitted by right R1-D development, however unlikely for an R1-A or AG permitted by right development.

The 1-mile extension of the Sanitary force main that delivers on the goals of the Master Plan through the expansion of infrastructure and enabling connection to existing residents along the route as well as future expansion north along Bogie Lake Road.

CWA Comment: This investment does align with the Sanitary Sewer Master Plan. This investment would also be necessary for a permitted by right dense residential development however the ability to serve future development or existing sites could be a community benefit.

Preservation of Natural Features including the preservation of existing regulated trees, hedge rows, and significant non-regulated trees and vegetation. This provides open space within the neighborhood, but more importantly maintains regional green corridors and tree canopy for animal habitat, bird migration, and general greening of White Lake Township.

CWA Comment: A permitted by right single family home residential development does not require open space or natural preservation.

Pavement extension of Cedar Island Road so that Cedar Island will now be paved from Bogie Lake Road to west of the proposed Edendale entrance.

CWA Comment: The paving of Cedar Island Road from the development entrance to Bogie Lake Road will improve and encourage the use of the south development entrance given most vehicles will be headed to Bogie Lake Road.

Sidewalk Connections to Lakeland Schools. Installation of sidewalks along the entire Bogie Lake Road and Cedar Island Road frontages including the extension of those sidewalks to the Bogie Lake / Cedar Island intersection and further south onto the school property to the existing parking lot for connection into the school campus that will allow greater walkability within the township and safe access to school for White Lake Township students.

CWA Comment: Sidewalks are required for all new developments and redevelopments in the Township. The pedestrian connection to the nearby school complex is not required and does offer non-motorized access to a facility residents will likely utilize. The implementation of the pathway will need to be coordinated with the school district and should be reoriented to not terminate into a parking lot. Pathways within the development not adjacent to roads are not required in

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

permitted by right projects.

Pages 8 and 9 outline the applicant's specific elements of the PD proposal.

The Planning Commission will need to consider the site's proposed layout, density, recreation space, pathway connections, and natural features protection and how they align with the Master Plan.

Land Use

Single family detached housing is the only use identified for the site which is permissible in the PD district.

Dimensional and Density Standards

Sheet PSP-2 provides two parallel plans. One plan depicts the site developed under the current zoning (R1-A and AG). The other shows the site developed under the R1-D zoning which is the most comparable to the level of density proposed in the preliminary plan. Under current zoning, the site could be developed into 12 lots, each with a single family home. The site developed under R1-D would allow for 109 lots, each with a single family home. Per the lack of regulated wetlands, major natural features, and no requirement for open space in permitted by right R1-D and Condominium developments, the proposed development footprints of the two parallel plans are valid.

Per the Master Plan Future Land Use designation, the R1-D zoning district is the relevant zoning designation to compare deviations to. Density and dimensional deviations are provided in the Area, Width, Height, Setbacks portion of this review. For reference, proposed density is 3.3 units per net acre while providing 27% open space. Density under R1-D would be 3 units per net acre with no requirement for open space.

Items to be Addressed:

- 1) *A schedule for the proposed phases is required. Sheet 3 outlines the previous unit count for phasing and should be updated.*
- 2) *The proportions of brick and siding proposed on the façade of the units is complementary, however it is recommended that the brick also be included in a similar proportion on the side and rear elevations.*
- 3) *A table should be added to the site plan clearly stating how many trees are onsite and how many are to remain.*
- 4) *The implementation of the pathway to the school complex will need to be coordinated with the school district and should be reoriented to not terminate into a parking lot.*
- 5) *A draft development agreement will be required during final site plan review.*
- 6) *The Planning Commission will need to consider the site's proposed layout, density, recreation space, pathway connections, and natural features protection and how they align with the Master Plan and proposed community benefits.*

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

COMMUNITY IMPACT STATEMENT

Section 3.1.10 and 6.6 of the zoning ordinance outline the need for a Community Impact Statement (CIS) for Planned Developments and the like. A CIS for the proposed development dated December 18, 2025 has been included in the application and reviewed below.

Information is provided by the applicant as to the rationale for proposing only single family detached units in the project.

General

The CIS provides relevant information about the development regarding overall size, density, site amenities and woodland preservation. 120 single family homes are proposed resulting in a 2.6 unit per gross acre, 3.3 net acre density. Lots are smaller than permitted under the densest single family home zone (R1-D). Reference is made to the Master Plan and the redevelopment site referenced for the development area. This information is reviewed in the PD section of this report.

Community Facilities and Services

The applicant states the site is anticipated to add approximately 324 new residents and have a low impact on police and fire services. Increased calls to police are estimated to be six to eight per year with an additional 20 to 25 calls to fire/emergency services per year.

The project is proposing to extend an existing sanitary force main up Bogie Lake Road to the site as well as the installation of a pump station. We defer to Township Engineering on the specifications of this improvement however we note that it may only be considered a public benefit if there is additional capacity for neighboring uses or future development to utilize.

Primary axle loaded truck traffic is anticipated during construction but not upon completion. The statement indicates trucks will likely use M-59, a quarter mile to the north, to access and exit the community.

No other significant impacts or needs are anticipated for community services or facilities. One item for consideration is the anticipated traffic upon completion. Oakland County Road Commission (RCOC) has been consulted prior to preliminary site plan review and has provided unofficial conceptual acceptance of the proposed intersections and improvements at the Bogie Lake and Cedar Island Road entrances.

Economics

The site is anticipated to generate approximately 216 temporary jobs (construction) and no permanent jobs as a function of the development itself. Statistics are provided that state the construction investment and occupancy of the homes could support over 290 full time jobs. It is estimated that the proposed development will contribute roughly \$950,000 per year to White Lake Township and local schools from annual property taxes.

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

Environment

The site has gentle slopes and existing mature tree clusters. No wetlands or waterbodies are present. The CIS states that no major environmental impacts are expected per water, sewer, and stormwater infrastructure. Information is given on the impact the development will have on the site or its surrounding area. As noted in this review, a specific tree count for trees to be removed and to remain should be provided along with the existing tree surveys in the site plan.

Noise

Noise is anticipated during construction. After completion, noises common with residential developments are to be expected. The CIS states existing and proposed landscaping will assist in mitigating noises.

Traffic

A traffic impact study dated September 28, 2025 was provided in the application and is reviewed in detail in the Access and Circulation portion of this report. The TIS was based on the development's original layout and housing count of 125 units. The CIS states the traffic impact to Bogie Lake and Cedar Island roads would be minimal. Morning trips would increase by approx. 82 and evening trips would increase by approx. 111. The project does incorporate traffic improvements such as the paving of Cedar Island road from Bogie Lake Road to the developments access point, and the addition of a left hand turn lane and right hand taper lanes. The Road Commission of Oakland County approval of the access to Bogie Lake and Cedar Island Roads will be required.

Mapping

The overhead image provided in the CIS imprints the development into an existing satellite image.

Items to be Addressed: All items to be addressed are noted throughout this review.

REZONING

A rezoning to PD requires a site plan showing the specific use and layout of a proposed project. The applicant may request deviations from similar use standards, and the community may negotiate on and off site community benefits. Once approved, the site plan is the only permitted use of the land.

Section 7.13 of the White Lake Township Zoning Ordinance outlines the criteria the Planning Commission and Township Board are to utilize when assessing any petition for an amendment to the Official Zoning Map. Below is a review of the materials provided by the applicant as they relate to the proposed rezoning.

- 1) *Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.*

Applicant Response: Edendale Crossing is consistent with the goals and objectives of the White Lake Township Master Plan and its Future Land Use Map. The site is identified as a residential

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

Development Opportunity Zone and envisions a residential neighborhood with a density between 2 – 8 dwelling units per acre. We are offering single-family homes with 3.3 residences per net acre density.

CWA Comment: Provided in the PD review portion of this report.

- 2) *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.*

Applicant Response: The site is currently undeveloped with a former agricultural use. There are no wetlands or significant natural features on site other than existing trees and vegetation areas, most of which will remain. A stormwater detention basin will be located along Bogie Lake Road to provide a setback and landscape buffer to the road.

CWA Comment: Provided in the Natural Resources review portion of this report.

- 3) *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.*

Applicant Response: Rezoning AG land is required to develop residential neighborhoods consistent with the Master Plan and Future Land Use Plan. Using the PD option allows creative design techniques that preserve natural features and create open space, while the proposed 120 residences enable the costly extension of the sanitary force main to the northern end of the site.

CWA Comment: Agriculture and R1-A would not allow for a subdivision of this magnitude to be built. While the ROI on developing the site as zoned would not be comparable to 120 single family homes, other residential zones may offer more comparable ROI.

- 4) *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

Applicant Response: The Master Plan has designated this area to be a “more dense neighborhood residential area.” Edendale Crossing provides a high-quality neighborhood, compatible with nearby single-family neighborhoods. Neighborhoods immediate adjacent are buffered by an ITC corridor to the west and a commercial nursery and cell phone tower to the north, thereby providing separation from existing uses.

CWA Comment: Provided in the PD, Natural Resources, Area-Width-Height-Setbacks, Access and Circulation, and other portions of this review.

- 5) *The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.*

Applicant Response: Edendale Crossing will not strain or place undue hardship on Township services, which are discussed in future sections of this report. Additionally, this project will extend the sanitary force main one mile, expanding the availability of sanitary sewer to the north.

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

CWA Comment: Provided in the Essential Services and Utilities portion of this review.

- 6) *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

Applicant Response: A detailed traffic Impact Study was completed by Fleis & Vandenbrink and has been submitted to the Twp for review. The TIS recommends center left hand turn and right-hand taper improvements which will enable the streets to operate at their same Level of Service or an improved Level of Service at AM, PM, and School PM peak periods. The Carlisle Wortman report considered moving the proposed Cedar Island entrance to the west to align with Mayfair Drive, however we do not feel that is warranted because although there is not a posted speed limit on Cedar Island Road (a dirt road), it is approaching the Bogie Lake Road intersection and is within a school zone, and therefore traffic moves at a slower rate of speed. Maintaining the entrance as proposed enables the applicant to extend pavement to the entrance seven hundred' west of Bogie Lake Road.

Additionally, the Road Commission of Oakland County (RCOC) has reviewed the plans and has provided design and location feedback that they will require. Those elements include the creation of a center turn lane on Bogie Lake that begins south of the proposed entrance and extends north of Tompson Lane as a means of providing safer travel for existing residents on Bogie Lake and the High School. Additional improvements have been added to the attached plans per the RCOC.

CWA Comment: Provided in the Access and Circulation portion of this review.

- 7) *The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*

Applicant Response: There is a strong demand for housing in the Township and surrounding areas. The Master Plan has identified this and calls for denser housing developments. PH Homes has built many homes in White Lake Township over the last several decades and estimates a 2.5% - 5% growth in the demand for new and replacement homes in the Township over the next several years.

CWA Comment: There is strong demand for housing in the Township and region. The Master Plan designation of this area as redevelopment site indicates the anticipation of denser housing in this area of the community.

- 8) *The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.*

Applicant Response: The use of the PD district is reasonable for the site to achieve the goals of the Master Plan. The proposed site plan provides all exterior boundary dimensional standards.

CWA Comment: The use of the PD district is reasonable for the site to achieve the goals of the Master Plan.

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

9) *The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*

Applicant Response: The rezoning of the property is consistent with the uses promoted in the Master Plan and the proposed density is less than half of the density envisioned within the Master Plan.

CWA Comment: As noted in this review, the proposed density is higher than any permitted by right single family zoning district in the Township. Unless community benefits are provided and accepted by the Planning Commission and Township Board, R1-D may be a feasible district to pursue development under.

10) *If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*

Applicant Response: Yes, the PD is consistent with the Zoning Ordinance and Master Plan.

CWA Comment: A text amendment to permitted and special uses is not more appropriate.

11) *The requested rezoning will not create an isolated and unplanned spot zone.*

Applicant Response: No, this will not create spot zoning. The area is predominantly single-family residential, and this will add to the fabric and character of White Lake Township.

CWA Comment: No PD zoning is nearby the site however single family residential uses are prominent in the area.

12) *The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*

Applicant Response: Yes, a previous version of the plan was submitted for preliminary site plan recommendation to the Planning Commission. The Planning Commission voted positively to change the zoning to PD but voted not to recommend the previous plan for preliminary site plan approval. This application is seeking reconsideration of that motion based on the significant modifications made to the plan and submitted here.

CWA Comment: The Planning Commission recommended denial to the Township Board December 4th, 2025. The applicant is seeking reconsideration per elective modifications made to the plan.

13) *An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.*

Applicant Response: This is not proposed as a Conditional Rezoning application.

CWA Comment: As noted in this review, rezoning to a PD requires a site plan showing the specific use and layout of a proposed project. The applicant may request deviations from similar use

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

standards and the community may negotiate community benefits. Once approved, the site plan is the only permitted use of the land.

14) Other factors deemed appropriate by the Planning Commission and Township Board.

Applicant Response: Not provided.

CWA Comment: Provided in this review.

Items to be addressed: Items to be addressed regarding rezoning are covered throughout this review.

NATURAL RESOURCES

Topography: Sheet 2 shows the existing site topography. The site has a gentle slope going east to west for two thirds of the site then sloping back down at the western end of the lot. Proposed grading will retain a slight rolling hill effect with steeper sloping near the detention basin, and northern portion of the site.

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: Sheet 3 states no wetlands are onsite. EGLE wetland mapper confirms no wetlands are present on the lots.

Woodland: Mature woodlands cover the majority of the sites northeast and southeast corners. The center and western half of the site is relatively clear. The site plan states that a portion of the woodlands in the northeastern portion of the site and the area between units lining Edendale Lane and Mollygrace Lane will remain as open space/existing trees. While no count of trees to removed was provided, 86 quality trees are to remain. It appears a large portion of existing trees will be removed for the proposed development.

The Community Impact Statement indicates that 27% open space will be maintained with a significant preservation of existing trees and natural features. Information on how existing trees will be protected during grading and construction is provided on Sheet L-4.

Soils: Soil survey maps indicate that spinks loamy sand, fix sandy loam, and ormas loamy sand soils are present.

Water: Site does not contain any natural water bodies. Sheet 3 states the site is not within any floodplain. Thompson Lake is approximately 430 feet northeast.

General Notes: The use of a PD district does allow for the consideration of requiring the preservation of natural features as a benefit to the development and community.

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026



Source: Google Maps 2025

Items to be Addressed: Any cited concerns from Township Engineering.

AREA, WIDTH, HEIGHT, SETBACKS

Lot calculations and setbacks are provided on Sheet 3. Comparison tables between the proposed standards and R1-D standards is provided in the CIS. Standard bulk and lot regulations for the PD zoning district are set forth in Section 3.1.10. and Section 3.11. Notes on Sheet 3 provide proposed lot and setback information as well as one typical lot and development envelope layout.

Planned Development District Standards

Planned Development	R1-D Parallel Plan	Proposed PD	Deviation
Building Setbacks			
Front	30 feet	25 feet	5 foot reduction
Side	10 feet	10 feet	None
Rear	30 feet	30 feet	None
Wetland	N/A	N/A	N/A

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

Unit Lot Standards			
Minimum Lot Area	12,000 sqft	7,750 sqft (minimum), 8,651 sqft (average)	Approx. 3,349 - 4,250 sqft reduction
Minimum Lot Width	80 feet	62 feet	18 feet reduction
Maximum Lot Coverage	30%	33.5%	3.5% increase
Depth to Width	Approx. 2 to 1	Approx. 2 to 1	None
Planned Development	Required	Proposed	Deviation
Development Setbacks			
Front	40 feet	70 feet from Bogie Lake Road ROW (See notes below) 45 feet from Cedar Island ROW (See notes below)	None None
Side	25 feet each side	N/A	N/A
Rear	Determined by PC	0 feet at West Lot Line / 0 feet and 50 feet at North Lot Line	Determined by PC
Wetland	N/A	N/A	N/A
Density			
	Determined by Net Acreage / 3 units per acre	3.3 units per acre	.30 more units per acre
Lot Standards			
Minimum Lot Area	10 acres	45.47 gross acres	Yes
Minimum Lot Width	TBD	809.9 feet	TBD
Maximum Lot Coverage	TBD	TBD	TBD
Depth to Width	4 to 1	Less than 1 to 1	Yes
Building Height			
	30 feet or 2 stories	30 feet or 2 stories	None
Floor Area			
Two Story	1,500 sqft w/ 900 sqft first floor	Approx. 2,100 sqft to 2,700 sqft w/ 1,100 first floor	None

Setbacks are shown to be 0 feet and 50 feet along the north property line and 0 feet along the west property line from individual unit boundaries.

We do note that only two units' boundaries are 70 and 73.5 feet from Bogie Lake Road right of way. The majority of units along Cedar Island Road are setback 45 feet from the ROW, however units 49, 50, and 51 rear lot line encroach this setback.

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

Items to be Addressed: Planning Commission to determine if requested district and development standard deviations are acceptable.

ACCESS & CIRCULATION

Vehicle Access & Circulation

The site is accessed via a boulevard entrance off Bogie Lake Road and another off Cedar Island Road. 60 foot right-of-way streets are proposed throughout the development. Section 6.4 outlines standards for access management. Public roads in the Township are either the jurisdiction of Michigan Department of Transportation (MDOT) or Road Commission of Oakland County (RCOC). The Planning Commission may waive standards for access per Section 6.4.F however permits will be required from RCOC for the proposed access points. Below is a review of the proposed access points per the standards of the zoning ordinance.

Edendale Lane / Bogie Lake Intersection

A 45 mph speed limit requires that the proposed access drive should be 350 feet from driveways on the same side or opposite side of the road. This standard is not met in relation to the distance from the Thompson Lane / Bogie Lake Road intersection. A waiver is required from the Planning Commission per Section 6.4.F. RCOC approval shall also be required for the proposed access drive.

Edendale Lane / Cedar Island Intersection

Cedar Island is a dirt road. The site plan shows pavement being extended west to the proposed access drive intersection. The speed limit is unposted, and the area is somewhat rural so a 55 mph limit is assumed. This requires that the proposed access drive should be 455 feet from driveways on the same side or opposite side of the road. The distance between the proposed drive at Cedar Island Road and Carla Hills drive is 273 feet.

Per Sheet 3, it appears there is an opportunity that the Cedar Island boulevard access and Mayfair Drive could be aligned. This modification would likely put the access point in conformance with distance from existing drive regulations and put the intersection further from Bogie Lake Road. The CIS states the applicant does not feel this is warranted because the area along Cedar Island Road in question is a school zone and therefore traffic moves at a slower rate of speed. If this modification is not made, the proposed drive at Cedar Island will need a waiver from the Planning Commission per Section 6.4.F. RCOC approval will be required for the proposed access drive.

Dimensions for the boulevard access points are provided on Sheet 16. Per the design requirements outlined in table 6.4.C.X, the entrance drive width is sufficient however the exit drive is not wide enough and requires a waiver from the Planning Commission.

Traffic Study

The determination of need form submitted in the application provides guidance on the type of traffic study needed for certain developments. The form indicates that the site is expected to generate 750+ driveway trips per day. This warrants the submission of a Traffic Impact Study (TIS). A TIS dated September 28th, 2025 has been provided by FLEIS&VANDENBRINK.

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

The study was conducted during the school year and accounts for peak travel times for school activity. The Bogie Lake Road / Cedar Island Road intersection currently operates at grades "E, C, and D" for eastbound traffic and at grades "A and B" for northbound traffic. The development is expected to generate 1,258 average daily trips. Future operations estimate that the grades of service for the northbound traffic will remain "A and B" however the eastbound traffic grades will drop to "E, D, and F".

The study concludes with a recommendation that exclusive left turn lanes and right turn lanes be incorporated into the Cedar Island approach to the Bogie Lake Road intersection. These improvements have not been incorporated into the project design. The project does propose adding a center turn lane to Bogie Lake Road from the south end of the Edendale Lane entrance north past the Thompson Lane intersection. Acceleration and deceleration lanes have also been added to Bogie Lake Road at the Edendale Lane entrance. These improvements are in response to preliminary notes provided by RCOC.

Per their preliminary review, RCOC has indicated that the location of the proposed development entrances in relation to existing intersections is acceptable.

Non-Motorized Access and Circulation

Sections 5.20 and 5.21 provide requirements for site sidewalks and pathways. Eight foot wide concrete paths are shown along Clear Island and Bogie Lake Roads. The pathways are predominantly outside of the ROW's which will require the granting of easements to the Township. On Sheet 17, the developer has provided a safety path extension from the Edendale Lane / Cedar Island Road intersection to the Huron Valley School campus to the east. This would improve non-motorized connectivity and potentially reduce the amount of vehicle traffic during drop off / pickup times.

Internal sidewalks are shown along all streets as well as cross development pedestrian pathways. These sidewalks are required to be five feet wide as shown on Sheet 16.

Public Transit

No public transit is accessible near the site.

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) *The Road Commission of Oakland County approval of the access to Bogie Lake and Cedar Island Roads will be required.*
- 4) *The Planning Commission will need to consider a waiver from the opposite side driveway distance between the Edendale Lane / Bogie Lake Road intersection and Thompson Lane / Bogie Lake Road intersection.*
- 5) *The Planning Commission will need to consider a waiver from the opposite side driveway distance between the Edendale Lane / Cedar Island Road intersection and Carla Hills Drive / Cedar Island Road intersection.*

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

- 6) *Planning Commission will need to consider a waiver to allow the boulevard exit drives to be 21 feet wide instead of 22 feet wide.*
- 7) *Pathways are predominantly outside of the ROW's which will require the granting of easements to the Township.*

PARKING & LOADING

Section 5.11 outlines requirements for off-street parking. Sheet 3 states parking is provided via two garage spaces as well as driveway space for each unit. This meets the ordinance standards.

There are no loading zone requirements for single family developments.

Items to be Addressed: *None*

ESSENTIAL SERVICES & UTILITIES

The site is not currently served by water or sewer. To address density, the project proposes bringing a force main sanitary line up from south of the Lakeland High School site. This will require a pump station proposed in the northeast corner of the development near unit 18. A water main connection is proposed from existing water lines along Bogie Lake Road. We defer to Township Engineering on the feasibility and capacity of the design of the system.

No circulation plan was provided for emergency vehicles. Notes on Sheet 3 provide information regarding fire lanes and hydrant placement. We defer to Township Public Safety to determine the feasibility of site design and hydrant placement.

Items to be Addressed:

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

LANDSCAPING & SCREENING

The applicant has provided a landscape plan on Sheets L-1, L-2, and L-3. Landscaping plans are required at final site plan review.

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

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

Greenbelts

Property Line	Required	Provided	Compliant
North (AG)	Landscaping, Berms, Obscuring Fencing, and/or Screen Wall 53 deciduous trees, 53 evergreen trees, 424 shrubs	31 existing trees, 15 deciduous trees, 9 evergreen trees, and surrounding brush vegetation.	No / Waiver Requested
East (ROW)	Greenbelt 23 trees and 184 shrubs	29 trees and 228 shrubs	Yes
South (ROW)	Greenbelt 44 trees and 352 shrubs	78 trees, 28 existing trees, 300 shrubs, and existing brush vegetation	No / Waiver Requested
West (AG / ITC Corridor)	Landscaping, Berms, Obscuring Fencing, and/or Screen Wall 43 deciduous Trees, 43 evergreen trees, 344 shrubs	No new plantings / No major existing vegetation	No / Waiver Requested

The landscaping plan states the installation of required screening along the North and South property lines would disturb the existing trees and is not recommended. No landscaping is provided along the west property line per the ITC Corridor. However, west of the ITC lines is a R1-A zoned residential development of which the ITC lines will not obscure view from.

The landscaping plan states that existing vegetation along the property's north and south lot lines will serve as site screening. Additional screening in the way of new landscaping has been included along the western ends of the north and south lot lines to enhance visual shielding from existing neighboring uses. An aerial of the site is provided below for reference.

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026



Source: Google Maps 2025

Interior Landscaping

Interior landscaping is not required for condominium developments.

Residential Entrance Landscaping

Standards for residential development entryways is outlined in Section 5.19.F. The Bogie Lake entrance Meets plant count requirements. Landscaping is present along the first 150 feet of the entrance roadway however plant counts are not provided to determine if the standard has been met.

The Cedar Island entrance fulfills all plant count requirements however two trees required for the drive island have been moved to the curbside due to size constraints. Landscaping is present along the first 150 feet of the entrance roadway however plant counts are not provided to determine if the standard has been met.

Minimum Plant Size and Species

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

Mechanical Equipment Screening

Per the proposal to bring water and sewer in to service the site, a pump station, transformer, and generator are proposed at the sites northeast corner. There is no new landscaping proposed to screen this equipment however per Section 5.19.N.ii.a, the equipment must be screened.

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

Items to be Addressed:

- 1) *Landscape requirement calculations for the development entryways should be added to the site plan.*
- 2) *Planning Commission to consider waiving requested greenbelt landscaping deviations along the West, North, and South property lines.*
- 3) *Landscape screening must be provided for the water/sewer equipment proposed in the northeast corner of the site per Section 5.19.N.ii.a*

PERFORMANCE STANDARDS

No issues are anticipated regarding performance standards outlined in Section 5.18. Sheet 3 indicates that no street lighting is proposed and that individual dwelling unit lighting will be provided. The Township has the ability to require lighting where it deems it is necessary for safety and security.

Lighting requirements are reviewed during final site plan review.

Items to be Addressed: None

SIGNAGE

Sheet L-4 provides specifications for monument signage proposed at the Bogie Lake Road and Cedar Island Road entrances. Stone veneer is the predominant finish for the sign. Signs are administratively reviewed by the Township.

Items to be Addressed: None.

ARCHITECTURE & LAYOUT

Site layout and unit architecture is discussed in other portions of this review.

Items to be Addressed: Addressed in other portions of this review.

CONDOMINIUM DOCUMENTS

Draft master deeds are required for final site plan review. Section 6.1.F outlines regulations for condominium development designs. Standards relevant to zoning and site design are reviewed below. We defer to Township Engineering for items referring to utility layout and capacity.

Streets

Sheet 3 states that all internal roads are to be private. A separate application to the Township requesting the roads be private must be provided. Street designs are compliant however we defer to Township Engineering regarding technical aspects of the proposed streets.

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

Blocks

Blocks, streets, and pedestrian designs conform to requirements.

Easements

As noted earlier in this report, easements will be needed for portions of the pathways along Bogie Lake and Cedar Island Roads. No public facilities are offered within the development. We defer to Township Engineering regarding the proposed water/sewer utilities along Bogie Lake Road and the necessary easements to ensure the Township has access.

Condominium Lots

As noted earlier in this review, the proposed density for the site is 3.3 units per acre utilizing approximately 62 foot wide, 8,651 square foot lots (average size lot). Section 6.1.F.iv states that condominium lots shall be appropriate for the location and the type of development contemplated. Lots of these sizes and proportions are not permitted in the Township under conventional single-family zoning districts. This consideration is discussed more in depth in the Planned Development portion of this review.

Corner lots are to be 20 feet wider than a standard lot. The development proposes to offer approximately 15 to 22 foot wider corner lots. Condominium layout requirements state front-to-front lot orientation shall be utilized where possible. The proposed layout accomplishes this standard along most streets. However, there are several corner lots throughout the development which given the reduced lot size and setbacks, could put the side and rear walls of adjacent homes 40 feet from each other. Decks, patios, and backyard utilization should be contemplated when considering the request for corner lot setbacks and lot sizes.

Public Dedications

The site is not offering any public amenities such as parks or schools.

Trees and Natural Features

As noted in the Natural Features and Landscaping portions of this review, the development is proposing to persevere existing trees along the eastern half of the north and south property line as well as down the middle of the development between dwelling units. Removal of remaining trees must be justified to the Planning Commission. The PD zoning allows the Township flexibility to require additional preservation and necessary protection for trees to remain during construction as this could be considered a public benefit.

Condominium Documents

A draft master deed shall be provided during final site plan review

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

January 7, 2026

Items to be Addressed:

- 1) *Concerns cited by Township Engineering.*
- 2) *Concerns cited by Township Counsel.*
- 3) *A private road application is required.*
- 4) *Planning Commission to consider waiving the requirement that corner lots be 20 feet wider than a standard lot. The development is proposing to offer approximately 15 to 22 foot wide corner lots.*
- 5) *A draft master deed will be required during final site plan review.*

SUMMARY

The Planned Development preliminary site plan is substantially complete and should be placed on a Planning Commission agenda. A public hearing is required for the review of all PD projects.

Below are potential conditions for items that should be addressed in the final site plan, and waivers/modifications/determinations the Planning Commission and Township Board will need to consider.

Waivers / Modifications / Determinations

- 1) *The Planning Commission will need to consider the site's proposed layout, density, recreation space, pathway connections, and natural features protection and how they align with the Master Plan and proposed community benefits.*
- 2) *Planning Commission to determine if requested district and development standard deviations are acceptable.*
- 3) *The Planning Commission will need to consider a waiver from the opposite side driveway distance between the Edendale Lane / Bogie Lake Road intersection and Thompson Lane / Bogie Lake Road intersection.*
- 4) *The Planning Commission will need to consider a waiver from the opposite side driveway distance between the Edendale Lane / Cedar Island Road intersection and Carla Hills Drive / Cedar Island Road intersection.*
- 5) *Planning Commission will need to consider a waiver to allow the boulevard exit drives to be 21 feet wide instead of 22 feet wide.*
- 6) *Planning Commission to consider waiving requested greenbelt landscaping deviations along the West, North, and South property lines.*
- 7) *Planning Commission to consider waiving the requirement that corner lots be 20 feet wider than a standard lot. The development is proposing to offer approximately 15 to 22 foot wide corner lots.*

Potential Conditions

- 1) *Any cited concerns from Township Engineering.*
- 2) *Any cited concerns from Township Public Safety.*
- 3) *Any cited concerns from Township Counsel.*

Edendale Crossing Preliminary Site Plan / Site Condominium / Planned Development Review

Preliminary Site Plan Review / Third Revision

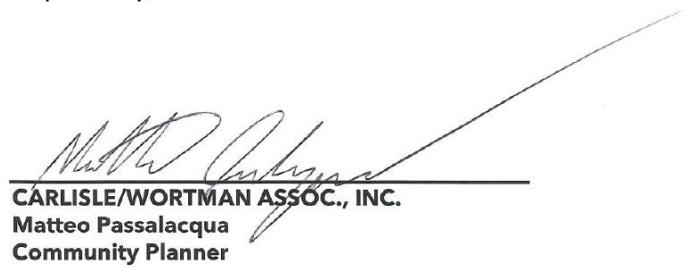
January 7, 2026

- 4) A schedule for the proposed phases is required. Sheet 3 outlines the previous unit count for phasing and should be updated.
- 5) A table should be added to the site plan clearly stating how many trees are onsite and how many are to remain.
- 6) The implementation of the pathway to the school complex will need to be coordinated with the school district and should be reoriented to not terminate into a parking lot.
- 7) The Road Commission of Oakland County approval of the access to Bogie Lake and Cedar Island Roads will be required.
- 8) The proportions of brick and siding proposed on the façade of the units is complementary, however it is recommended that the brick also be included in a similar proportion on the side and rear elevations. This may be addressed at final site plan review.
- 9) Landscaped screening must be provided for the water/sewer equipment proposed in the northeast corner of the site per Section 5.19.N.ii.a.
- 10) Landscaping requirement calculations for the development entryways should be added to the site plan.

Items to be addressed at Final Site Plan Review

- 1) Final approval of the plan will require the condition that the lots be combined into one parcel.
- 2) A draft development agreement will be required during final site plan review.
- 3) Pathways are predominantly outside of the ROW's which will require the granting of easements to the Township.
- 4) A draft master deed will be required during final site plan review.
- 5) A private road application is required.

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
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Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 01-07-2026

Project: Edendale Crossing

Job #: 2025.010

Date on Plans: 12-18-2025

The Fire Department has the following comments with regards to the 4th review of preliminary site plans for the project known as Edendale Crossing

1. The access drive and parking lot shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
2. The required turning radius shall accommodate the largest Fire Department apparatus (40') and provide a turn radius profile throughout entire plan showing apparatus movement on future plans.
3. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.
4. Where fire hydrants or fire department connections are subject to impact by a motor vehicle, guard posts or other approved means shall comply with section 312.
5. All fire lanes shall be conspicuously posted with uniform "NO PARKING FIRE LANE" signs as prescribed by the fire code official. The location and spacing of the signs, mounted or erected, shall be as directed by the fire code official.

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

Plans are reviewed using the International Fire Code (IFC), 2021 Edition and Referenced NFPA Standards.

SITE PLAN

"Edendale Crossing"

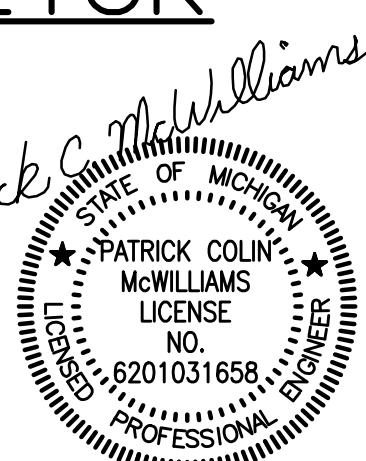
SITE CONDOMINIUM

NOTE:
THE CONDOMINIUM ASSOCIATION WILL BE RESPONSIBLE
FOR MAINTAINING THE STORM SEWER SYSTEM

PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E,
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN,

ENGINEER & SURVEYOR

KIEFT ENGINEERING, INC.
5852 SOUTH MAIN STREET, STE
CLARKSTON, MICHIGAN 48346
Phone (248) 625-5251
Fax # (248) 625-7110
Attn: Patrick McWilliams
Email: pmcwilliams@kiefteng.com



LANDSCAPE ARCHITECT

J EPPINK PARTNERS, INC.
27 SOUTH SQUIRREL RD. - STE 104
AUBURN HILLS, MICHIGAN 48326
Phone (248) 922-0789
Attn: Jim Eppink
Email: jim@jeppink.com

PROPERTY DESCRIPTION

PARCELS 12-29-476-016 thru 12-29-476-024:

PROPOSED PARCEL COMBINATION DESCRIPTION:
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, LOCATED S 89°50'00" W 244.18 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SECTION 29, T3N, R8E; THENCE CONTINUING ALONG SAID SOUTH LINE S 89°50'00" W 1379.73 FEET; THENCE N 01°23'00" E 1297.00 FEET; THENCE S 89°55'52" E 1609.36 FEET TO THE EAST LINE OF SAID SECTION 29, SAID EAST LINE ALSO BEING THE CENTERLINE OF BOGIE LAKE ROAD, VARIABLE WIDTH; THENCE ALONG SAID EAST LINE S 00°44'40" W 809.90 FEET; THENCE S 84°04'15" W 226.85 FEET; THENCE S 03°06'02" W 458.08 FEET TO SAID SOUTH LINE OF SECTION 29 AND TO THE POINT OF BEGINNING. CONTAINING 45.47 ACRES. SUBJECT TO RIGHTS-OF-WAY FOR CEDAR ISLAND AND BOGIE LAKE ROADS. ALSO SUBJECT TO ANY OTHER RIGHTS-OF-WAYS, RESTRICTIONS AND EASEMENTS OF RECORD.

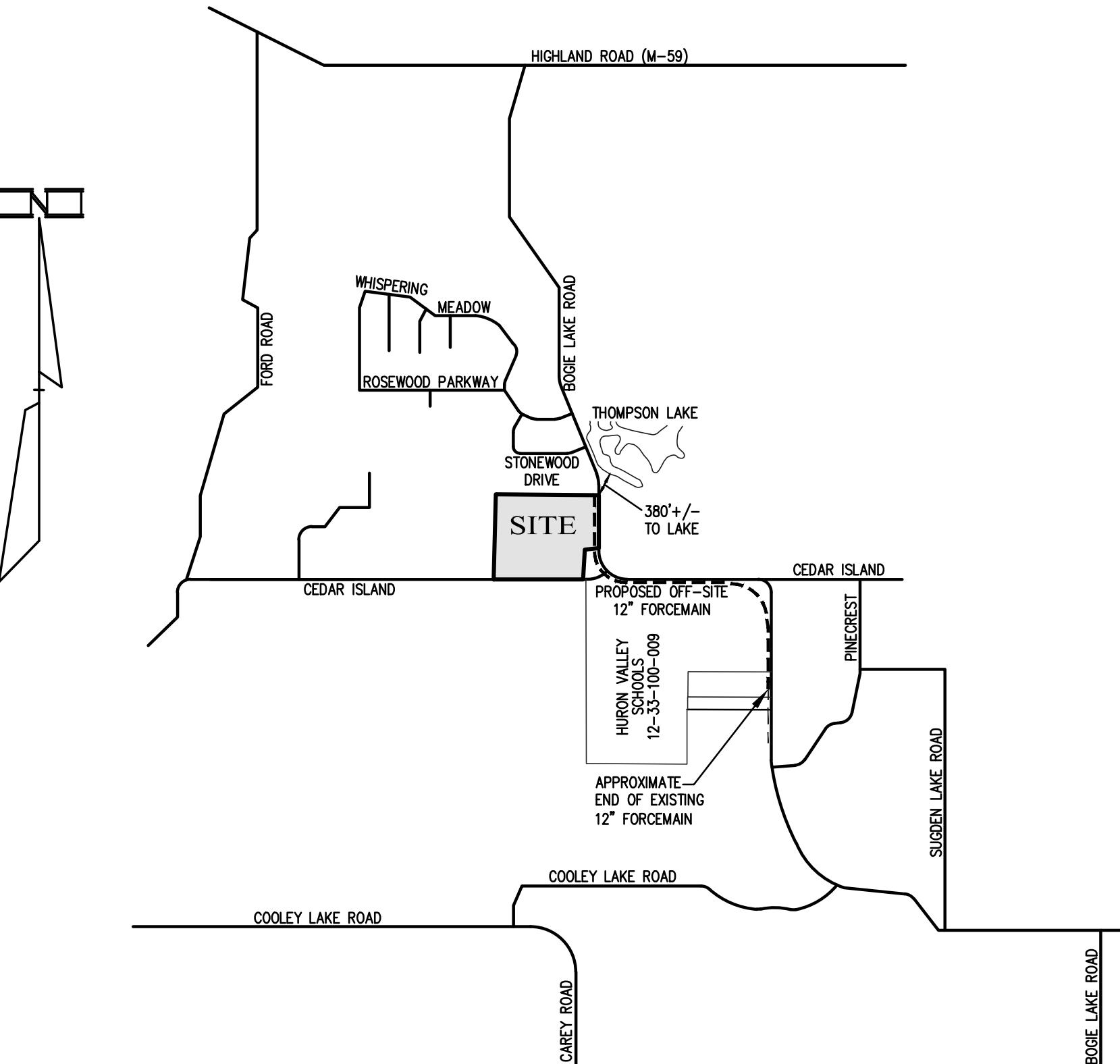
NOTES:

"THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT".

—GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SOIL EROSION CONTROLS.

REVISION INDEX

SHEET NUMBERS



LOCATION MAP

SCALE: 1" = 2000'

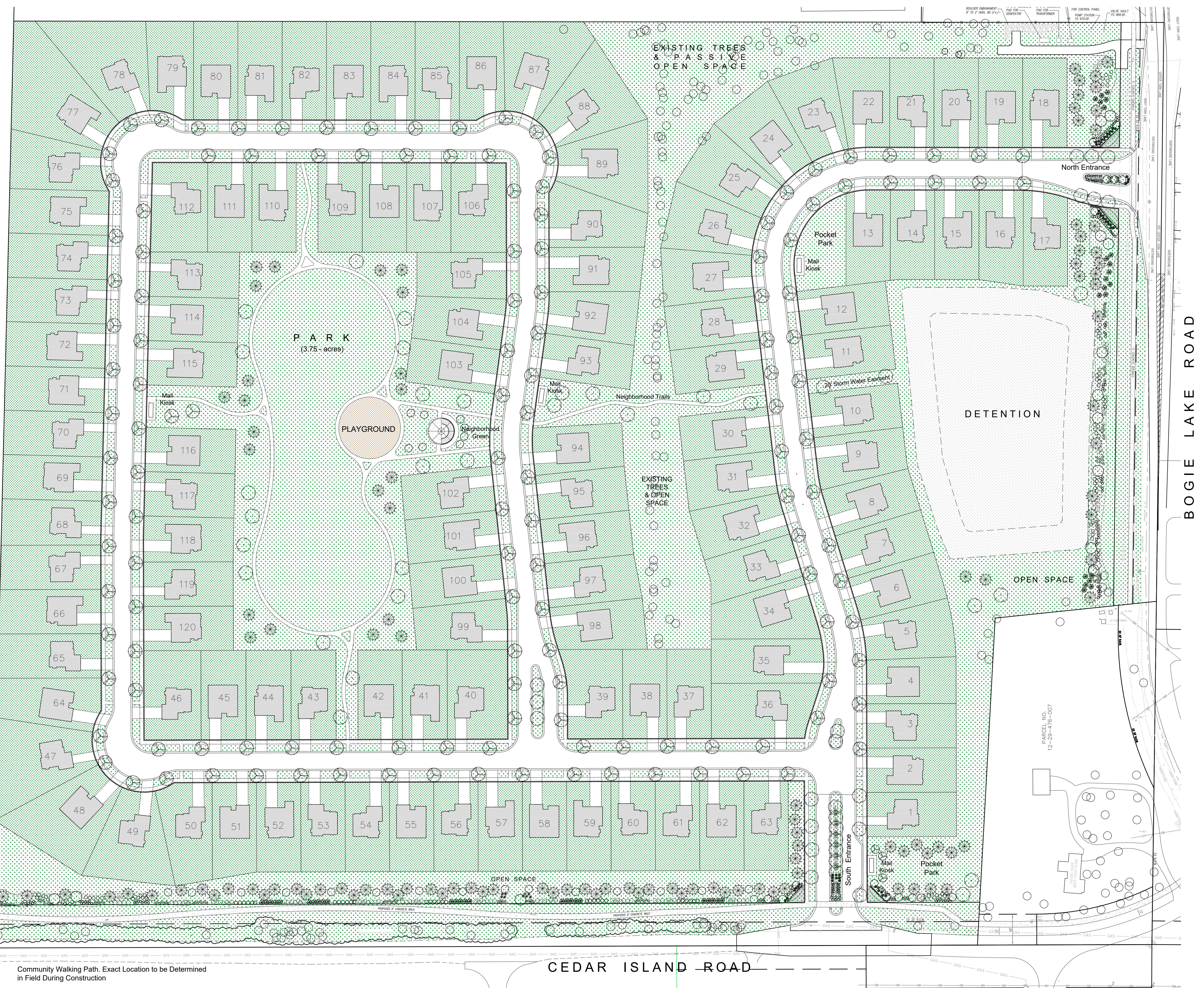
PROPRIETOR/BUILDER

PH COMMUNITIES, LLC
8255 CASCADE AVENUE, SUITE 110
COMMERCE TOWNSHIP, MICHIGAN 48382
Phone (248) 242-6838
Contact: Craig Piasecki
Email: craigp@myphhome.com

SHEET INDEX

- PSP-1 PRELIMINARY SITE PLAN SUMMARY
- PSP-2 PARALLEL PLAN & ANALYSIS
 - 1) COVER SHEET
 - 2) EXISTING CONDITIONS PLAN – OVERALL
 - 3) OVERALL SITE PLAN & NOTES
 - 4) SITE PLAN – NORTHEAST
 - 5) SITE PLAN – SOUTHEAST
 - 6) SITE PLAN – SOUTHWEST
 - 7) SITE PLAN – NORTHWEST
 - 8) BOGIE LAKE ROAD ENTRANCE PLAN
 - 9) CEDAR ISLAND ENTRANCE PLAN
 - 10) OFF-SITE STORM SEWER OUTLET PLAN & PRETREATMENT STRUCTURES
 - 11) OFF-SITE SANITARY FORCEMAIN PLAN – OVERALL
 - 12) OFF-SITE SANITARY FORCEMAIN PLAN – SOUTH CONNECTION
 - 13) OFF-SITE SANITARY FORCEMAIN PLAN
 - 14) OFF-SITE SANITARY FORCEMAIN PLAN
 - 15) OFF-SITE SANITARY FORCEMAIN PLAN
 - 16) OFF-SITE SANITARY FORCEMAIN PLAN
 - 17) OFF-SITE SANITARY FORCEMAIN PLAN – NORTH PUMP STATION & TREE CHART
 - 18) DETENTION BASIN CALCULATIONS & DETAILS
 - 19) CEDAR ISLAND ROAD & WHITE LAKE MIDDLE SCHOOL SIDEWALK PLAN
- L-1 COMMON AREA LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN - ENTRANCE & SCREENING
- L-3 LANDSCAPE PLAN - ENTRANCE & SCREENING
- L-4 LANDSCAPE DETAILS & PLANT LIST
- A-1 PRELIMINARY ARCHITECTURE

G:\2025\010 PH Homes - Bogie & Cedar Island\CAD\Edendale Crossing.dwg, 1 Cover, 12/18/2025 1:26:34 PM



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.

Edendale Crossing

Bogie Lake Road
White Lake Township, MI

Owner: **PH Homes**
8255 Cascade Ave
Suite 110
Commerce Twp, MI 48382

SITE DATA

Parcel Size : 45.47 acres Gross
Parcel Size : 36.02 acres Net

Current Zoning : AG + R1-A
Proposed Zoning : PD (Planned Dev.)

Master Plan Use : Neighborhood Res.
Permits: small lot
single-family, duplex,
& multi family.

(RTD / RMT / RMZ)

(Total Site area less
road easements,
detention, & utility
easements

$$= 36.02 \text{ ac} / 120 = 3.3)$$

Open Space: 21.7% Open Space

Sheet:

Preliminary Site Plan Summary

Issues / Revisions

Drawn by:

Checked By
ITC

Date

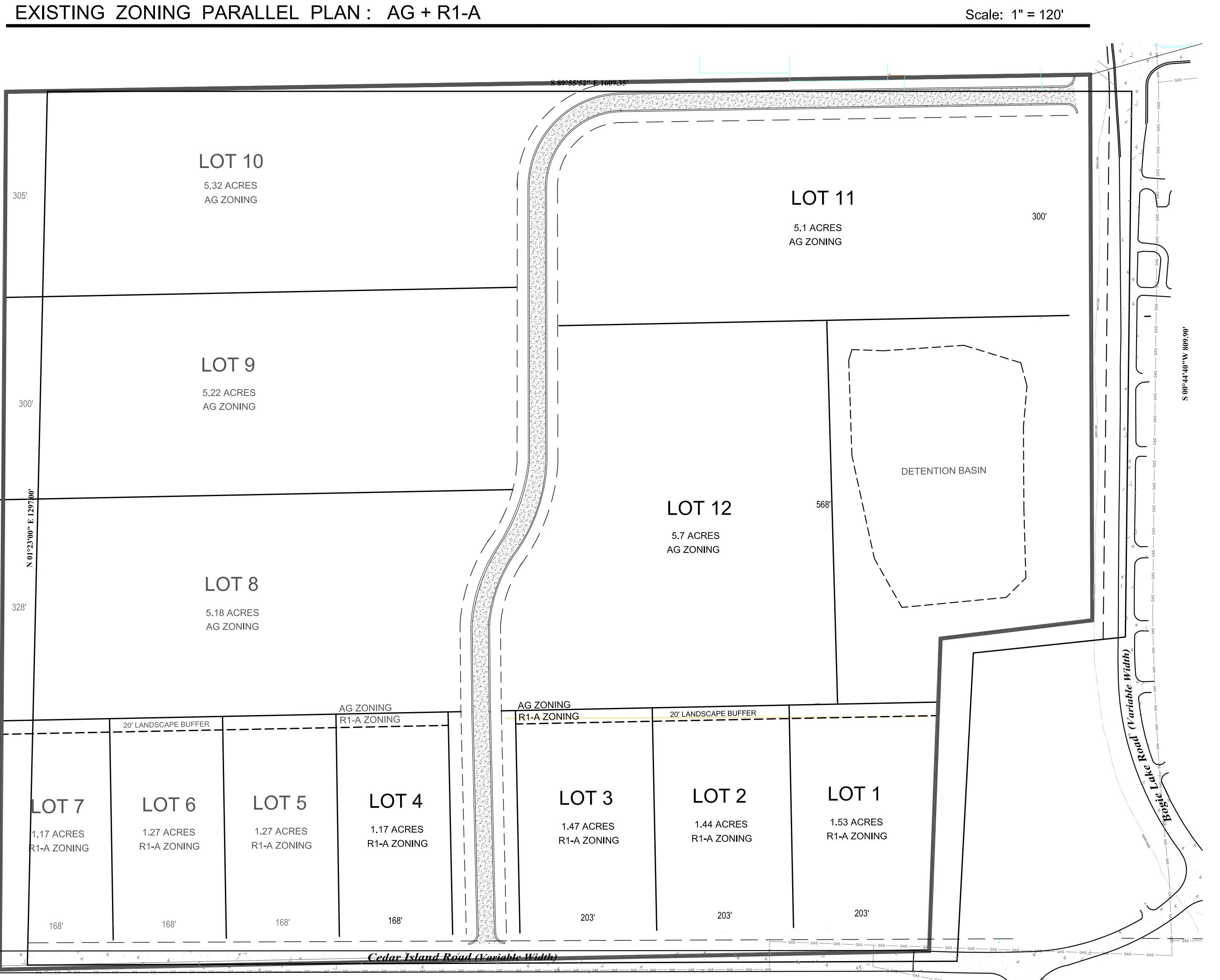
Scale

Not for Construction

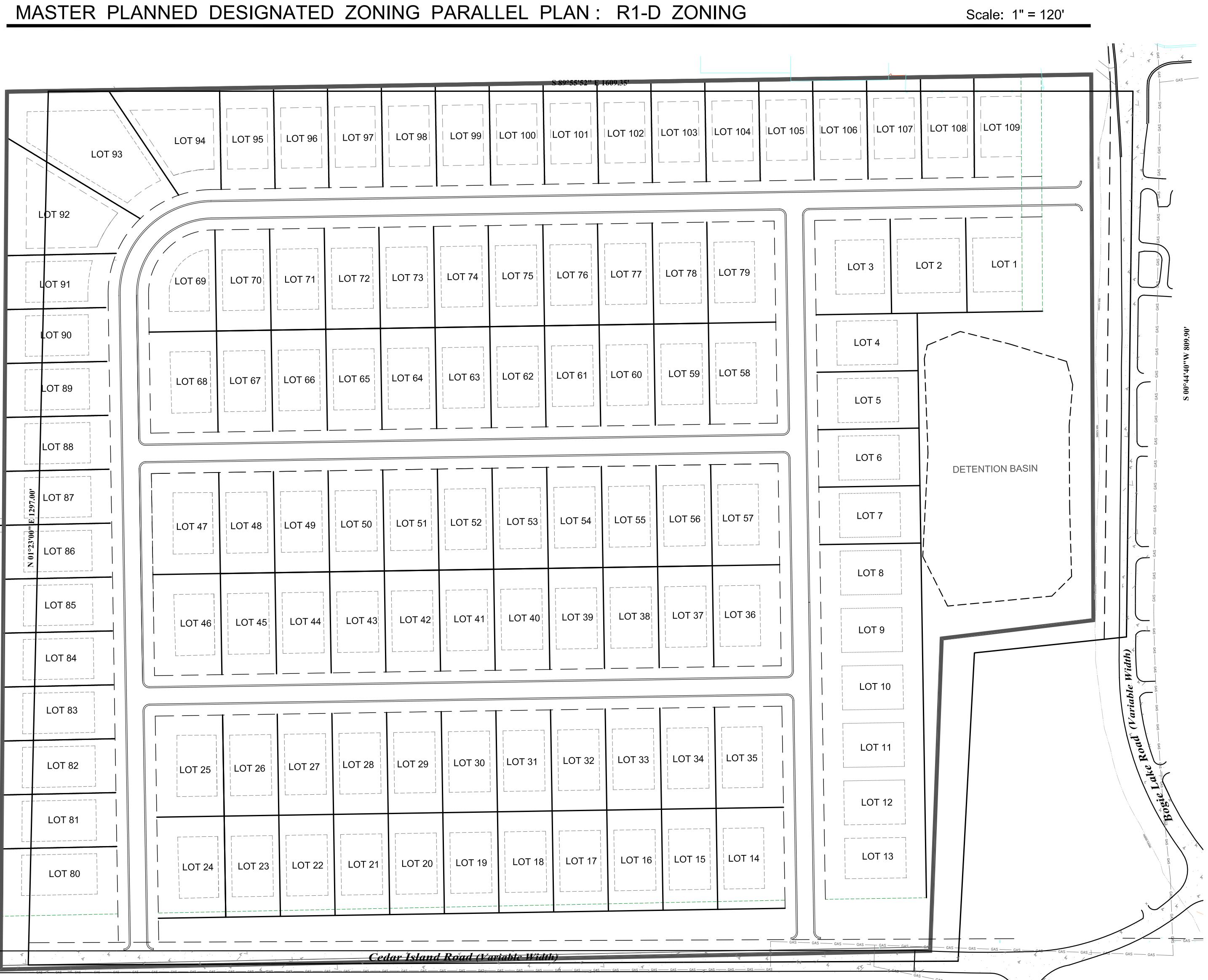
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TOPIC

EXISTING ZONING PARALLEL PLAN: AG + R1-A



MASTER PLANNED DESIGNATED ZONING PARALLEL PLAN: R1-D ZONING

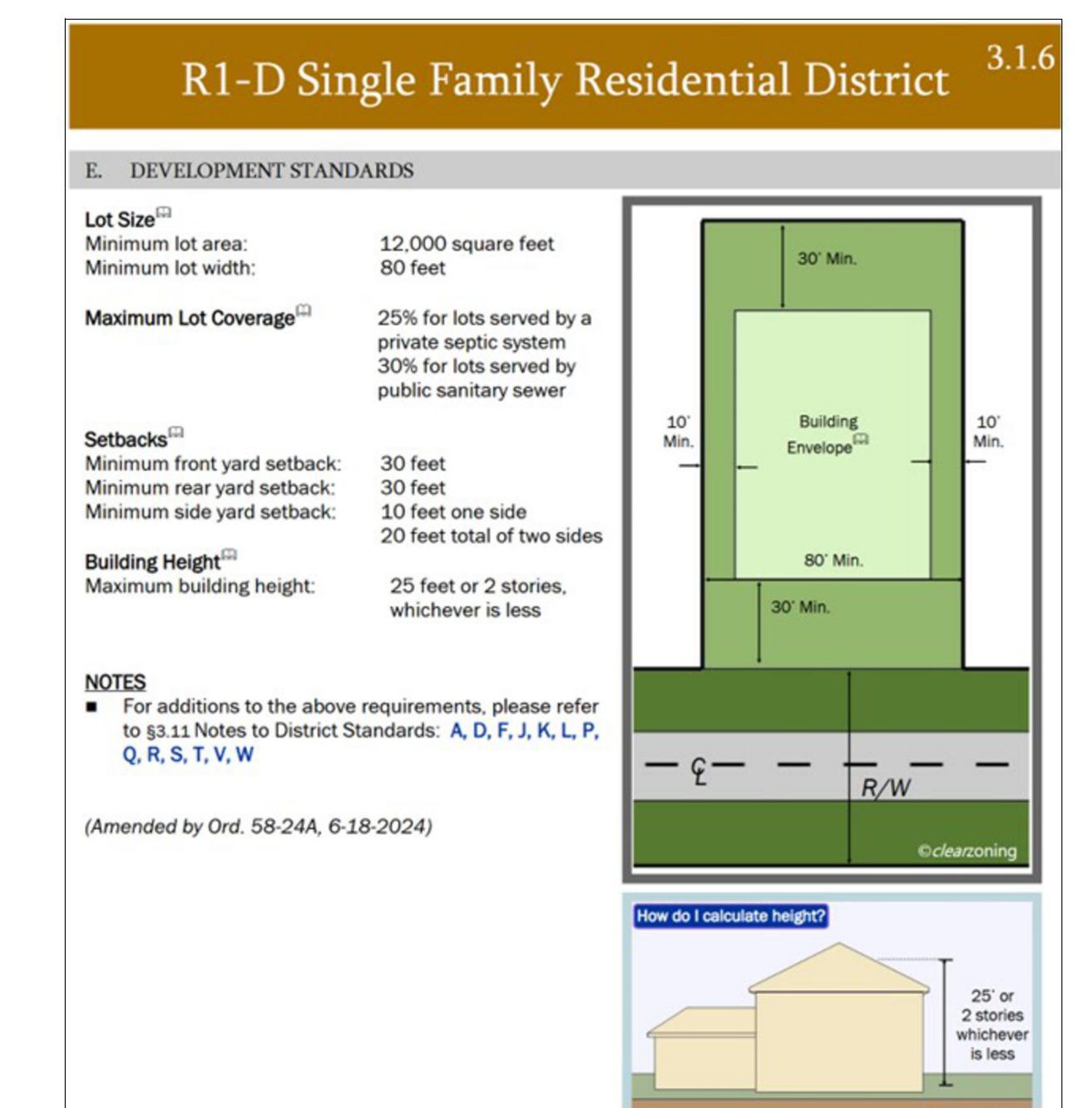
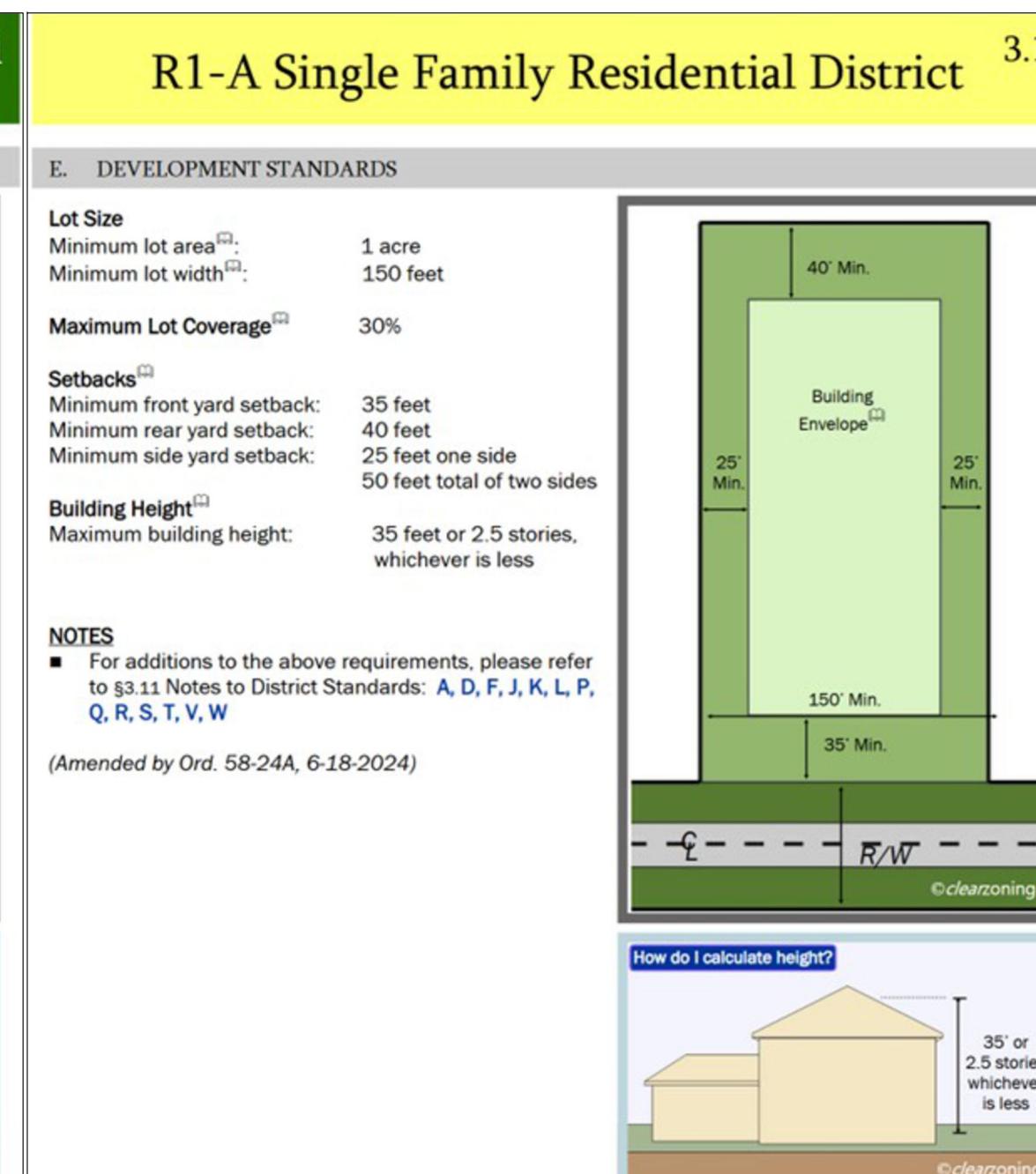
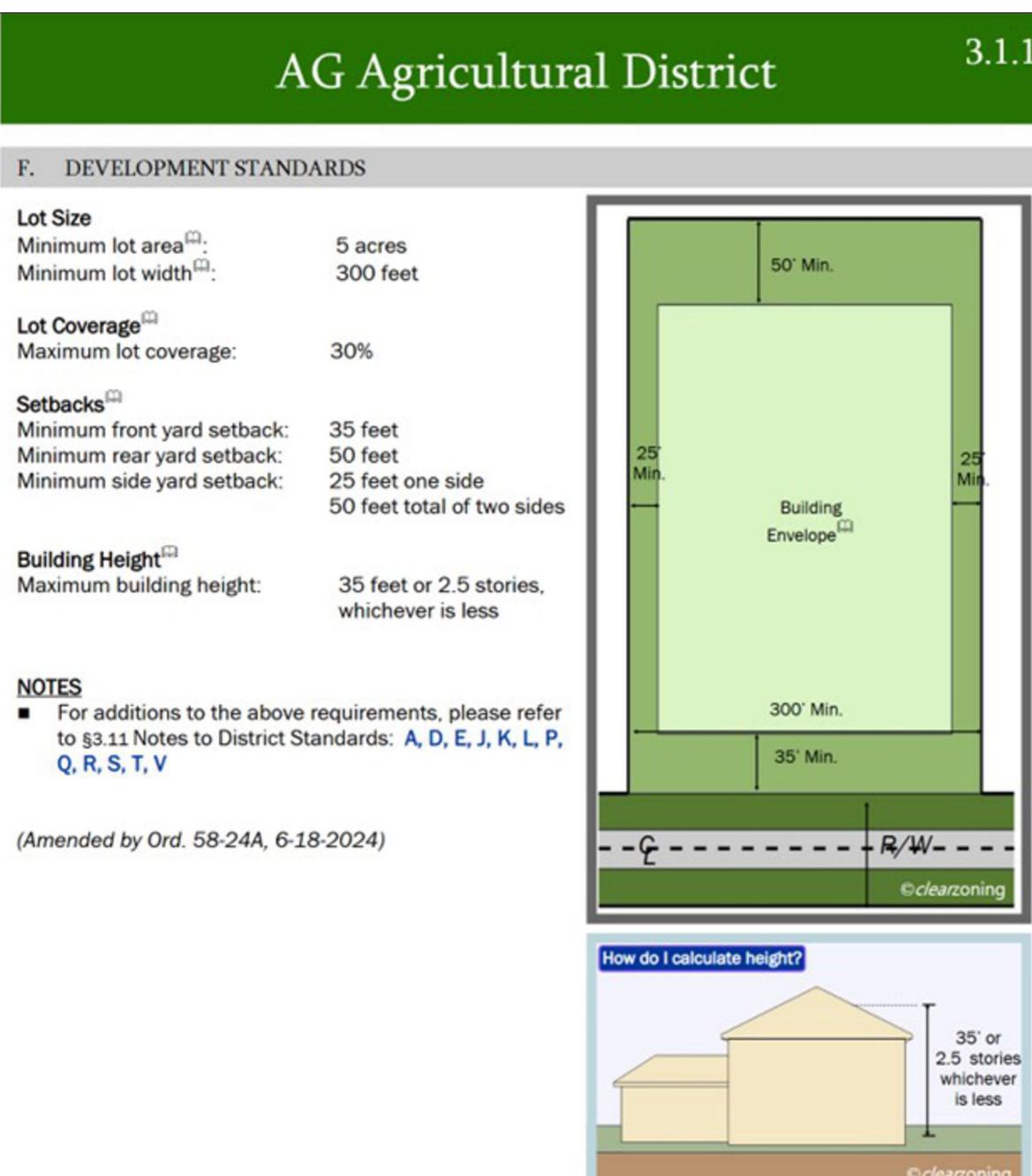


J EPPINK PARTNERS, INC.
Urban Design Studio

Landscape Architecture
Traditional Town Planning
27 Squirrel Road
Suite 104
Auburn Hills, MI 48326
248.922.0789

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Project:
Edendale Crossing
Bogie Lake Road
White Lake Township, MI



EXISTING AG & R1-A ZONING : PARALLEL PLAN

34.79 acres = AG, Agricultural (allows 5-acre lots)

10.71 acres = R1-A, Single Family (allows 1-acre lots)

A conceptual site plan (parallel plan) using AG and R1-A zoning standards permits 12 residential lots

R1-D ZONING : PARALLEL PLAN

45.47 acres = R1-D Zoning (as indicated by the White Lake Twp Master Plan)

A conceptual site plan (parallel plan) using R1-D zoning standards permits 109 residential lots assuming private septic systems per lot

A conceptual site plan (parallel plan) using a combination of R1-C, R1-D, RM, & RM2 zoning standards would permit a substantially greater number of residential dwellings than depicted here. These alternate zoning districts, envisioned within the Master Plan as appropriate for this location, would permit more density than the R1-D zoning classification.

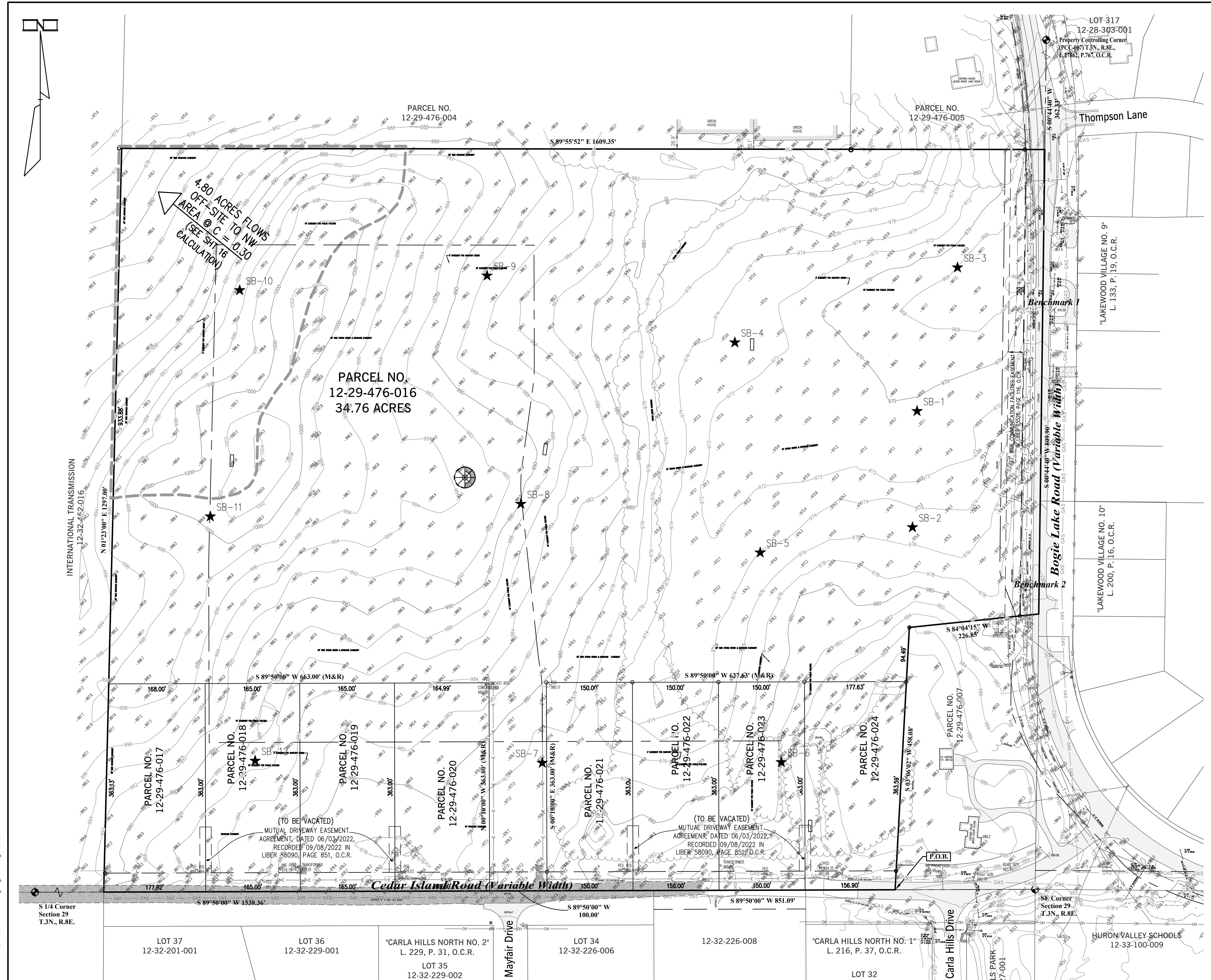
R1-D development standards provide approximately 109 dwelling units based on the parallel plan. However, developing the property under the permitted PD process enables PH Homes to incorporate additional important features and community benefit including the extension of the sanitary sewer force main to the northern boundary of the property, preserving natural woodlots and hedgerows within the site, maintaining more than 20% neighborhood open space and trails, creating pedestrian pathways and connections to the nearby schools, and establishing a single-family neighborhood that has only 15% more homes than would be permitted under straight R1-D zoning. (16 additional homes or 125 homes vs 109 homes).

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

Sheet:
Parallel Plan & Analysis

Issues / Revisions
Per Twp Review 09-19-25
Per Twp Review 11-12-25
Updated Site Plan 12-18-25

Drawn by:
LZ
Checked by:
JTE
Date:
December 18, 2025
Scale:
As Noted
Not for Construction
Sheet:
PSP-2



LEGEND

STORM SEWER	—
SANITARY SEWER	—
WATERMAIN	—
GAS MAIN	—
UNDERGROUND ELECTRIC	—
STORM MANHOLE	—
CATCH BASIN	—
INLET	—
REAR YARD CATCH BASIN	—
END SECTION	—
SANITARY MANHOLE	—
GATE VALVE AND WELL	—
HYDRANT	—
EXISTING CONTOURS	—
OVERHEAD TELE, ELEC, CATV	—
POWER POLE	—
LIGHT POLE	—
GRADE	—
SOIL BORING	—
EXISTING ASPHALT	—
EXISTING CONCRETE	—
REMOVE TREE	—
DEMOLITION LIMITS	—

Benchmarks:

BM-1
ARROW OF EXISTING HYDRANT LOCATED 306' +/- SOUTH OF THOMPSON ROAD ON THE WEST SIDE OF BOGIE LAKE ROAD. ELEVATION = 971.63 (NAVD 88)

BM-2
ARROW OF EXISTING HYDRANT LOCATED 450' +/- NORTH OF CEDAR ISLAND ROAD ON THE WEST SIDE OF BOGIE LAKE ROAD. ELEVATION = 983.26 (NAVD 88)

BM-3
MAG NAIL IN NORTH FACE OF POWER POLE LOCATED 50' +/- EAST OF THE NORTH ENTRANCE OF LAKELAND H.S. ON THE SOUTH SIDE OF BOGIE LAKE ROAD. ELEVATION = 981.05 (NAVD 88)

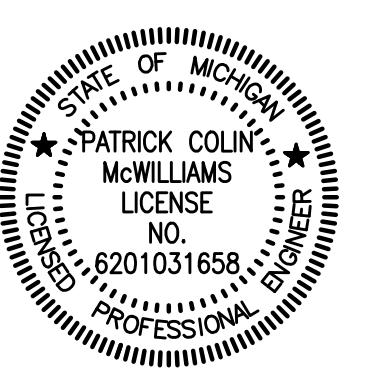
BM-4
ARROW OF EXISTING HYDRANT LOCATED 165' +/- EAST OF THE MIDDLE ENTRANCE OF LAKELAND H.S. ON THE SOUTH SIDE OF BOGIE LAKE ROAD. ELEVATION = 968.44 (NAVD 88)

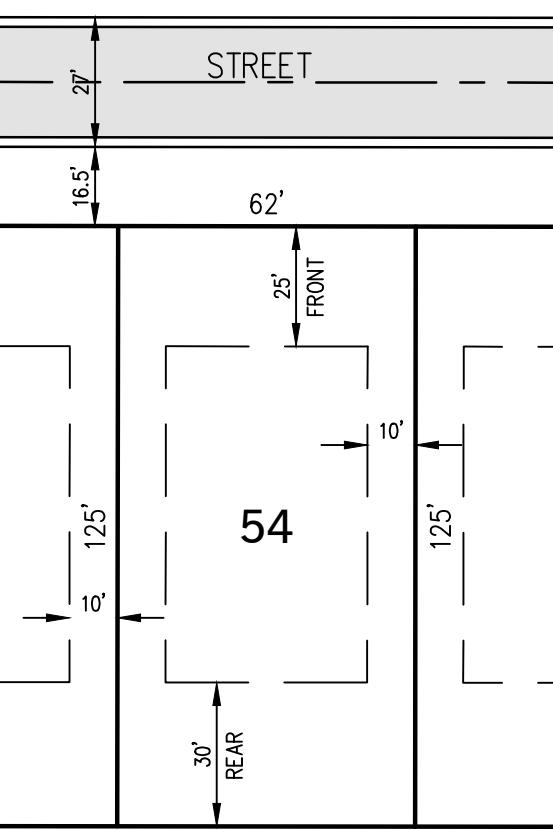
BM-5
ARROW OF EXISTING HYDRANT LOCATED 80' +/- SOUTH OF FOX N HOUNDS DRIVE ON THE WEST SIDE OF BOGIE LAKE ROAD. ELEVATION = 973.23 (NAVD 88)

BM-6
RR SPIKE IN EAST FACE OF POWER POLE LOCATED 15' +/- SOUTH OF THE SOUTH ENTRANCE OF LAKELAND H.S. ON THE WEST SIDE OF BOGIE LAKE ROAD. ELEVATION = 974.42 (NAVD 88)

PARCELS 12-29-476-016 thru 12-29-476-024:

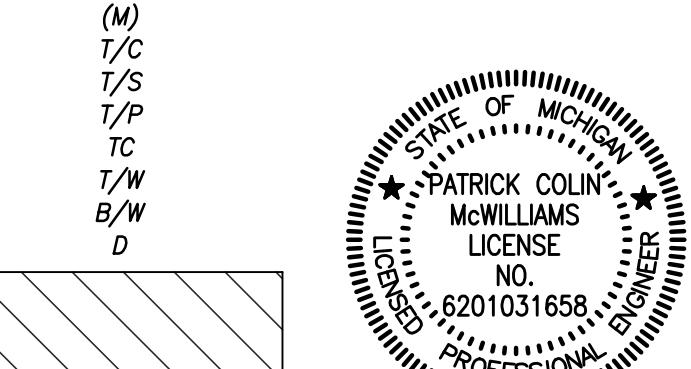
PROPOSED PARCEL COMBINATION DESCRIPTION:
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT POINT ON THE SOUTH LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF CEDAR ISLAND ROAD, VARIABLE WIDTH, LOCATED S 89°50'00" W 244.18 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SECTION 29, T3N, R8E; THENCE CONTINUING ALONG SAID SOUTH LINE S 89°50'00" W 1379.73 FEET; THENCE N 01°23'00" E 1297.00 FEET; THENCE S 89°55'52" E 1609.36 FEET TO THE EAST LINE OF SAID SECTION 29, SAID EAST LINE ALSO BEING THE CENTERLINE OF BOGIE LAKE ROAD, VARIABLE WIDTH; THENCE ALONG SAID EAST LINE S 03°06'02" W 809.90 FEET; THENCE S 84°04'15" W 226.85 FEET; THENCE S 03°06'02" W 458.08 FEET TO SAID SOUTH LINE OF SECTION 29 AND TO THE POINT OF BEGINNING. CONTAINING 45.47 ACRES. SUBJECT TO RIGHTS-OF-WAY FOR CEDAR ISLAND AND BOGIE LAKE ROADS. ALSO SUBJECT TO ANY OTHER RIGHTS-OF-WAYS, RESTRICTIONS AND EASEMENTS OF RECORD.





LEGEND

EXISTING	PROPOSED
STORM SEWER	-----
SANITARY SEWER	-----
WATERMAIN	-----
GAS MAIN	-----
ELEC. TELE. CABLE	-----
OVERHEAD WIRES	-----
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	-----
TOP OF CONCRETE	-----
TOP OF WALL	-----
BOTTOM OF WALL	-----
DITCH	-----
(70)	-----
(M)	-----
1/C	-----
1/S	-----
1/P	-----
TC	-----
T/W	-----
B/W	-----
D	-----
TREE PRESERVATION	-----





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(3 WORKING DAYS) |
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OR 811

PH COMMUNITIES, LLC
8255 CASCADE AVENUE, SUITE 100
COMMERCE TOWNSHIP, MICHIGAN 48195
(248) 242-6838

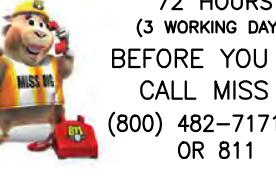
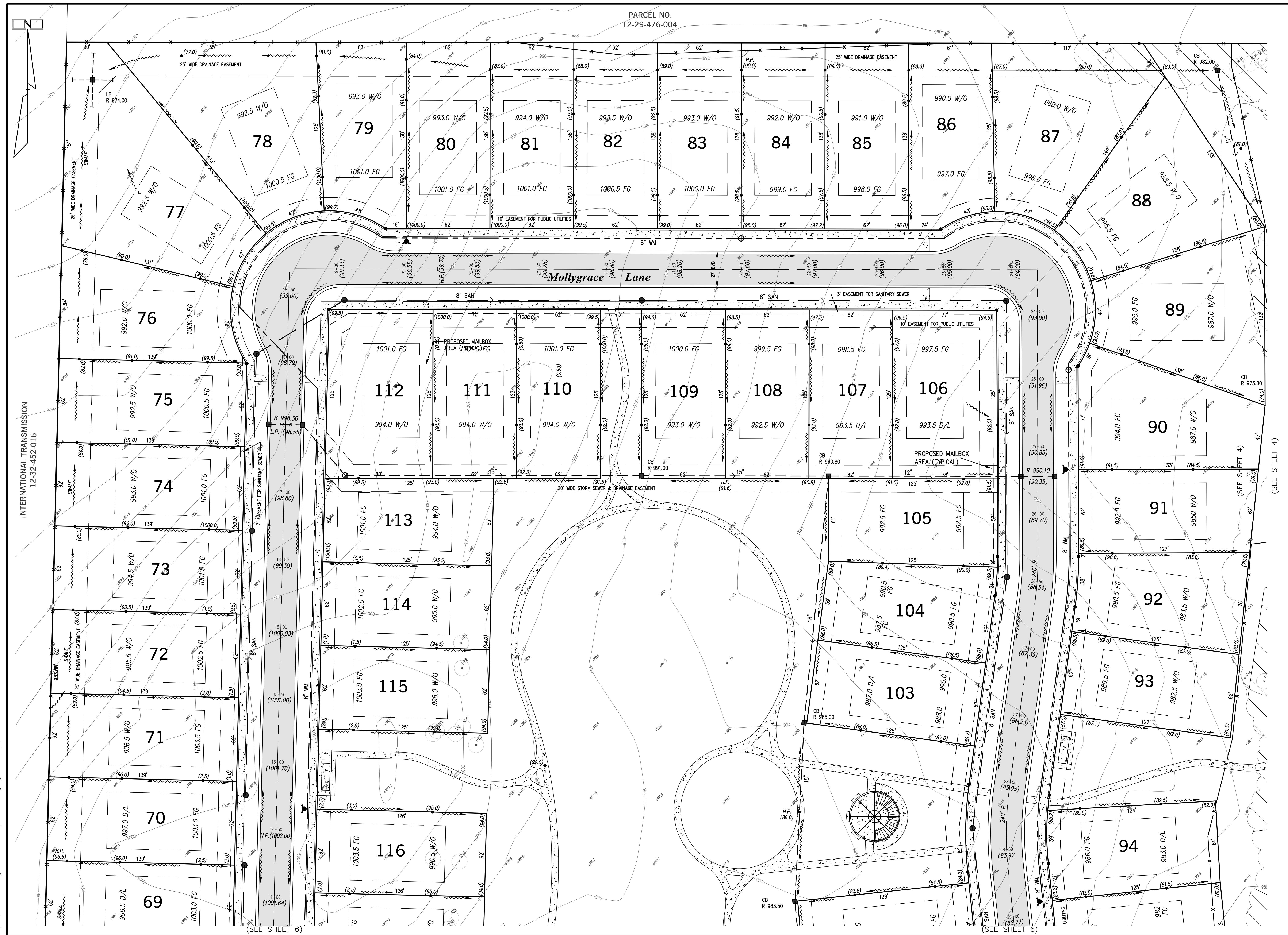
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DRAWN	GF	
DESIGN	PCM	
SECTION 29		

**“EDENDALE CROSSING” SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN**



A circular seal for a Michigan Professional Engineer license. The outer ring contains the text "LICENSED", "PROFESSIONAL", and "ENGINEER" at the top and bottom respectively, separated by a dotted line. The inner circle contains the text "STATE OF MICHIGAN" at the top, "PATRICK COLIN" on the left, "McWILLIAMS" on the right, "LICENSE NO." above a long number "6201031658", and "RENEWED" at the bottom.

CALE 1" = 30'
HEET 6 OF 19
KE 2025.010



A cartoon illustration of a woman with short brown hair, wearing a yellow safety vest over a blue shirt and a white hard hat. She is holding a red megaphone to her ear. To her right is a red telephone with a yellow 'DIAL' button. The background is white.

72 HOURS
(3 WORKING DAYS)
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(800) 482-7171
OR 811

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PH COMMUNITIES, LLC
8255 CASCADE AVENUE,
COMMERCE TOWNSHIP,
(248) 242-6838

DATE 7-2-2025

DRAWN GF

DESIGN PCM

EDENDALE CROSSING™ SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

KIEFF ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1
CLARKSTON, MICHIGAN 48346



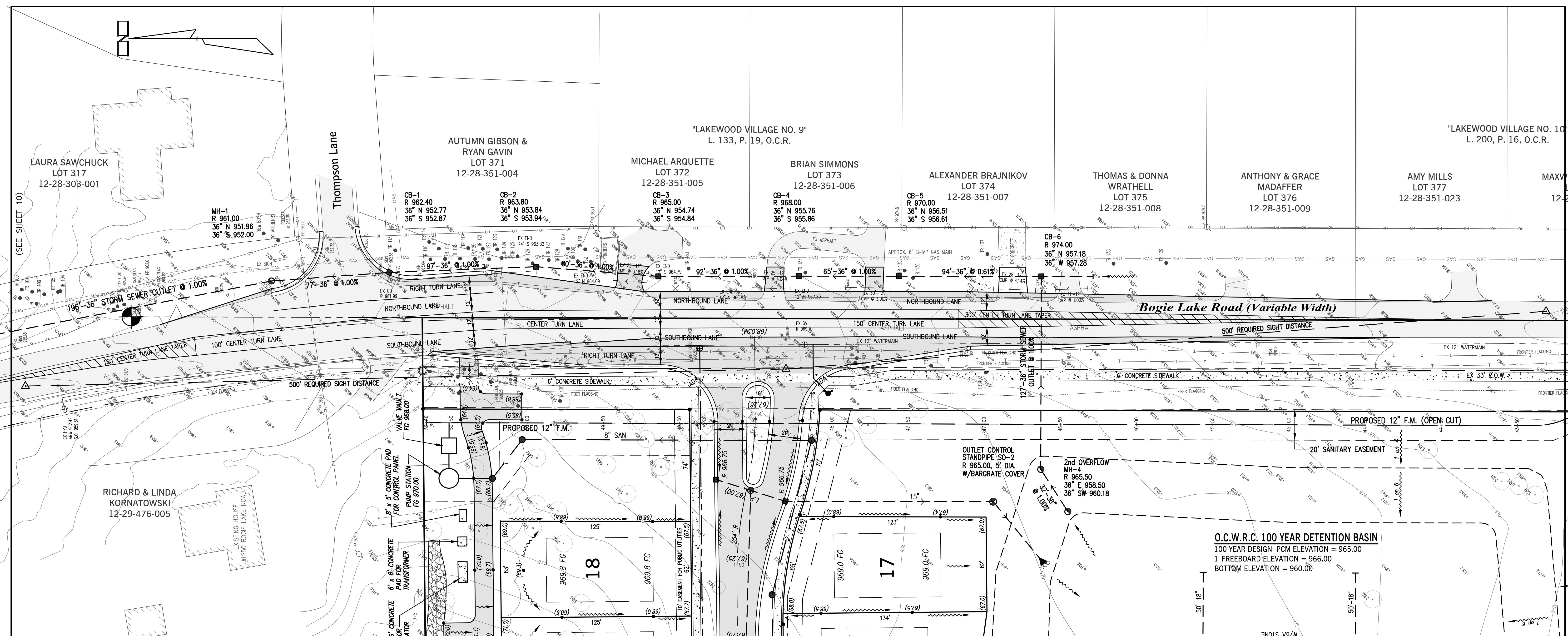
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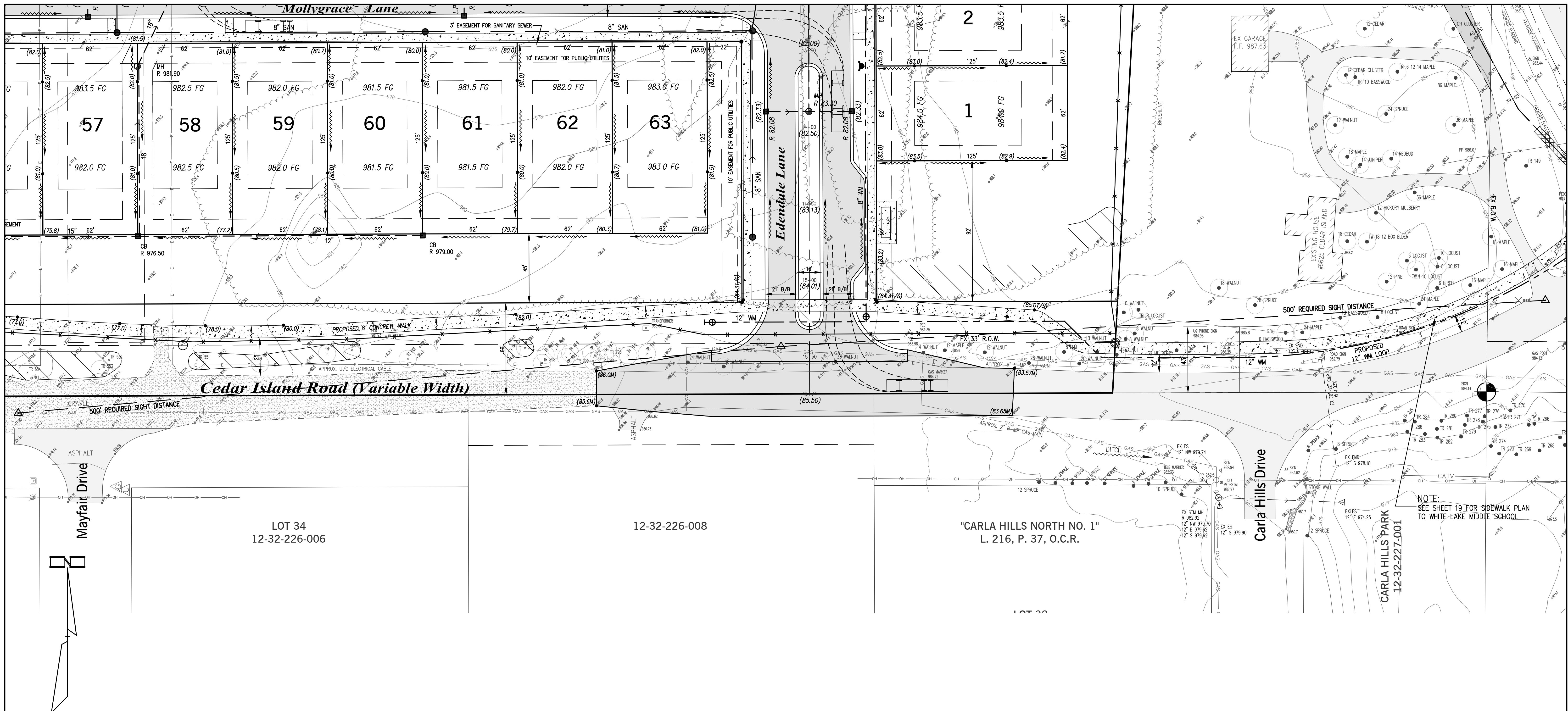


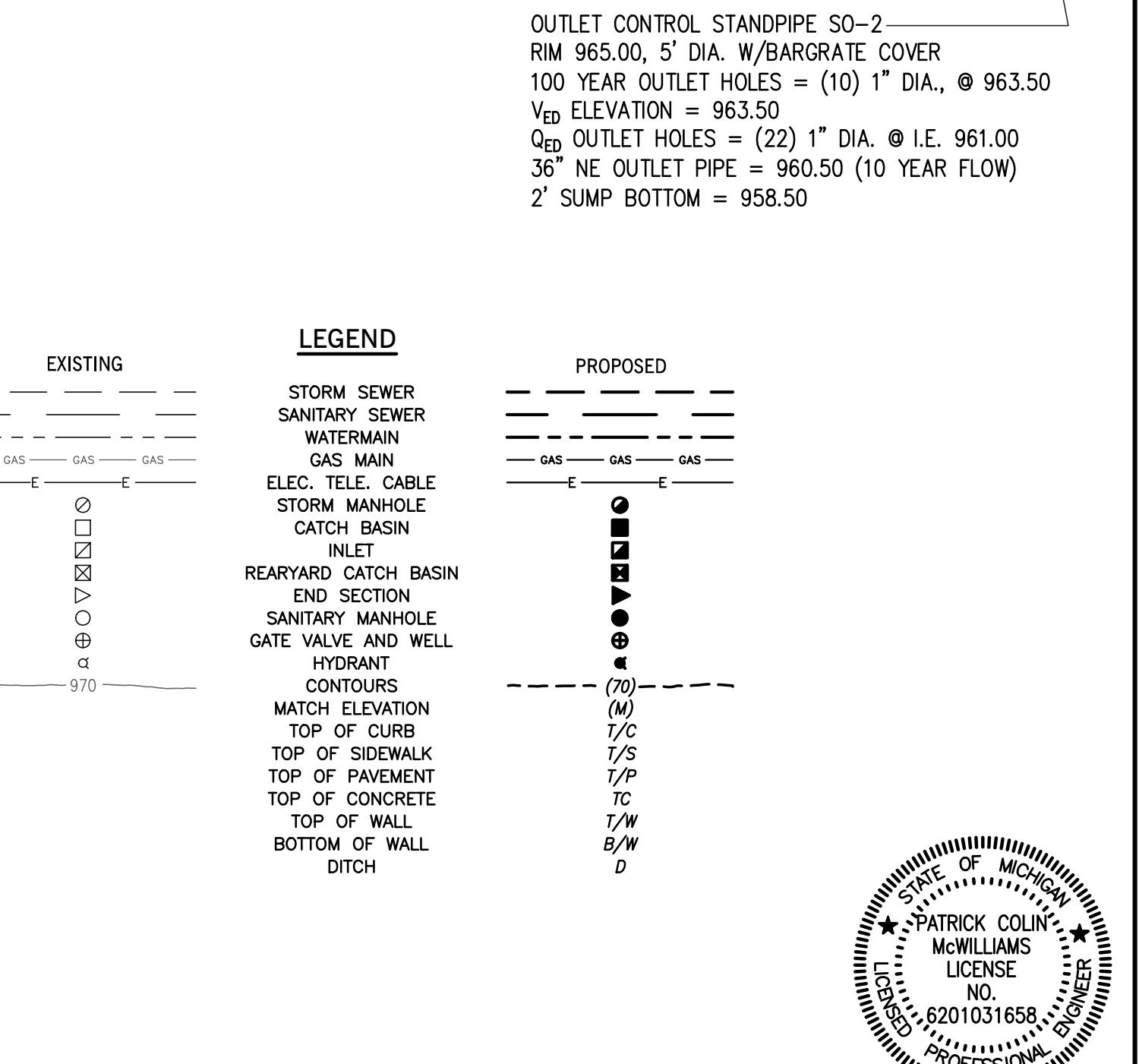
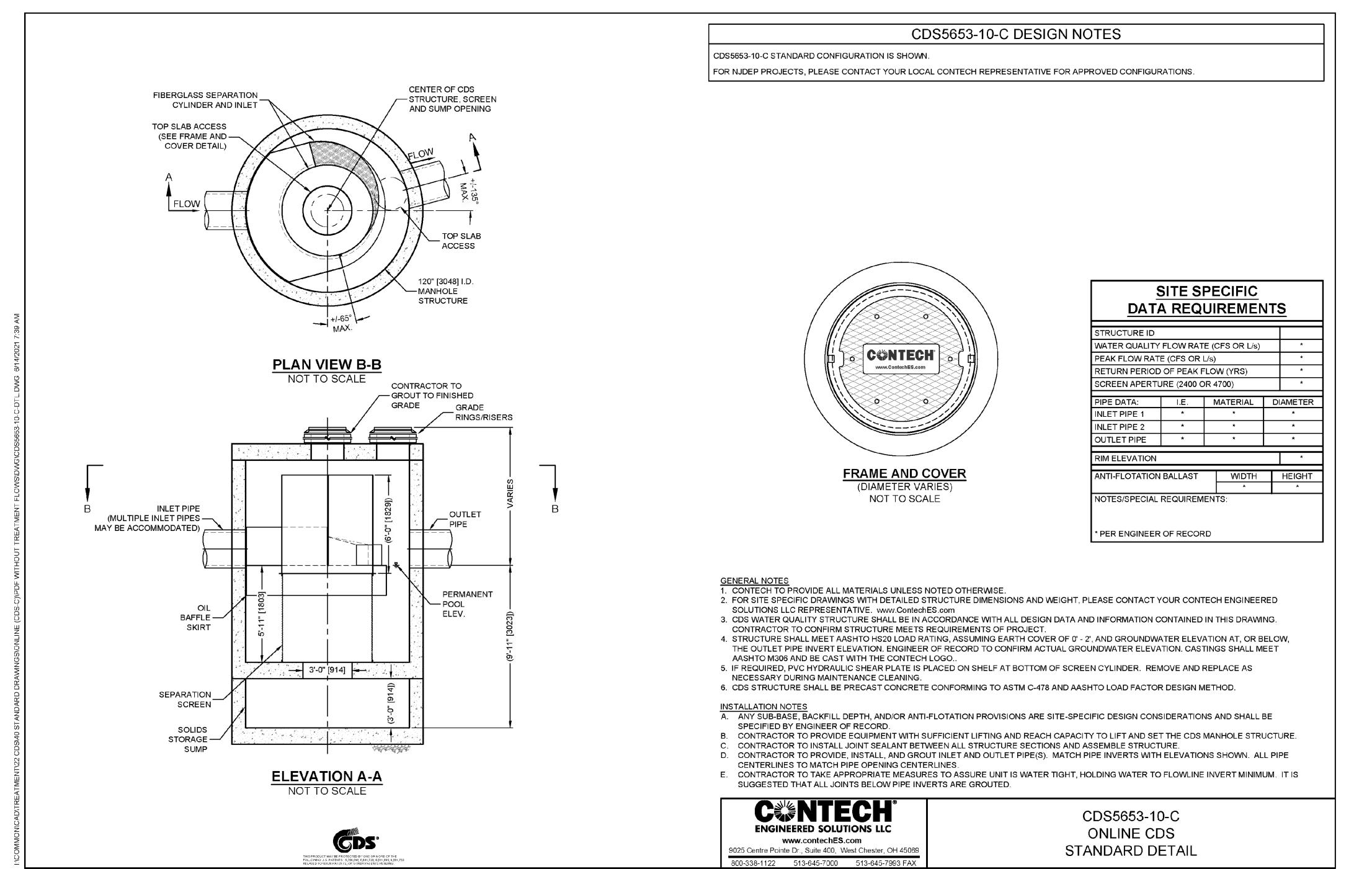
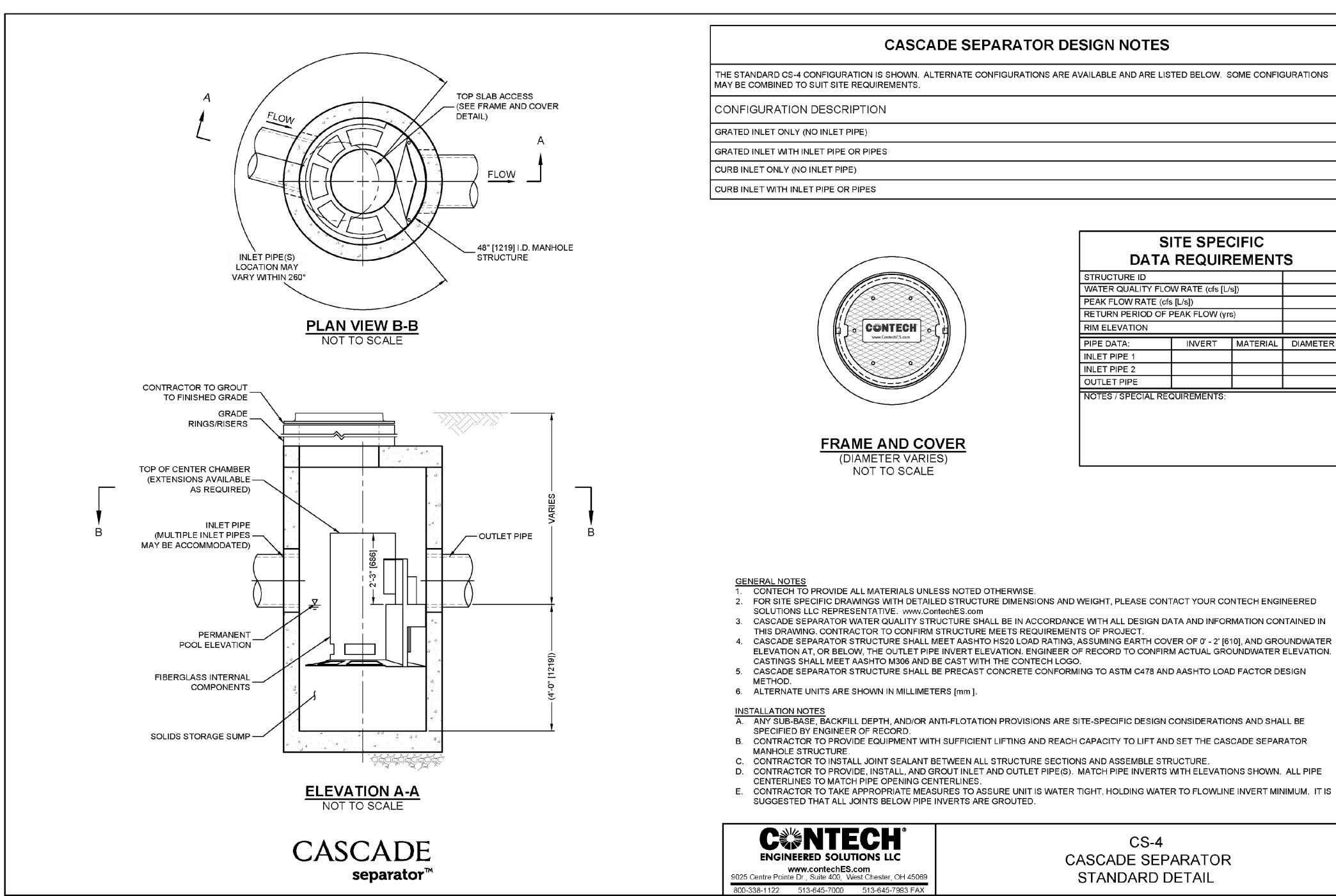
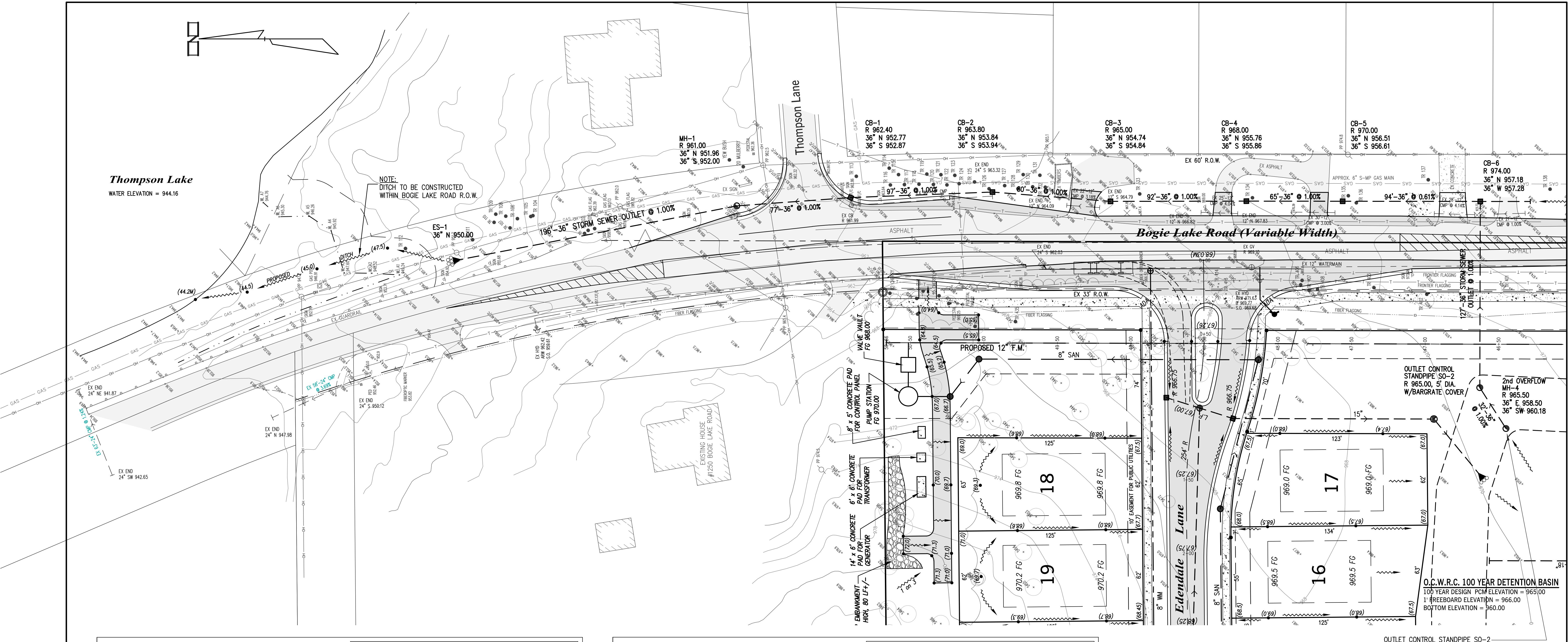
A circular Michigan professional engineer license seal. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED" on the left and right sides. The inner circle contains "PATRICK COLIN" at the top, "McWILLIAMS" in the middle, "LICENSE" below that, "NO." below that, and the license number "6201031658" at the bottom. The seal is framed by a decorative border of small stars.

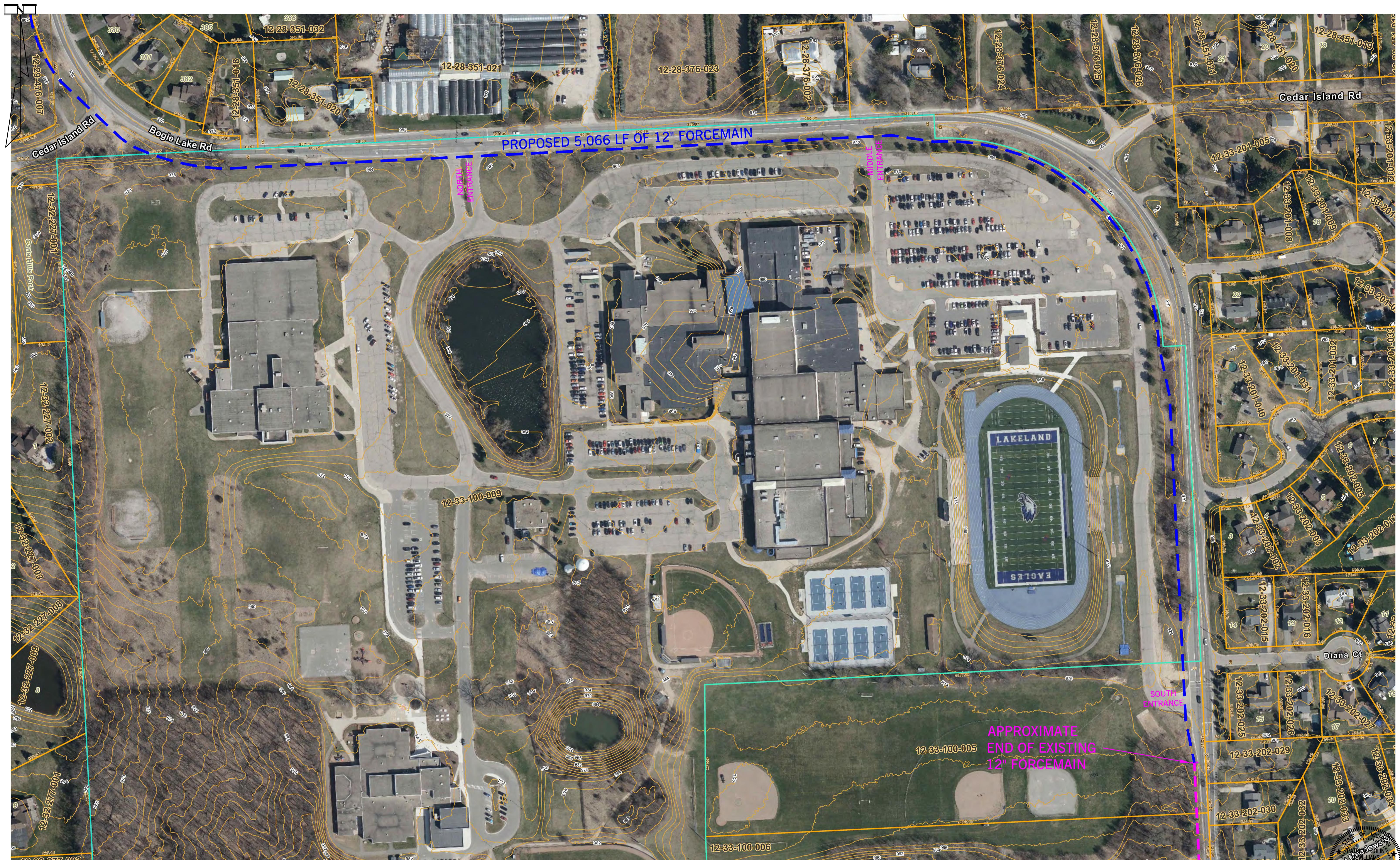
1" = 30'

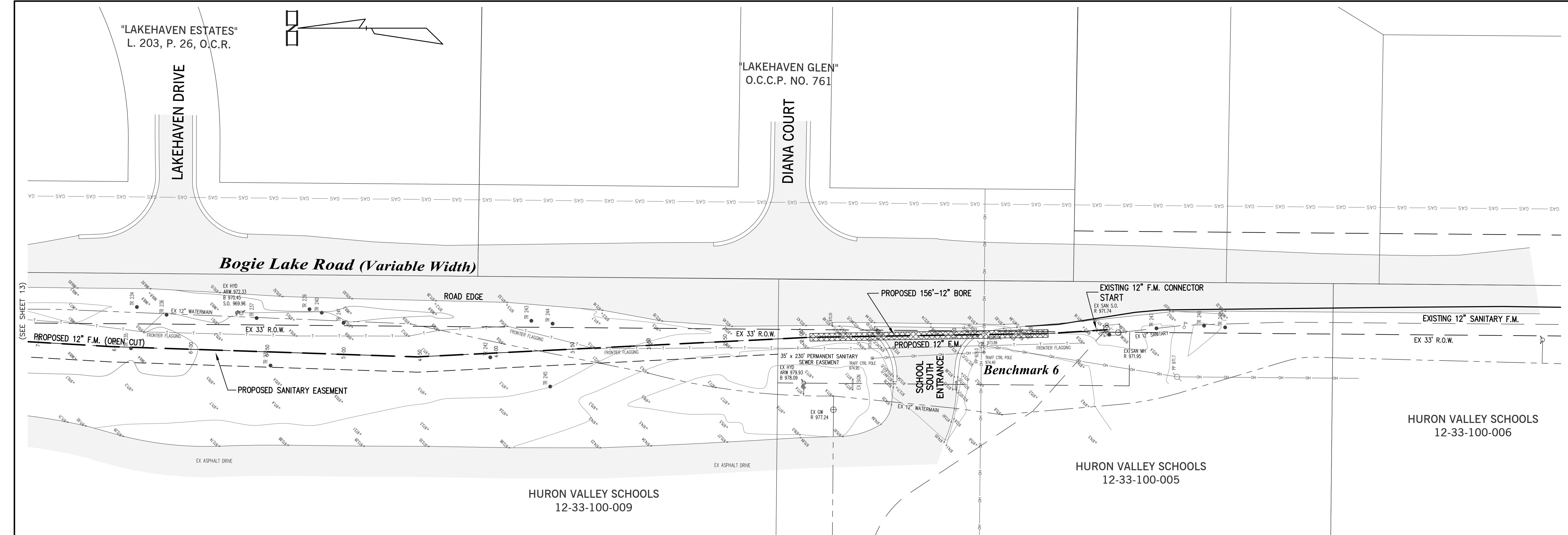
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G:\2025\010 PH Homes - Bogie & Cedar Island\CADD\Edendale Crossing.dwg, 12 FM, 12/18/2025 1:28:43 PM

DATE	ISSUE
9-19-2025	PER DLZ (8-26-2025)
10-29-2025	PER RCOC MEETING (10-27-2025) & DL

5-2025) **PROPRIETOR:**
PH COMMUNITIES, LLC
8255 CASCADE AVENUE, SUITE 11
COMMERCE TOWNSHIP, MICHIGAN 48336
(248) 242-6838

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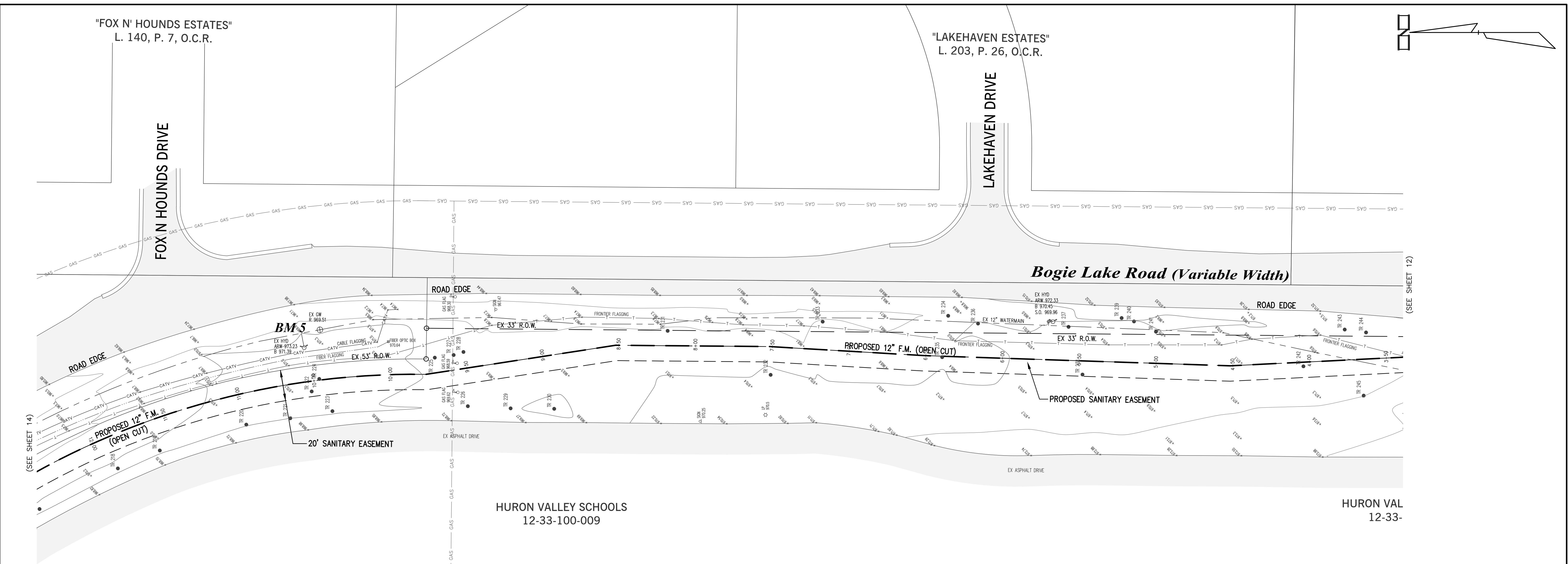
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DRAWN	GF			
DESIGN	PCM			
SECTION	29	T- 3 -N. R- 8 -E.		

Off-Site Sanitary Force main Plan - South Connection

"EDENDALE CROSSING" SITE CONDOMINIUM

PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

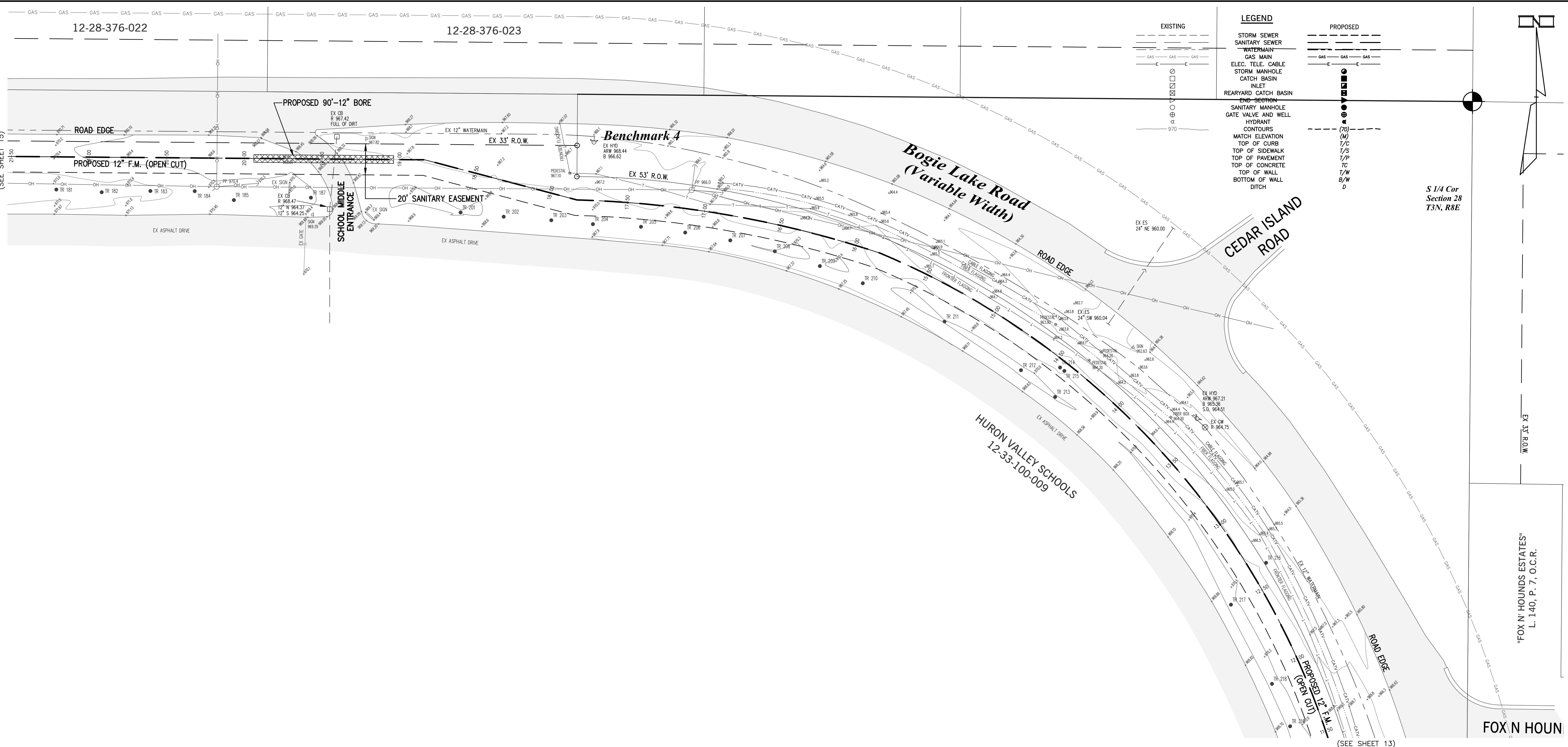
SCALE	1"	=	30'
SHEET	12	OF	19
KE 2025.010			



(SEE SHEET 15)

12-28-376-022

12-28-376-023



DATE	ISSUE
9-19-2025	PER_DLZ (8-26-2025)
10-29-2025	PER_RCOG MEETING (10-27-2025) & DLZ (10-15-2025)

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

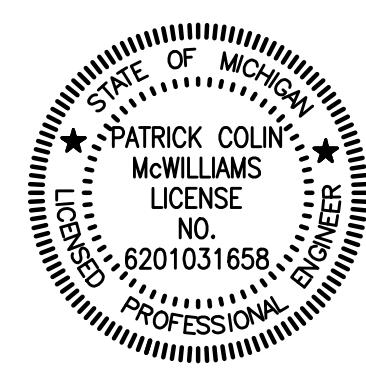
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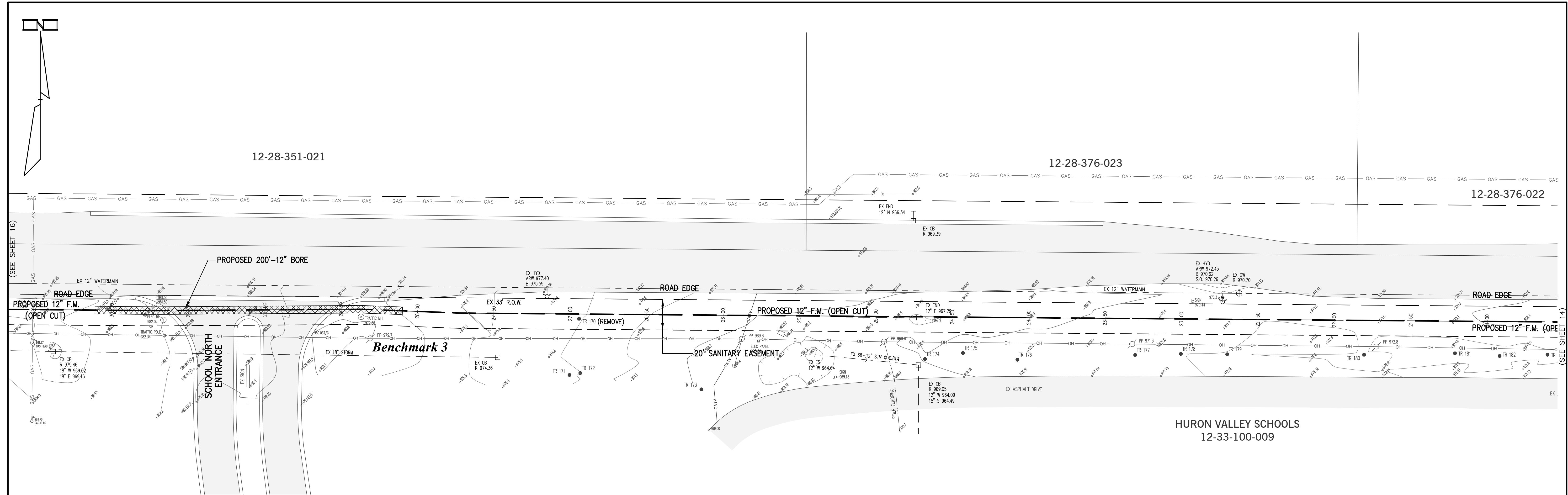
KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	CKD. BY	DATE	72 HOURS (3 WORKING DAYS)
DRAWN GF			BEFORE YOU DIG CALL MISS DIG (800) 482-7171 OR 811
DESIGN PCM			
SECTION 29	T- 3 - N. R- 8 - E.		

Off-Site Sanitary Forcemain Plan
"EDENDALE CROSSING" SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN



SCALE 1" = 30'
SHEET 14 OF 19
KE 2025.010



G:\2025\010 PH Homes - Bogie & Cedar Island\CADD\Edendale Crossing.dwg, 15 FM, 12/18/2025 1:29:12 PM

DATE	ISSUE
9-19-2025	PER DLZ (8-26-2025)
10-29-2025	PER RCOC MEETING (10-27-2025) & DLZ (10-29-2025)

2025) **PROPRIETOR:**
PH COMMUNITIES, LLC
8255 CASCADE AVENUE, SUITE 11
COMMERCE TOWNSHIP, MICHIGAN 48336
(248) 242-6838

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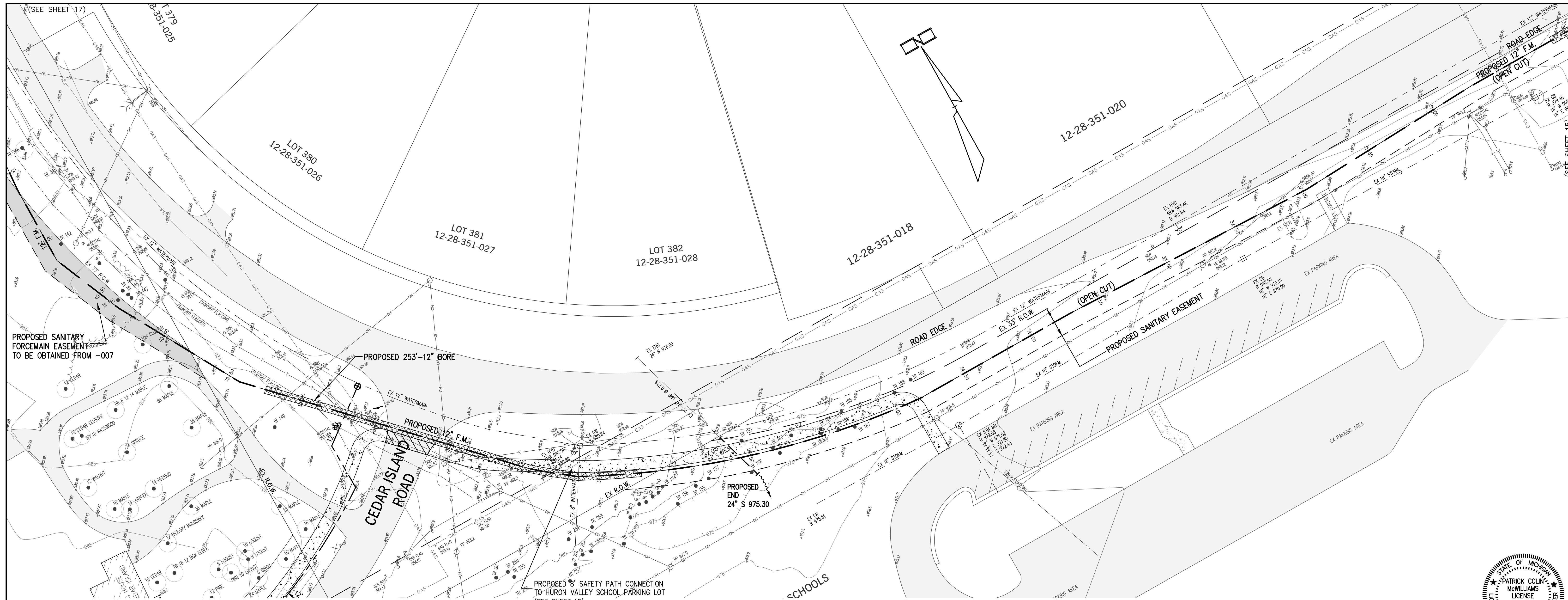


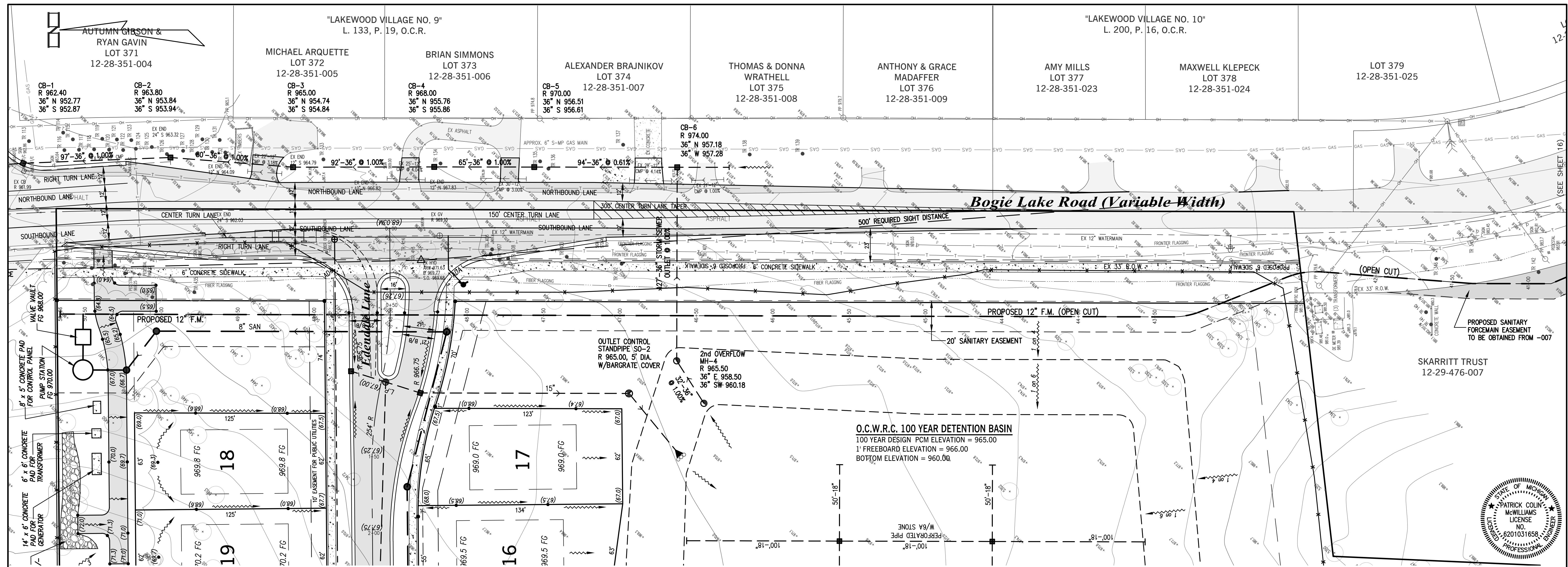
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	DRAWN GF			
	DESIGN PCM			
-7110	SECTION 29	T- 3 -N. R- 8 -E.		

Off-Site Sanitary Forcemain Plan
“EDENDALE CROSSING” SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	1"	=	30'
SHEET	15	OF	19
KE 2025.010			





100 YEAR DETENTION BASIN CALCULATION (I.E. WITH OUTLET)

TOTAL CONTRIBUTING AREA	A =	45.47
HYDROLOGIC SOIL GROUP	B	
RUNOFF COEFFICIENT C =	0.95 15.79	+ 0.30 27.68 + 1.00 2 45.47
C =	0.56	
SHEET	K = 0.48	L = 230 FT S = 1.5 V = KS ^{1/2} = 0.59 FT/S
SWALE	K = 1.20	L = 180 FT S = 1.3 V = KS ^{1/2} = 1.37 FT/S
DITCH	K = 2.10	L = 300 FT S = 1.0 V = KS ^{1/2} = 2.10 FT/S
PIPES	Longest Run	L = 2400 V = 3 FT/S
T _r =	L =	HR = 0.00 MIN
3,600 V		HR = 0.00 MIN
		HR = 0.00 MIN
T _c =	$\sum T_r$	20.00 MIN
I ₁₀₀ =	$\frac{83.3}{(T_c + 9.17)^{0.81}}$	5.42 IN/HR
CHANNEL PROTECTION VOLUME CONTROL RECHARGE V _{rcv} =	4,719 CA	= 119,412 CF CAN BE SUBTRACTED FROM V ₁₀₀₀ IF INFILTRATED
SOILS INFILTRATION RATE FROM BORINGS	= 5.00 IN/HR	ABOVE 0.5 IN/HR, SUPPLEMENTAL MEASURES NOT REQUIRED BETWEEN 0.24 IN/HR & 0.5 IN/HR, SUPPLEMENTAL MEASURES REQUIRED BELOW 0.24 IN/HR, INFILTRATION IMPRACTICAL & WAIVED
EXTENDED DETENTION V _{ed} =	6,897 CA	= 174,525 CF
WATER QUALITY - REMOVAL OF TSS (80 MG/L OR 80% TSS REDUCTION)		
MECHANICAL SEPARATOR		
I ₁ =	30.2	= 1.97 IN/HR (T _c + 9.17) ^{0.81}
Q _{vq} = C ₁ A =	49.73 CFS	
SEDIMENT FOREBAY	N/A	
V _f = 0.15V _{vq}	= 545 CA	= CF
DETENTION & FLOOD CONTROL		
Q _{vrr} = 1.1055-0.206ln(A)	= 0.319 CFS/AC	
Q _{100p} = Q _{vra}	= 14.513 CFS	
V _{100r} = 18,985 CA	= 480,406 CF	
Q _{100n} = C ₁ A ₁	= 137.17 IN/HR	
R = 0.206 - 0.15ln(Q _{100p} /Q _{100n})	= 0.543	
100-YEAR STORAGE VOLUME V _{100d} = V _{100r}	= 260,820 CF	= 260,820 CF PER CPVC
WAS VOLUME CONTROL MET FOR CPVC? Y or N	N	
V _{100d} OR V _{ed} CONTROL?	V _{100d} 260,820 CF REQD	
Q _{ed} = V _{ed}	= 1.01 CFS 172,800	
48 HOURS FOR RATE CONTROL		
ORIFICE FORMULA		
Q _o = 0.62 (A _o)(2gH) ^{1/2}		
A _o = AREA ORIFICE PIPE		
g = 32.2 FT SEC ²		
H = DEPTH OF BASIN ABOVE CENTERLINE OF OUTLET PIPE		
FOREBAY N/A		
V _r = RIM = INVERT =		
H = 0.00 FT		
EXTENDED DETENTION OUTLET A _o = Q _{ed}	= SF	= 0.000 IN ²
0.62 (2gH) ^{1/2}		
A ₁ = $\frac{\pi D^2}{4}$	=	0.785 IN ²
A _o /A ₁ = 0.00	→ USE 0	1" HOLES EQ. SPACED AROUND STANDPIPE BOTTOM
DETENTION BASIN		
EXTENDED DETENTION OUTLET V _{ed} = HOLES = 963.50	INVERT = 961.00	
H = 2.50 FT		
A _o = Q _{ed}	= 0.13 SF	= 18,48724 IN ²
0.62 (2gH) ^{1/2}		
D _o = DIAMETER OF ORIFICE		
D _o = $\sqrt{\frac{4A_o}{\pi}}$	= 0.40 FT	= 4.85 INCH
A ₁ = $\frac{\pi D^2}{4}$	=	0.785398 IN ²
A _o /A ₁ = 23.54	→ USE 24	1" HOLES EQ. SPACED AROUND STANDPIPE BOTTOM = 961.00
100-YEAR ALLOWABLE OUTLET V _{100d} = RIM = 965.00	V _{ed} = 963.50	
H = 1.50 FT		
A _o = Q _{100p}	= 0.05 SF	= 7,543 IN ²
0.62 (2gH) ^{1/2}		
A ₁ = $\frac{\pi D^2}{4}$	=	0.785 IN ²
A _o /A ₁ = 9.60	→ USE 10	1" HOLES EQ. SPACED AROUND V _r ELEVATION = 963.50

"C" CALCULATION

TOTAL SITE AREA = 45.47 ACRES

PAVEMENT AREAS:

ROADS: = 157,000 SF

SIDEWALKS: = 78,923 SF

FUTURE DRIVEWAYS: SAY (800 SF) x (125 DRIVES) = 100,000 SF

TOTAL PAVEMENT AREA = 335,923 SF = 7.72 ACRES @ C = 0.95

ROOF AREAS:

ASSUME (2,800 SF) x (125 HOMES) = 350,000 SF = 8.04 ACRES @ C = 0.95

DETENTION BASIN AREA: 2.00 ACRES @ C = 1.00 (AVERAGE)

GREENBELT AREAS: 27.68 ACRES @ C = 0.20

$$C = \left(\frac{7.72 \text{ ACRES} \times 0.95}{45.47 \text{ AC}} \right) + \left(\frac{8.04 \text{ ACRES} \times 0.95}{45.47 \text{ AC}} \right) + \left(\frac{27.71 \text{ ACRES} \times 0.20}{45.47 \text{ AC}} \right) + \left(\frac{2.00 \text{ ACRES} \times 1.00}{45.47 \text{ AC}} \right) = 0.495 = 0.50$$

VOLUME PROVIDED:

$$A_1 = @ 961.00 = 55,000 \text{ SF}$$

$$A_2 = @ 965.00 = 84,200 \text{ SF}$$

$$V = \frac{H}{3} (A_1 + A_2 + \sqrt{A_1 \times A_2}) = 276,334 \text{ CF, OK}$$

DETENTION BASIN

EXISTING WATER ELEVATION = NONE

100 YEAR DESIGN HIGH WATER ELEVATION = 965.00

1' FREEBOARD ELEVATION = 966.00

STORAGE REQUIRED = 260,820 CF

STORAGE PROVIDED = 276,334 CF

SO-2 STANDPIPE RIM = 963.50

OVERFLOW MANHOLE RIM = 965.00

LOWEST EMERGENCY OVERFLOW CATCH BASIN ON N. SIDE IN ENTRY ROAD (OFF BOGIE LAKE ROAD) = 966.75

BOTTOM = 960.00

APPROXIMATE DETENTION BASIN 10 YEAR OUTFLOW CALCULATION

Q = ACI; A = 45.47 ACRES; C = 0.50; I = 175; T = 30 MINUTES +/-
T+25 NOTE: ESTIMATED TIME BASED ON THE LONGEST STORM SEWER

RUN ≈ 2,400 LF THUS, 2,400 LF ÷ 3 FPS (ASSUMED = 80 SECONDS = 13.33 MINUTES

USE 10 MINUTES TO BE CONSERVATIVE.

20 MINUTES (INITIAL T_r) + 10 MINUTES = 30 MINUTES

Northwest Area Storm Run-off Calculation Comparison

"EXISTING CONDITIONS"

PRESENTLY 4.80 ACRES FLOWS OFF-SITE TO THE NORTHWEST.

EXISTING C = 0.30

FOR A 10 YEAR STORM Q₁₀ = ACI

A = 4.80 ACRES

C = 0.30

I = 175; T = 20 MINUTES; I = 175 = 3.89

T+25

Q₁₀ = (4.80)(0.30)(3.89) = 5.60 CFS EXISTING

PROPOSED "C" CALCULATION

(13 HOMES/REAR ROOF=1,600 SF) = 20,800 SF = 0.48 ACRES @ C = 0.95

REMAINING 2.52 ACRES @ C = 0.30

$$C = \left(\frac{0.48 \text{ ACRES} \times 0.95}{3.00 \text{ AC}} \right) + \left(\frac{2.52 \text{ ACRES} \times 0.30}{3.00 \text{ AC}} \right) = 0.41$$

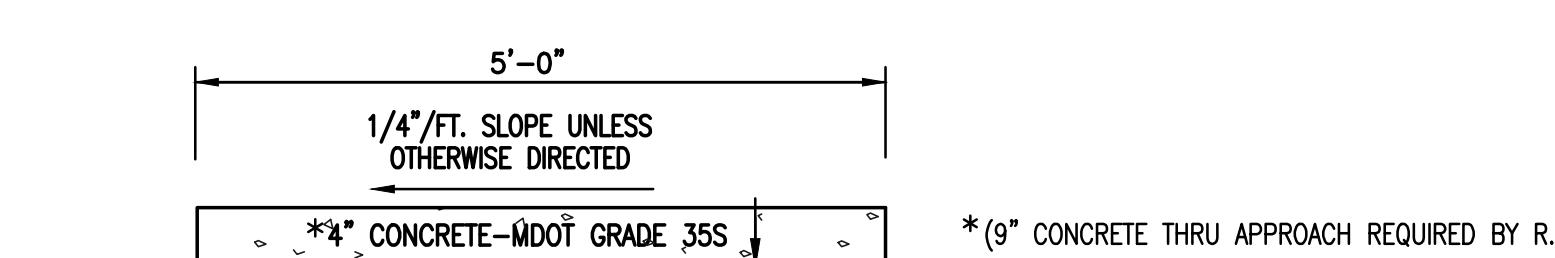
A = 3.00 ACRES

C = 0.41

I = 3.89

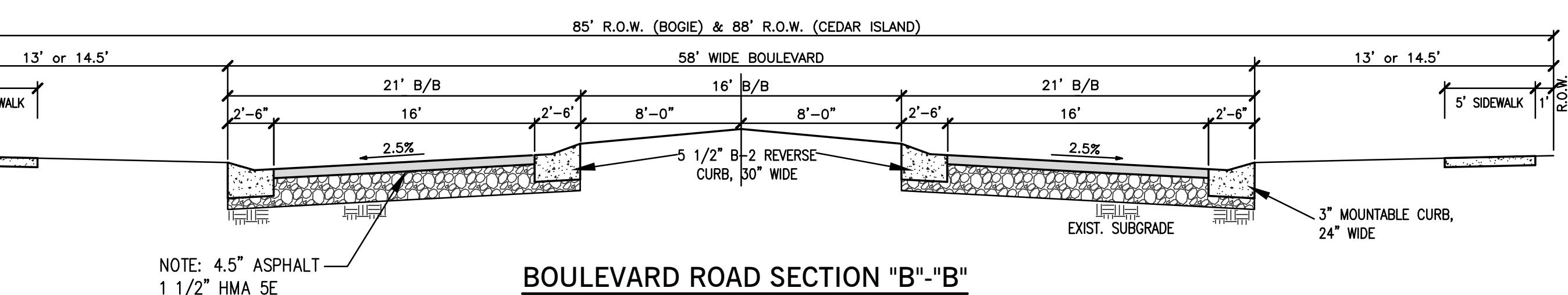
Q₁₀ = (3.00)(0.41)(3.89) = 4.79 CFS PROPOSED

TUS, THERE IS LESS PROPOSED STORM WATER RUN-OFF THAT WILL BE FLOWING TO THE LEACH BASIN IN THE NORTHWEST AREA THEN THE EXISTING STORM WATER RUN-OFF FOR A TEN YEAR STORM.



5' WD. 4" THICK CONCRETE SIDEWALK

(ONSITE)



Storm Water Facilities Maintenance Plan

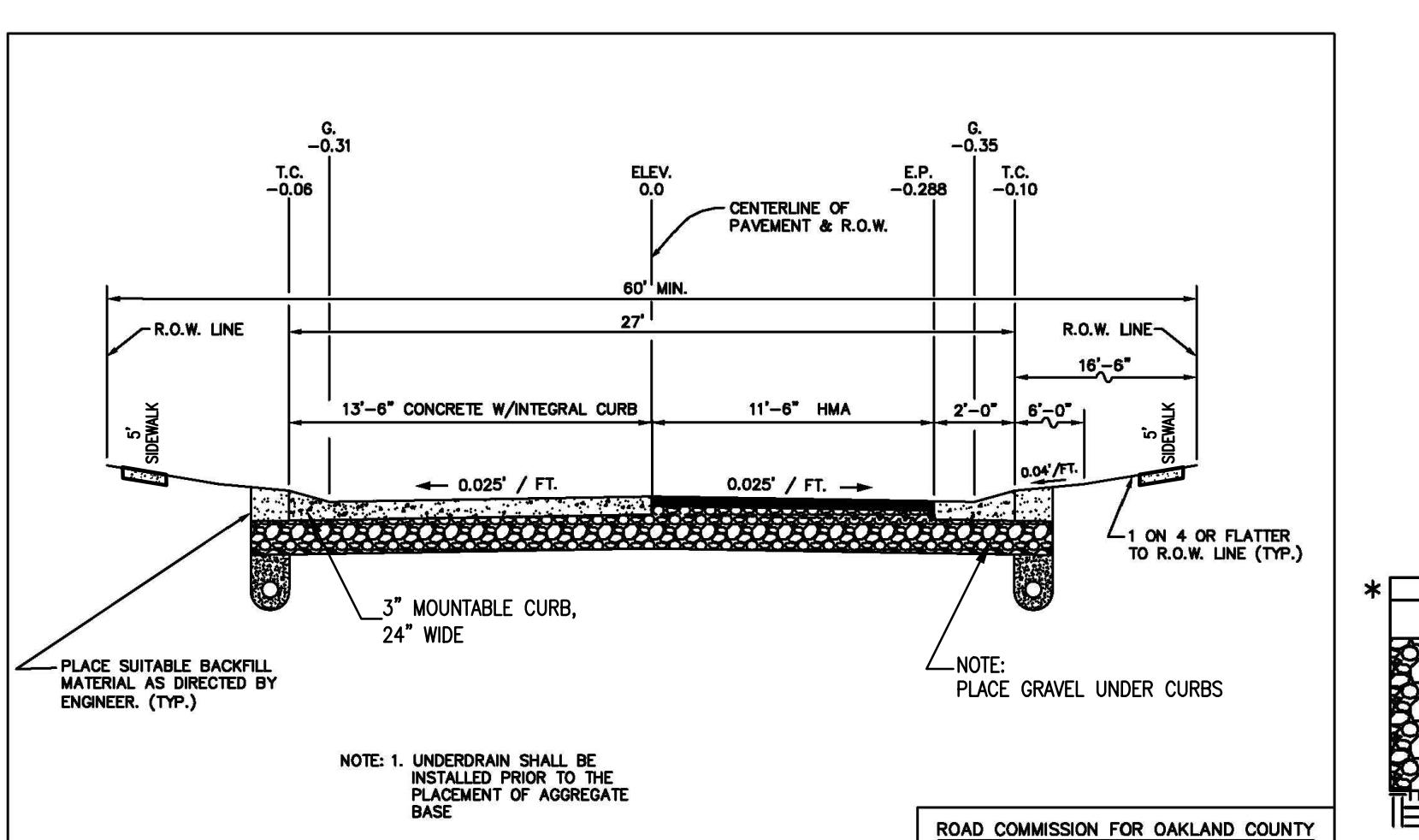
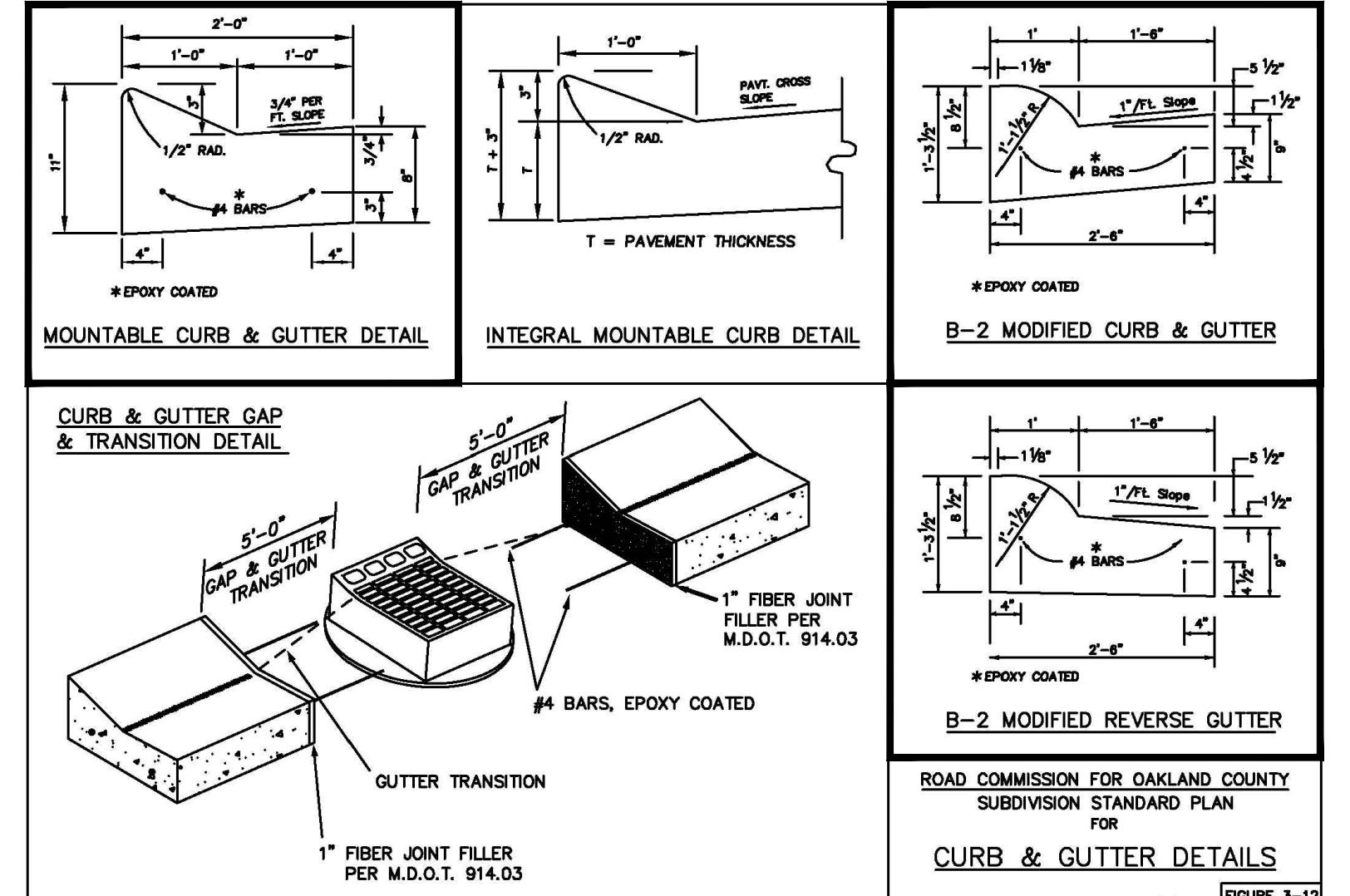
The "Edendale Crossing" Homeowners Association shall be responsible for the maintenance of all the storm water facilities. (Note: The developer is responsible until the HOA exists).

These facilities include the following:

- Detention Basin
- Pretreatment Structure Manholes
- Manholes, Rear Yard Catch Basins, Leach Basins, End Sections & connecting pipe work
- Rear yard swales (within easements)

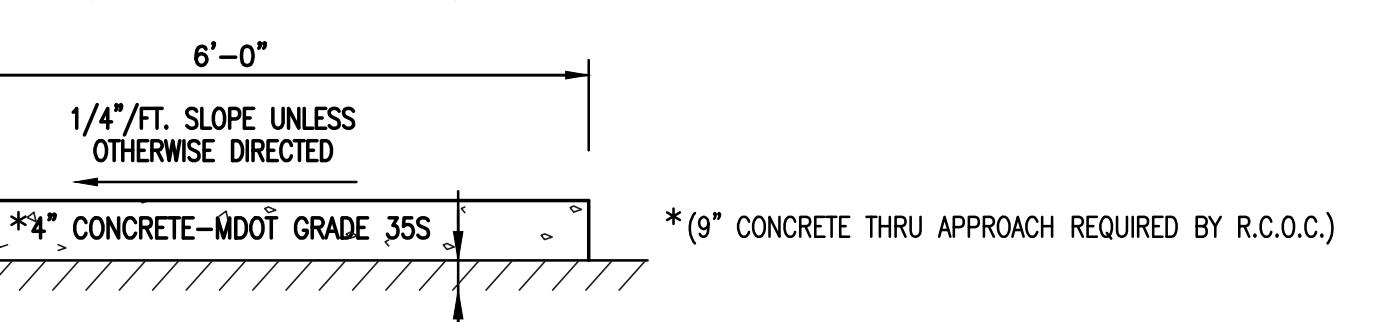
The HOA shall hire a qualified contractor to do the following Maintenance Schedule (including report kept on record):

1. The (2) Pretreatment Structures shall be inspected by a qualified contractor on a semi-annual basis (twice/year) and necessary action taken to clean out the structures in accordance with the manufacturers guidelines.
2. The Detention Basin shall be inspected on any annual basis by a qualified contractor and/or civil engineer to insure it is functioning as designed.
3. The storm structures & swales shall be inspected on a bi-annual basis (every two years). This is an "above ground" visual inspection to determine if any structures are "failing", (i.e. ground has sank around structure, etc.).

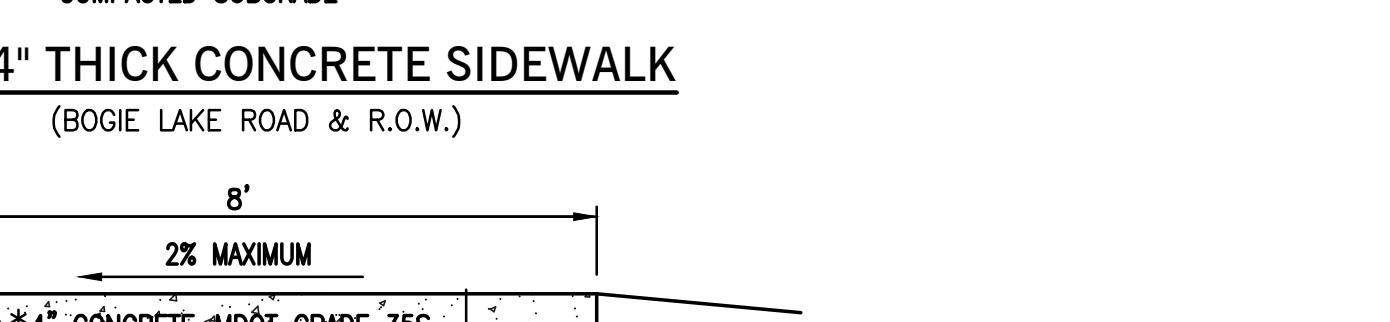


TYPICAL ROAD SECTION "A-A"

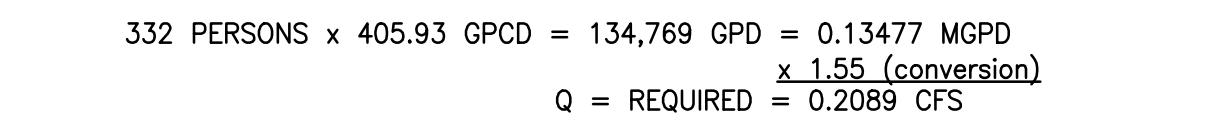
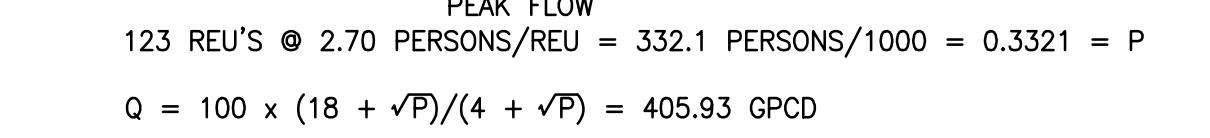
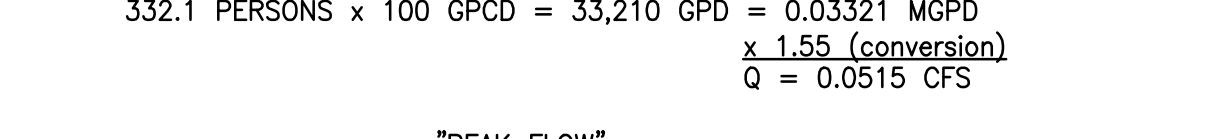
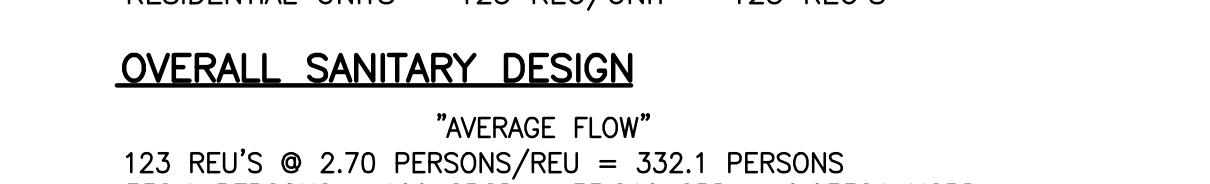
(SEE ROOC DETAIL SHEET 22 OF 25)

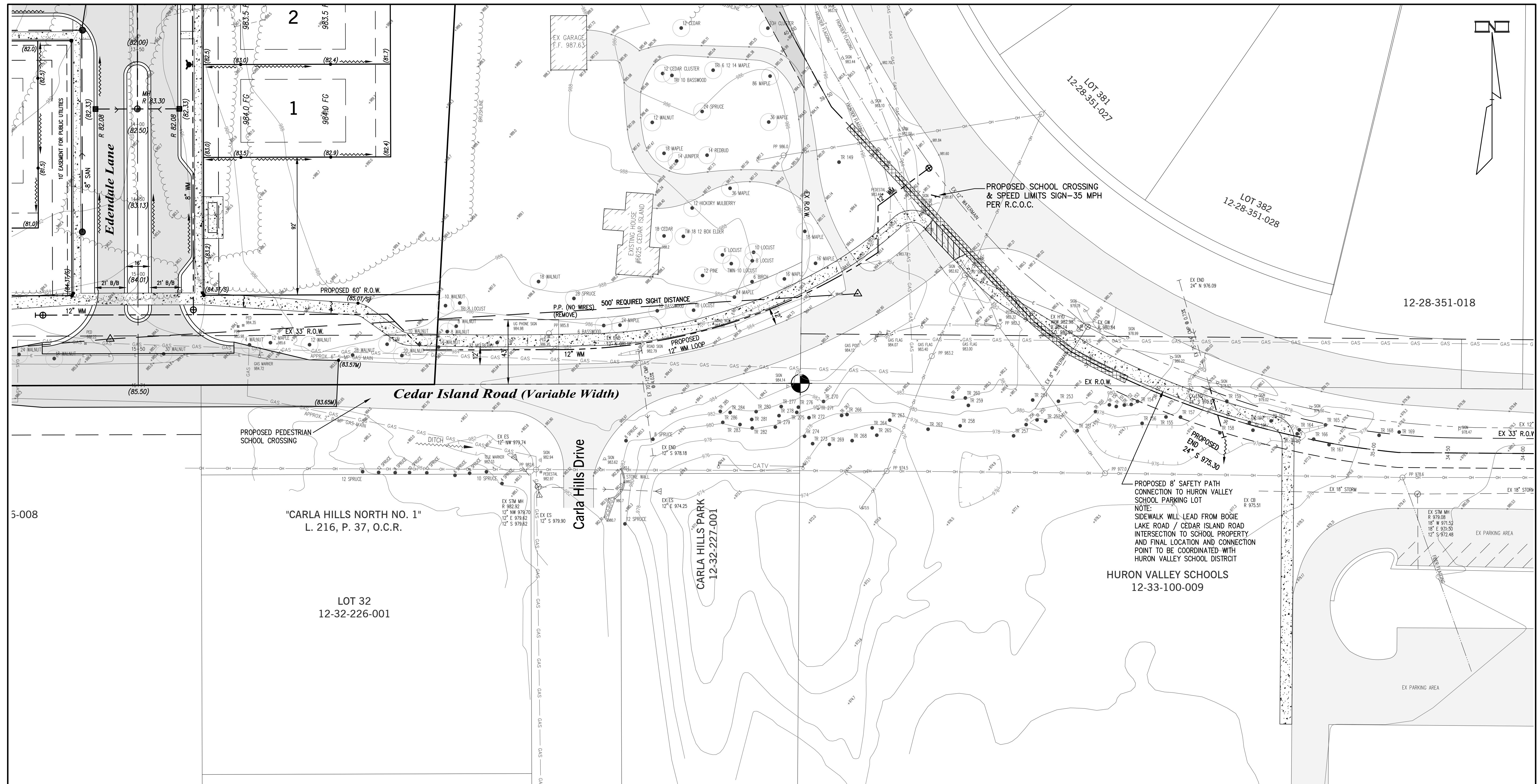


6' WD. 4" THICK CONCRETE SIDEWALK



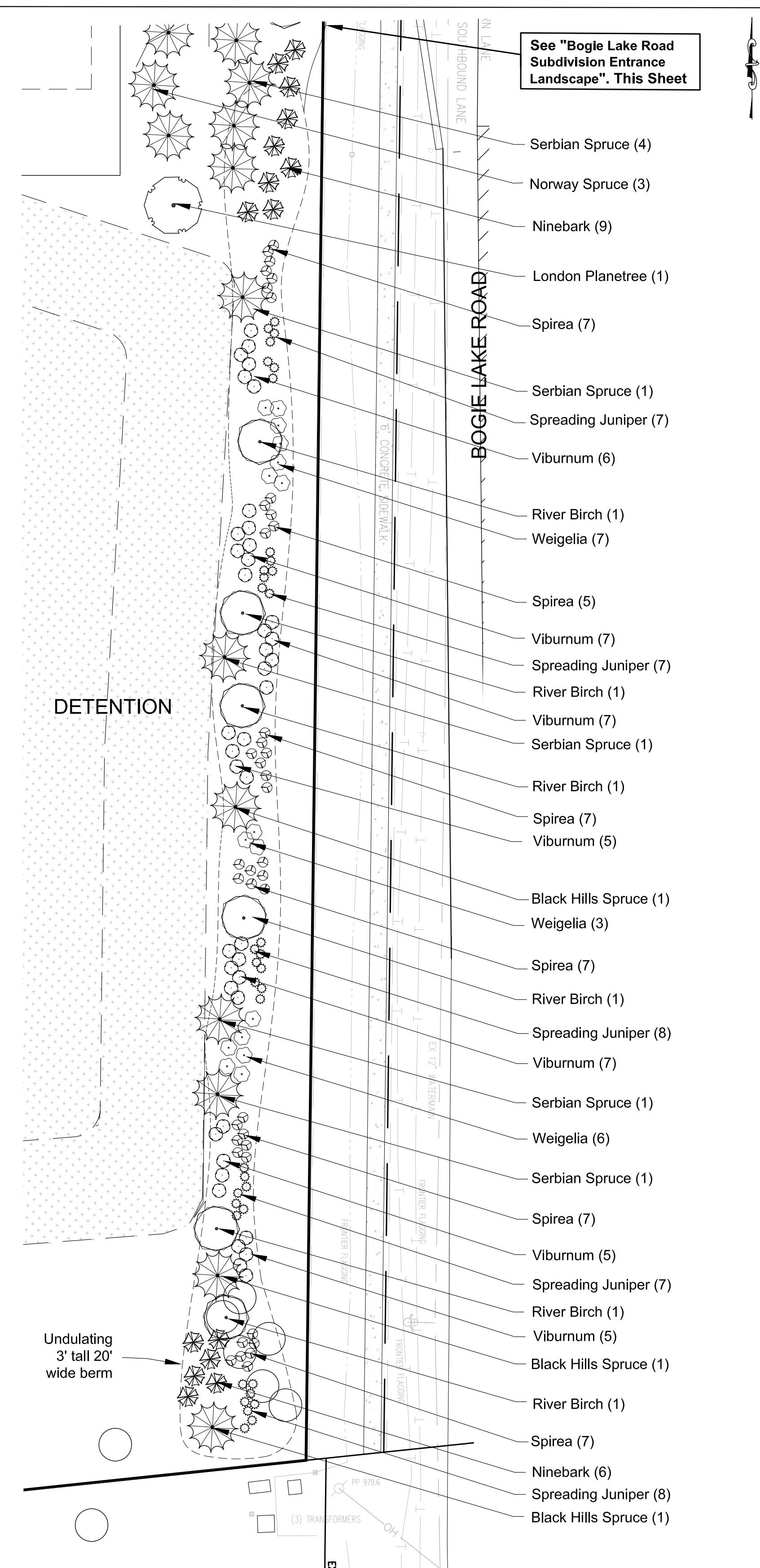
8' WD. 4" THICK CONCRETE SIDEWALK





LANDSCAPE PLAN : Western Property Line Screening

Scale: 1" = 30'



LANDSCAPE PLAN : Bogie Lake Road Subdivision Entrance Landscape

Scale: 1" = 20'



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: 1,265 sf
1,265 / 300 = 4.2 = 4
Trees: 4 x 1 = 4
4 Trees Required
4 Trees Provided

South Side of Bogie Lake Road :

Area: 824 sf
824 / 300 = 2.7 = 3
Trees: 3 x 1 = 3
3 Trees Required
4 Trees Provided

Bogie Lake Road Entrance Island:

Area: 947 sf
947 / 300 = 3
Trees: 3 x 1 = 3
3 Trees Required
3 Trees Provided

Screening Requirement between uses :

North Property Line :

Requirement: 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'.

Eastern portion: 832 LF : 832 / 30 = 27.7 = 28
Required: 28 Deciduous, 28 Evergreen, and 224 Shrubs on 3' berm

Provided: 31 Existing trees and surrounding brushy vegetation to remain and serve as required screening. Berming would disturb the existing vegetation and is not recommended **See Tree Tables Below

Western portion: 742 LF : 742 / 30 = 24.7 = 25
Required: 25 Deciduous, 25 Evergreen, and 200 Shrubs on 3' berm

Provided: 15 Deciduous and 9 Evergreen
Adjacent use is a cell tower lot. Applicant seeks a waiver for remaining plants.

South Property Line :

Requirement: Greenbelt (E): 20' wide, 1 large deciduous or evergreen tree and 8 shrubs per 30'.

Required: 1,311 LF / 30 = 43.7 = 44
44 Trees and 352 Shrubs

Provided: 78 New Trees and 300 Shrubs
40' wide greenbelt provided

28 Existing trees and surrounding brushy vegetation to remain and serve as part of the required screening. Bering in these locations would disturb the existing vegetation and is not recommended.
**See Tree Tables Below

Tree Tables- Trees To Save

North Property Line Trees to Keep- Count Towards Required Buffer Trees

31 Quality trees to remain (highlighted)

South Property Line Trees to Keep- Count Towards Required Frontage Trees

28 Quality trees to remain (highlighted)

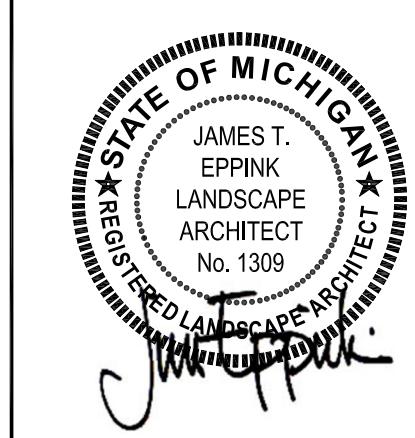
Central Forest Area

27 Quality trees to remain (do not count towards a specific landscape requirement)

EXISTING TREES TO REMAIN :

86 Regulated trees to remain on site.

Additional smaller, non-regulated trees, buffers, and natural vegetative growth and shrubby areas to remain on site adjacent to the Cedar Island Frontage as well as within the central natural preservation areas of the neighborhood. The preservation areas are intended to be a community benefit for the preservation of woodland canopy, natural buffering along Cedar Island Road, and the continuous natural habitat for wildlife.



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

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Project:
Edendale Crossing
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 & Screening Areas

Issues / Revisions
Per Twp Review 09-19-25
Per Twp Review 11-12-25
Updated Site Plan 12-18-25

Drawn by:
LZ
Checked By:
JTE
Date:
December 18, 2025
Scale:
As Noted
Not for Construction
Sheet:
L-2



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Landscape Architecture
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Edendale Crossing

Bogie Lake Road
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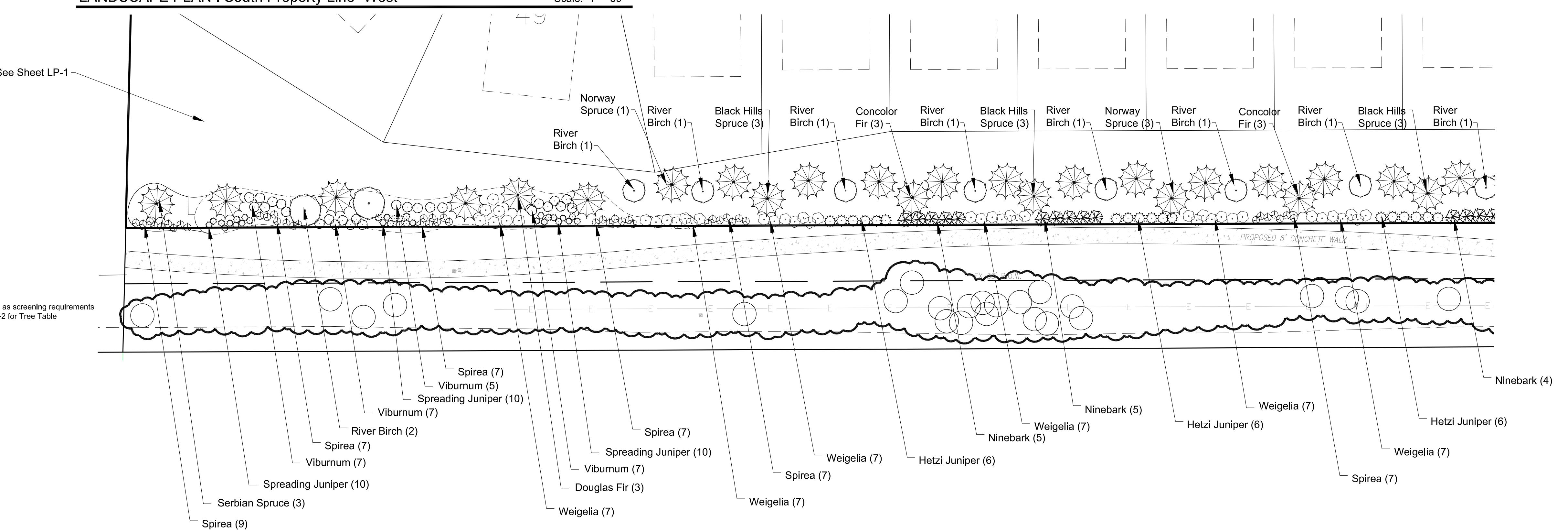
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Scale:
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Sheet
L-3

LANDSCAPE PLAN : South Property Line- West

Scale: 1" = 30'

See Sheet LP-1

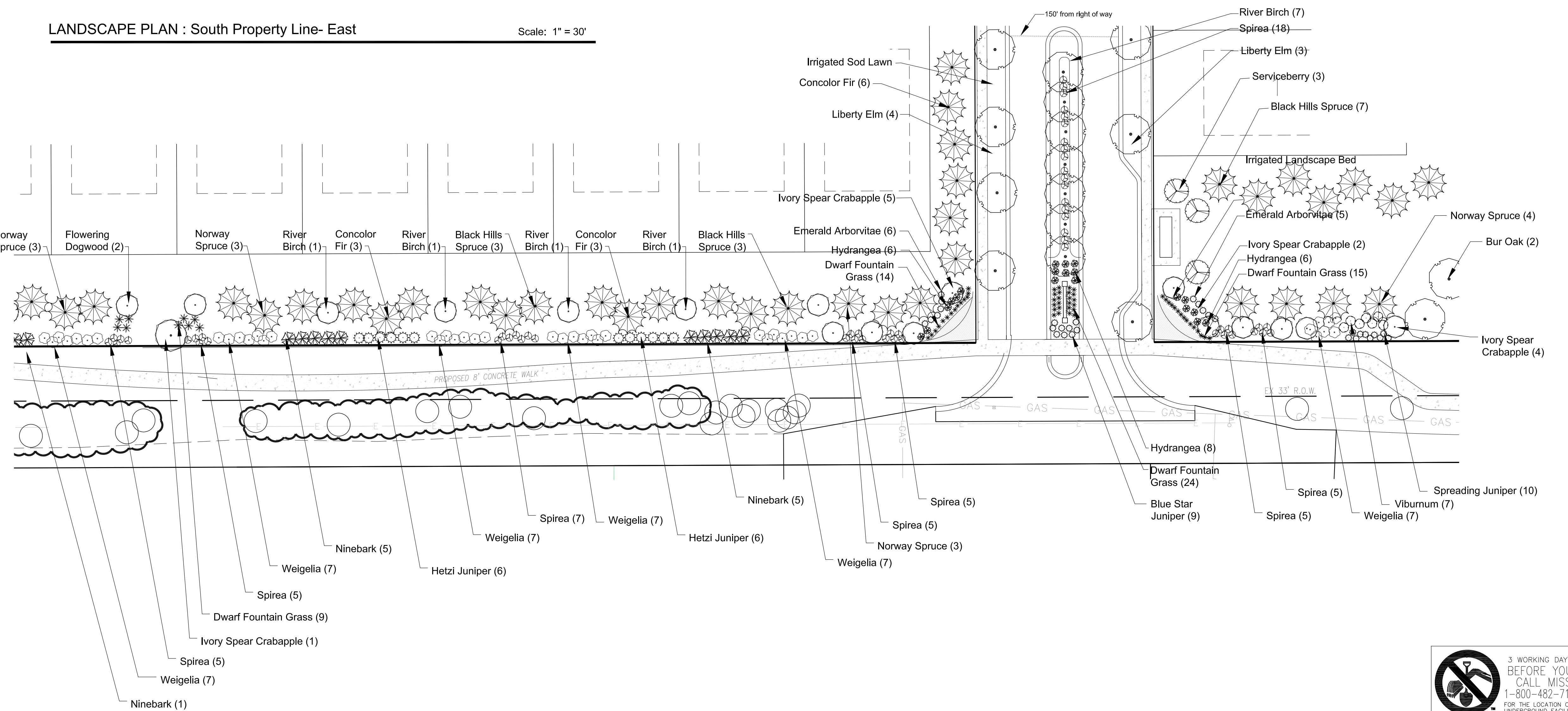
Existing Trees/Woods to remain and serve as screening requirements along Southern property line. See Sheet L-2 for Tree Table



LANDSCAPE PLAN : South Property Line- East

Scale: 1" = 30'

Existing Trees/Woods to remain and serve as screening requirements along Southern property line. See Sheet L-2 for Tree Table



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
FOR THE LOCATION OF
UNDERGROUND FACILITIES

Sheet
L-3



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Edendale Crossing

Bogie Lake Road
White Lake Township, MI

PH Homes
VALUE-QUALITY-TRUST

The Stratford
4 Bedrooms



Elevation 'A'



Elevation 'B'



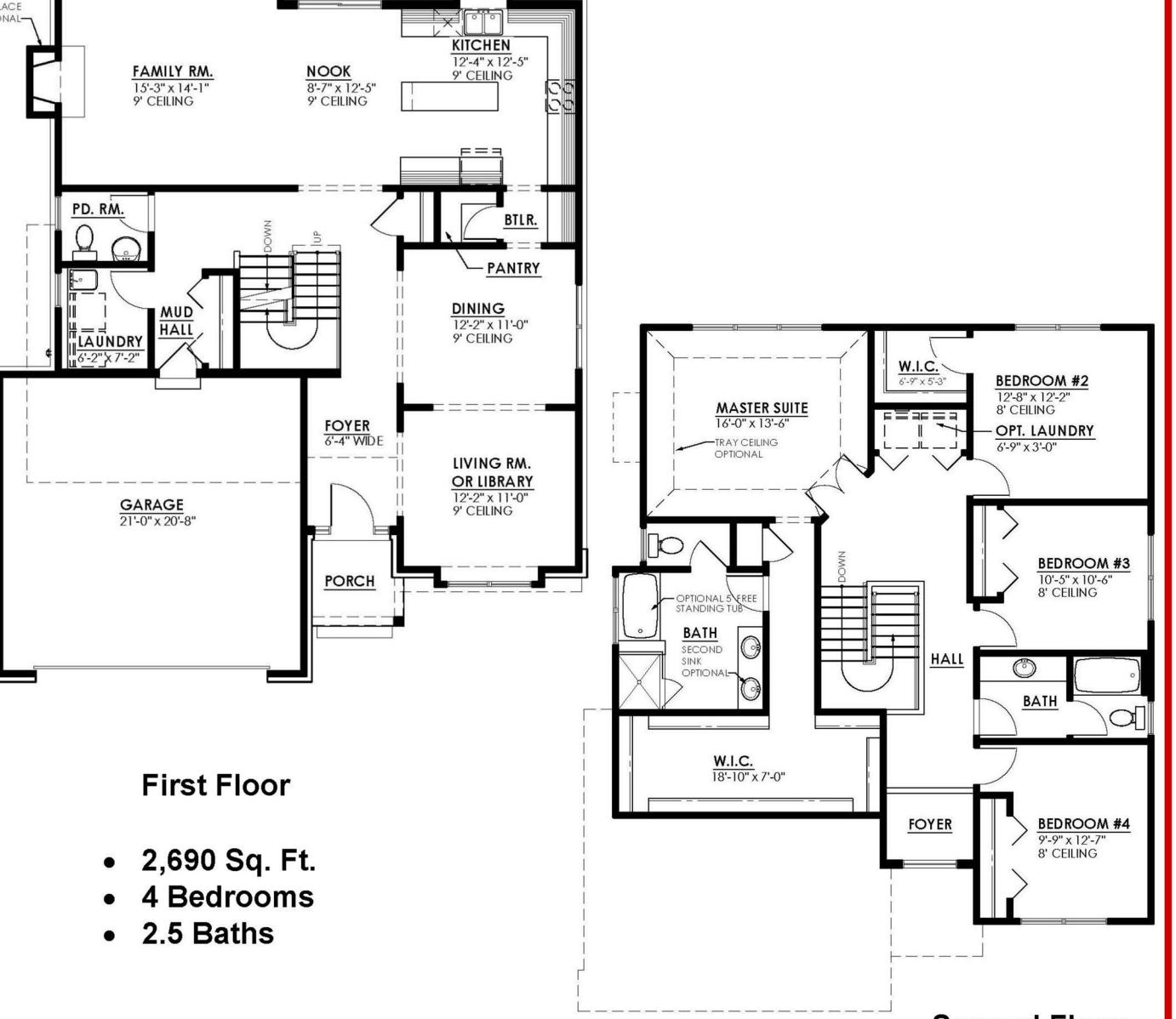
Elevation 'C'

www.myphome.com
Laura 248.390.7792

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PH Homes
VALUE-QUALITY-TRUST

The Stratford
4 Bedrooms



First Floor

- 2,690 Sq. Ft.
- 4 Bedrooms
- 2.5 Baths

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PH Homes
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The Manchester
4 Bedrooms



Elevation 'A'



Elevation 'B'



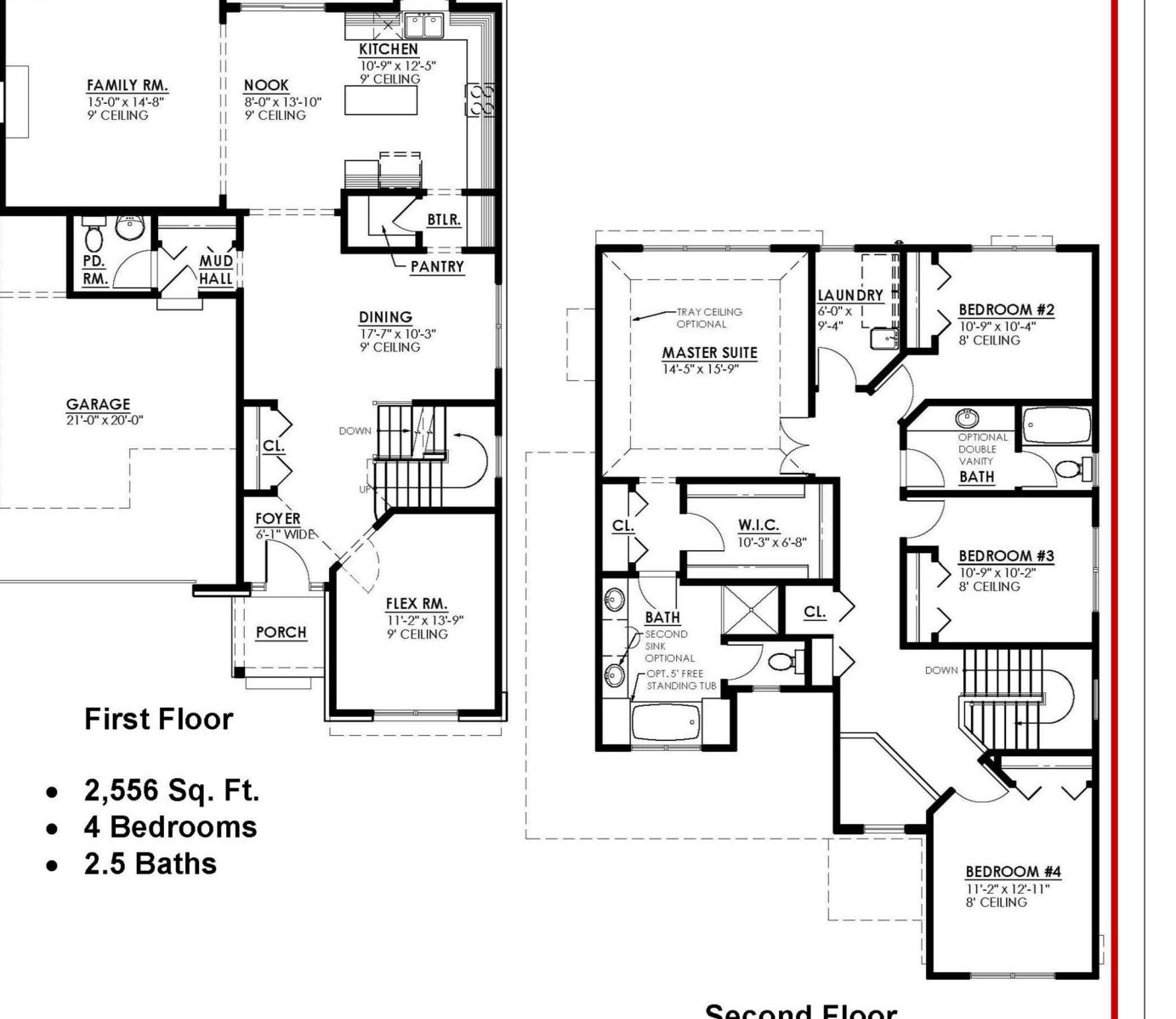
Elevation 'C'

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PH Homes
VALUE-QUALITY-TRUST

The Manchester
4 Bedrooms



First Floor

- 2,556 Sq. Ft.
- 4 Bedrooms
- 2.5 Baths

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Single Family Home: "The Stratford" Four Bedroom. 2,690 SF. 2.5 Bathrooms. Three+ elevation options

PH Homes
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The Rathmore
4 Bedrooms



Elevation 'A'



Elevation 'B'



Elevation 'C'

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PH Homes
VALUE-QUALITY-TRUST

The Rathmore
4 Bedrooms



First Floor

- 2,182 Sq. Ft.
- 4 Bedrooms
- 2.5 Baths

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

Architectural Materials and Design Standards:

Exterior Color packages for Single Family Homes

Package 1 Siding: Fieldstone Flint
Brick: Port Huron
Shingles: Rustic Black
Shutters: Black

Package 2 Siding: Heritage Linen
Brick: North Hampton
Shingles: Natural Timber
Shutters: Musket Brown

Package 3 Siding: Rich Mocha
Brick: Meadow
Shingles: Thunderstorm Grey
Shutters: Musket Brown

Package 4 Siding: Lakeshore Grey
Brick: Mulberry
Shingles: Virginia Slate
Shutters: Black

Package 5 Siding: Desert Cactus
Brick: Bessemer Grey
Shingles: Weathered wood
Shutters: Tuxedo Grey

Package 6 Siding: Blue State
Brick: Petoskey
Shingles: Aged Wood
Shutters: Tuxedo Grey

**Trim to be either White OR match siding color, Garage doors will match trim.

Exterior Materials list for Edendale Crossing

Single Family Homes

Siding: Napco or Spiegel Grove Vinyl siding STYLE:D4.5
COLORS: Fieldstone Flint, Heritage Linen, Rich Mocha, Lakeshore Grey, Desert Cactus
Shingle: Tamko 30 year Dimensional Shingle
COLOR: Rustic Black, Natural Timber, Thunderstorm Grey, Virginia Slate, Aged Wood, Weathered Wood
Front Door: 2 Panel Fiberglass Door with 12" sidelights
Garage Door: Embossed panel steel sectional garage door.
COLOR: White or Match Trim
Brick: Triangle Brick or Forterra Brick Queen Size
COLOR: Port Huron, North Hampton, Meadow, Mulberry, Bessemer Grey, Petoskey
Windows: Jeldwen Single hung Vinyl

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

Sheet:
Preliminary Architecture

Issues / Revisions
Per Twp Review 09-19-25
Per Twp Review 11-12-25

Drawn by:
LZ
Checked by:
JTE
Date:
September 19, 2025
Scale:
As Noted
Not for Construction
Sheet:
A-1

Project Applicant / Developer:

PH Communities, LLC

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Commerce Twp, MI 48382
248-242-6838
Attn: Craig Piasecki
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Development Team Consultants:

Civil Engineer & Surveyor:

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Patrick McWilliams
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248-625-5251
pmcwilliams@kiefteng.com

**Planning & Landscape
Architecture:**

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Jim Eppink
27 S. Squirrel Rd, Ste 104
Auburn Hills, MI 48326
248-922-0789
jim@jeppink.com

Site Data:

Parcel Size:
45.47 - acres

Location:

Northwest corner Bogie Lake
Road & Cedar Island Road,
within Section 29 of White Lake
Township, MI

Existing Zoning:
AG – Agricultural &
R1-A – Single-Family
Residential

Proposed Zoning:
PD – Planned Development
Residential Single Family
Site Condominium

Proposed Uses:
120 Single Family Homes

Edendale Crossing

A Proposed Residential Neighborhood
White Lake Township, Michigan

Community Impact Statement

Edendale Crossing is a proposed single-family residential community to be located on west side of Bogie Lake Road, north of Cedar Island Road, in Section 29 of White Lake Township, Michigan. The 45.47-acre site is a combination of nine adjacent parcels. PH Homes proposes to rezone the parcels from AG & R1-A to PD (Planned Development). The details of the proposed development are depicted within the attached site plan submission documents.

The new neighborhood will feature **120 new single-family homes** that will front a series of private roads and open space areas. The neighborhood will have entrances onto both Bogie Lake Road and Cedar Island Road and be connected internally with sidewalks and walking trails. Key features of the neighborhood include the preservation of a mature tree-row that runs north and south at the center of the property, the **preservation of more than 27% open space** with active recreational opportunities, as well as an extension of the sidewalk system beyond the neighborhood and leading to the nearby Lakewood Elementary School and Lakeland High School at Bogie Lake Road.

As a condition of the Planned Development site plan process, the nine existing parcels will be combined into one parcel, and the Edendale Crossing neighborhood will be constructed as two phases (see the “Site Plan” sheet 3)

Considerations:

- Attached Multi-Family Alternatives:** PH Homes explored incorporating attached multi-family homes into the development, however after hearing from area residents, members of the Planning Commission, discussions with multiple real estate professionals, analysis of the White Lake Township housing market, it was determined that neither for-sale or for-lease multi-family residential would do well, or be supported at this site. Real estate professionals and analysis of the market confirmed that this area of the Township is best suited for single-family residential homes. White Lake Township, and surrounding areas are experiencing high demand for new, attainably priced, for-sale, single-family homes, and we believe the homes at Edendale Crossing will be successful and help to meet that demand.
- Lot Size:** PH Homes has increased its proposed lot size from 60' wide to 62' wide, now matching lot sizes approved at the Trailside Meadow development. The Edendale Crossing lots are larger than the Trailside lots (62'x125' vs 62'x120') and the Edendale front yard is larger (25' vs 20') than Trailside. Edendale's side yard setback of 10' + 10' and rear yard setback of 30' match the R1-D standard as well those approved at Trailside Meadow.

3. **Master Plan Analysis:** PH Homes has further reviewed the objectives and standards of the White Lake Township and believe that Edendale Crossing delivers on the goals, objectives, and standards set forth in the recently updated Master Plan. The Master Plan identify this location as one of three “Key Development Opportunities” within the Township.

- a. **Proposed Land Use:** The Master Plan identifies this, and most of the surrounding areas in this portion of the Township as “Neighborhood Residential” on its Future Land Use map. “Neighborhood Residential envisions infill development that maintains existing neighborhoods and provides for denser residential in places where there is infrastructure to support the density that is ‘within the context’ of surrounding neighborhoods.
- b. **Supporting Infrastructure:** Edendale Crossing proposes to extend the Sanitary Sewer force main nearly a mile from the south, meeting the goals of the Master Plan towards the expansion of utility infrastructure throughout the community. The extension of the sanitary sewer will be funded by PH Homes, and in addition to serving the homes within Edendale Crossing, **it becomes a community benefit because it will be available to serve existing homes along Bogie Lake Road as well as future development to the north.** Additionally, Edendale will improve Bogie Lake Road and a section of Cedar Island Road including widening, paving, and adding crosswalks and sidewalks, **as directed by the Road Commission of Oakland County.**
- c. **Proposed Density:** The Master Plan specifically calls for a density between 2-8 dwelling units per acre at this location. The Master Plan goes on to identify R1-D as a zoning classification which may be consider as a starting point for this location. R1-D allows 3-units per acre and a parallel plan included in the submission demonstrates that the site can support 109 R1-D lots, however, the R1-D plan would not be required to provide any open space, natural feature preservation, or other neighborhood or community amenities. **Edendale Crossing proposes a density of 3.3 homes per acre by adding only 11 additional homes more than the parallel plan (120 total homes proposed), and provides more than 27% open space, natural vegetation preservation, trails, and walks.** These community features are specifically called out in the Master Plan goals and objectives as desired attributes in the Township and needed in this area.
- d. **“Within the Context.”** The Master Plan states that proposed development should be “within the context” of surrounding existing development. The Master Plan does not define “*within the context*” to be “exactly like” surrounding development, but within the context or generally similar to. Edendale Crossing is certainly within the context of surrounding development and within the plans outlined in the Master Plan. The Master Plan, in its analysis identified not only this property this property, but most of the surrounding neighborhoods, as Neighborhood Residential. It also designated that Neighborhood Residential could appropriately have a density of between 2-8 units per acre, and in fact R1-D zoning should be a comparative zoning classification for this location. Edendale Crossing proposes, **only 11 more single-family homes than R1-D zoning would provide and only 3.3 units per acre, which is on the very low end of the anticipated 2-8 units per acre permitted within Neighborhood Residential Zoning.** The Master Plan therefore deemed that single-family homes, within the prescribed 2-8-unit density range, and certainly at the low end of that range, are “within the context” of surrounding residential as envisioned within the newly adopted Master Plan.
- e. **Meeting Additional Goals of the Master Plan – Single Family Housing:** The Master Plan identifies that there is great demand for housing within White Lake Township. It specifically noted that, although there is a long-term goal of providing greater housing diversity, the Master Plan acknowledges that most respondents are not seeking diverse housing typologies. In fact, the Master Plan identified that only 6% of White Lake Township residents indicated that they would seek multi-family housing in the future, whereas more than 80% of the respondents indicated that they would

seek single-family housing options. This comports with PH Homes' market analysis and that of local real estate advisors that single-family housing is in demand and appropriate for this site.

f. **Meeting Additional Goals of the Master Plan – Maintain Small Town Character:** Edendale Crossing promotes "small town character" through the development of appropriately sized home sites with an emphasis on preservation of natural vegetation and open space as well as walkability within the neighborhood and to nearby destinations like the schools.

4. **Rural Frontage at the exterior Roads.** Edendale Crossing is designed to maintain maximum rural character and buffering along its exterior roads. **The two homes at either side of the Bogie Lake entrance far exceed the required setback of 40'. Each home will be more than 80' from the Bogie Lake right-of-way (70'+ from the lot line). Significant landscape plantings are proposed adjacent to each home and along the entire Bogie Lake Frontage.** The balance of the homes along Bogie Lake are more than 285' setback from the road and are buffered by the detention basin and dense landscape planting along Bogie Lake, thereby maintaining a green and buffered frontage. **The homes backing to Cedar Island have been shifted further north than in the previous plan. The rear lot line is now 45' from the right-of-way and the rear of the homes will be more than 105' to the edge of the road.** More than two dozen additional evergreens and deciduous trees have been added to the Cedar Island landscape buffering and existing trees and vegetation that will remain, maintaining the natural, green Cedar Island appearance.

5. **Bogie Lake and Cedar Island Road:** The Road Commission of Oakland County (RCOC) has completed a preliminary review and provided directional feedback to PH Homes. Kieft Engineering has incorporated that feedback into the submitted plans. They include:

- a. Adding a continuous center turn lane into Bogie Lake Road beginning south of our entrance and continuing north of the existing Thompson Lane entrance. This combination of lane widening and addition of a continuous center turn provide safe turning movements from our proposed entrance as well as into Thompson Lane and existing homes and individual driveways along Bogie Lake.
- b. Adding acell and decell lanes at our Bogie Lake Road entrance
- c. RCOC validated that proposed location of the Cedar Island entrance stating that it was appropriately positioned between the two roads on the south side of Cedar Island. They further validated our planned paving of Cedar Island to our entrance.
- d. RCOC directed us to relocate our proposed sidewalk extension to the schools and have the crosswalk crossing at the intersection of Bogie Lake and Cedar Island rather than our earlier location mid-block on Cedar Island.
- e. RCOC reviewed and validated our proposed curb-cut locations in relationship to adjacent curb-cuts, opposing road, the posted speed limits, and view distances at Bogie Lake and Cedar Island.

6. **Community Benefits:** PH Homes is proud of the Community Benefits Edendale Crossing will bring to its future residents and to the entire White Lake Township community. They include:

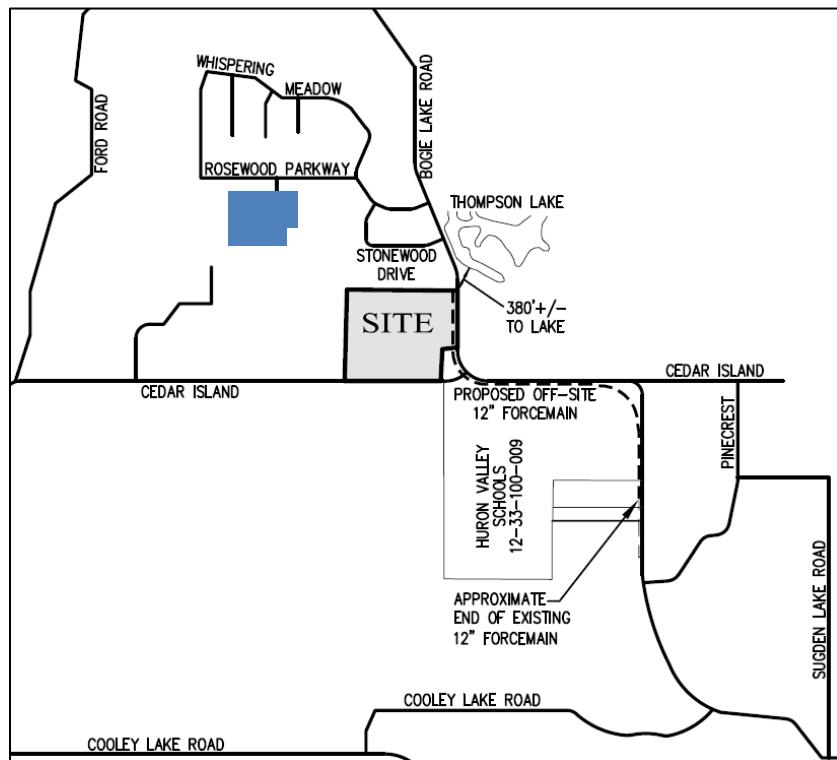
- a. **Road Improvements** that will benefit increase safety and ease turning movements for existing residents, Thompson Lane, and school bound traffic through the widening of the road to provide a consistent center turn lane as suggested by RCOC.
- b. **The 1-mile extension of the Sanitary force main** that delivers on the goals of the Master Plan through the expansion of infrastructure and enabling connection to existing residents along the route as well as future expansion north along Bogie Lake Road.
- c. **Preservation of Natural Features** including the preservation of existing regulated trees, hedge rows, and significant non-regulated trees and vegetation. This provides open space within the

neighborhood, but more importantly maintains regional green corridors and tree canopy for animal habitat, bird migration, and general greening of White Lake Township.

- d. **Pavement extension of Cedar Island Road** so that Cedar Island will now be paved from Bogie Lake Road to west of the proposed Edendale entrance.
- e. **Sidewalk Connections to Lakeland Schools.** Installation of sidewalks along the entire Bogie Lake Road and Cedar Island Road frontages including the extension of those sidewalks to the Bogie Lake / Cedar Island intersection and further south onto the school property to the existing parking lot for connection into the school campus that will allow greater walkability within the township and safe access to school for White Lake Township students.

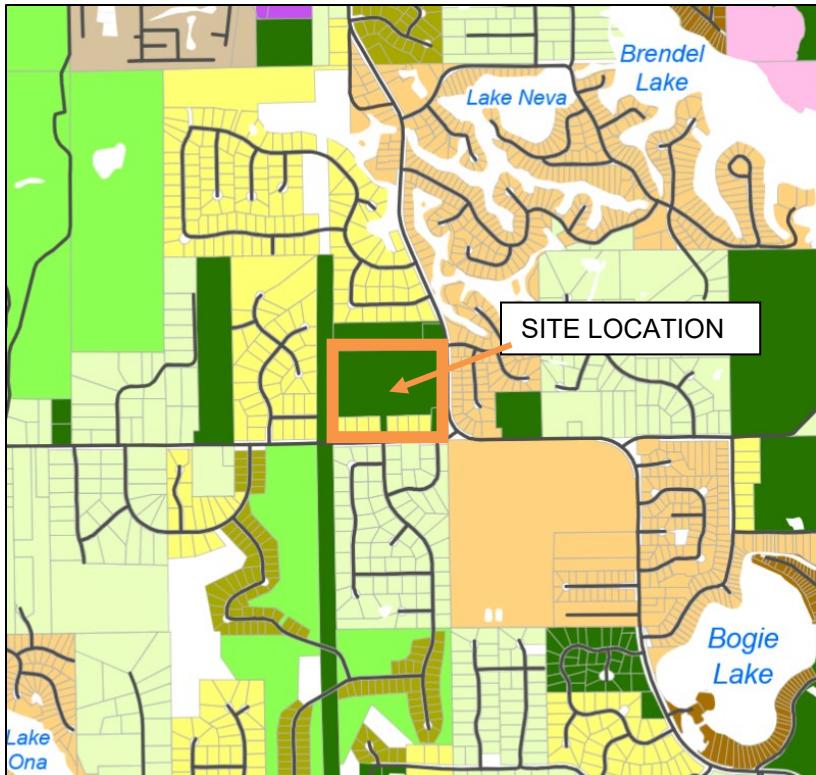
Community Impact Statement and project information:

In accordance with Section 6.6 of the White Lake Township Zoning Ordinance, we are providing the following information related to how Edendale Crossing will integrate with public utilities, public services, traffic, the economy, environmental conditions, and adjacent land uses. Additional information is provided related to the Planned Development process and compliance with the Township's Zoning Ordinance and Master Plan.



Location Map:

Edendale Crossing is located west of Bogie Lake Road and north of Cedar Island Road in Section 29 of White Lake Township. Lakeland Elementary School and Lakeland High School are located to the immediate southeast.



White Lake Township Zoning Map:

Edendale Crossing is zoned R1-A & AG. The northern 34.76 acres are currently zoned AG, Agricultural. Eight individual southern parcels fronting Cedar Island Road, totaling 10.71 acres, are currently zoned R1-A single-family. As part of the Planned Development process, the applicant will combine the nine parcels into a single parcel.



White Lake Township Master Plan & Future Land Use Map:

The Edendale Crossing site is identified as a "Key Development Opportunity" within White Lake Twp Master Plan. The Master Plan specifically calls for the Edendale Crossing property to be a Redevelopment Site focused on "Neighborhood Residential" which "provides a denser residential development" and may include uses such as "small-lot single-family homes, duplexes, or multi-family homes..."

Planned Development Process:

The Township Master Plan states that parcels, such as this, that are identified as “Neighborhood Residential” areas, should be developed using R1-C, R1-D, RM-1, RM-2, or Planned Development (PD) standards to *“maintain existing neighborhoods and provide for denser residential development in places where there is infrastructure to support the density and ensuring density is within the context of the surrounding neighborhoods”*. The Township Zoning Ordinance allows the Planned Development process to be used within the above noted zoning districts. PH Homes is requesting PD approval for this site and has provided supporting detail within the accompanying Site Plan submission documents and reports.

Compatibility with the White Lake Township Master Plan:

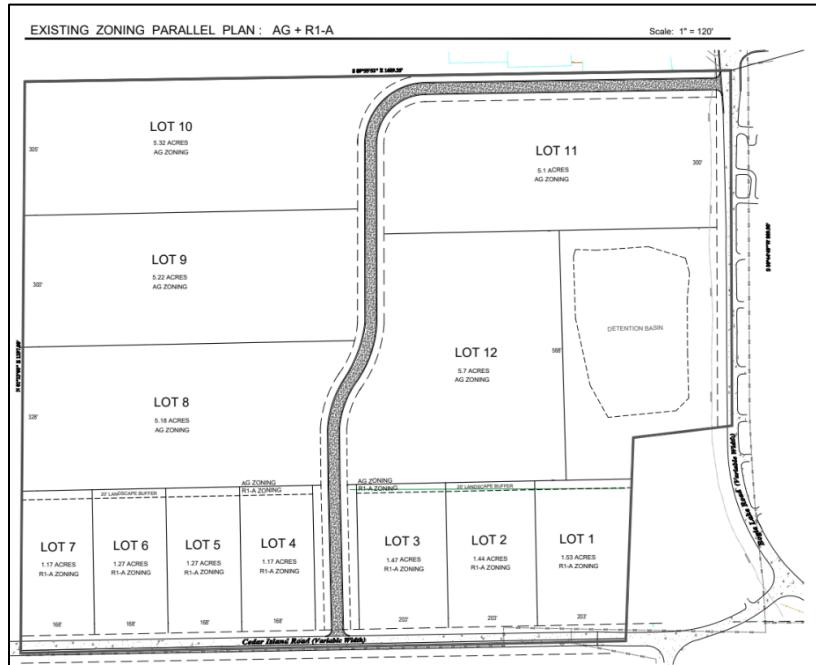
Edendale Crossing is consistent with the goals and objectives of the White Lake Township Master Plan and Future Land Use Map which identifies this location as a Development Opportunity Zone and specifically calls for the Cedar Island Road & Bogie Lake Road property to be a Redevelopment Site focused on Traditional Single-Family residential homes with areas reserved for active and passive activities.

The Master Plan identifies the housing shortage in White Lake Township and specifically the demand for moderately priced homes. With the understanding that large lots inherently result in higher priced new homes because of the proportionally longer lot width and therefore higher cost of road and utility improvements for large lot homes, the Master Plan specifically calls for more dense developments in this area with permitted densities ranging from 2 – 8 units per acre. Edendale Crossing proposes only **3.3 homes per acre** which is on the low side of the permitted desnity in the Neighborhood Residential district. The village sized lots (**62' x 125' minimum**) are reminiscent of small-town mid-Michigan and provide less mainteance and upkeep for busy families and retired seniors in the community.

Edendale Crossing specifically meets the stated goals in the Master Plan including (1) the preservation of existing trees, woodlots, and natural features, (2) the creation of open space for active and passive recreation, (3) pedestrian connections to schools and off-site connections, (4) provides large setbacks, water features, and landscape at Bogie Lake Road to preserve the rural character, (5) the creation of new housing opportunities in the Township, and (6) the extension and improvement of community services such as utilities and road improvements.

Parallel Plans:

Two parallel plans are included in the site plan documents.



AG + R1-A Parallel Plan:

The first Parallel Plan assumes development under the existing AG and R1-A zoning and achieves twelve total units that meet the applicable zoning standards.

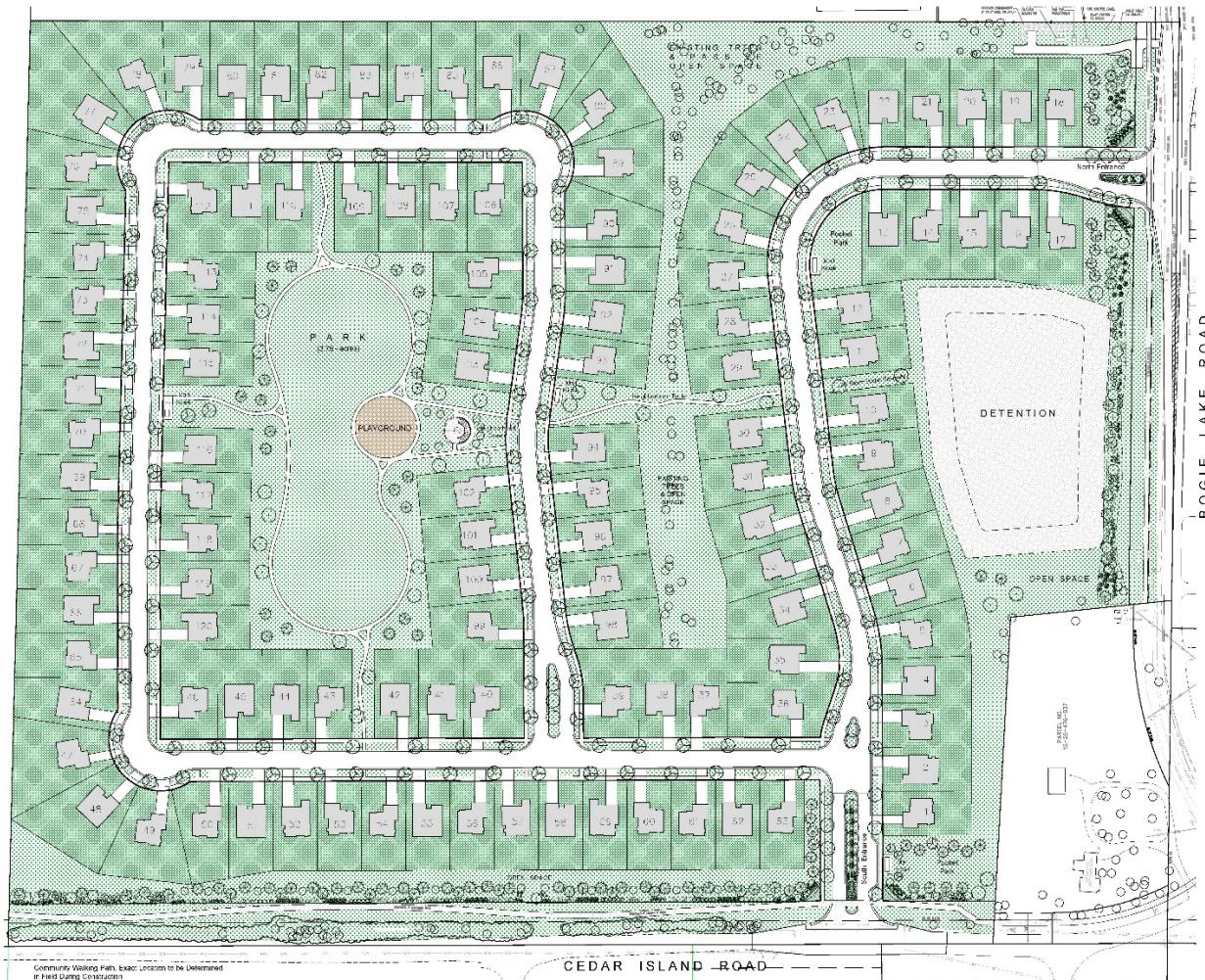


R1-D Parallel Plan:

The second Parallel Plan assumes development under R1-D zoning, which is identified as a preferred zoning standard for the Neighborhood Residential classification in the Master Plan. The R1-D parallel plan achieves 109 total units that meet the R1-D zoning standards, but it does not preserve natural features, provide open space or off-site amenities such as pedestrian connections to the schools, nor does it extend the sanitary force main from the south, as would be permitted in straight R1-D zoning.

The proposed Edendale Crossing PD site plan proposes 11 additional home sites (120 total residences) than the R1-D parallel plan, and preserves natural features throughout the site, provides greater than 27% open space, expands the pedestrian systems and connections to the schools, and extends the sanitary force main nearly a mile from south of the high school. The Edendale Crossing PD site plan, while similar in density and residential use to the R1-D parallel plan, is far superior to the R1-D plan because of its additional neighborhood features and amenities, extension of the sanitary sewer, Cedar Island road improvement, connections to the pedestrian systems, and ability to provide village size lots and therefore more moderately priced homes.

Edendale Crossing – description of the proposed neighborhood:



PH Homes proposes to develop 120 single-family residences within the 45.47-acre Edendale Crossing neighborhood, equaling 3.3 residences per net-acre density. The neighborhood will maintain 27% open space within the neighborhood, a significant preservation of existing trees and natural features on site, beautiful residential architecture, and construction materials, and have connected sidewalks and trails throughout.

Specific elements of the PD Site Plan include:

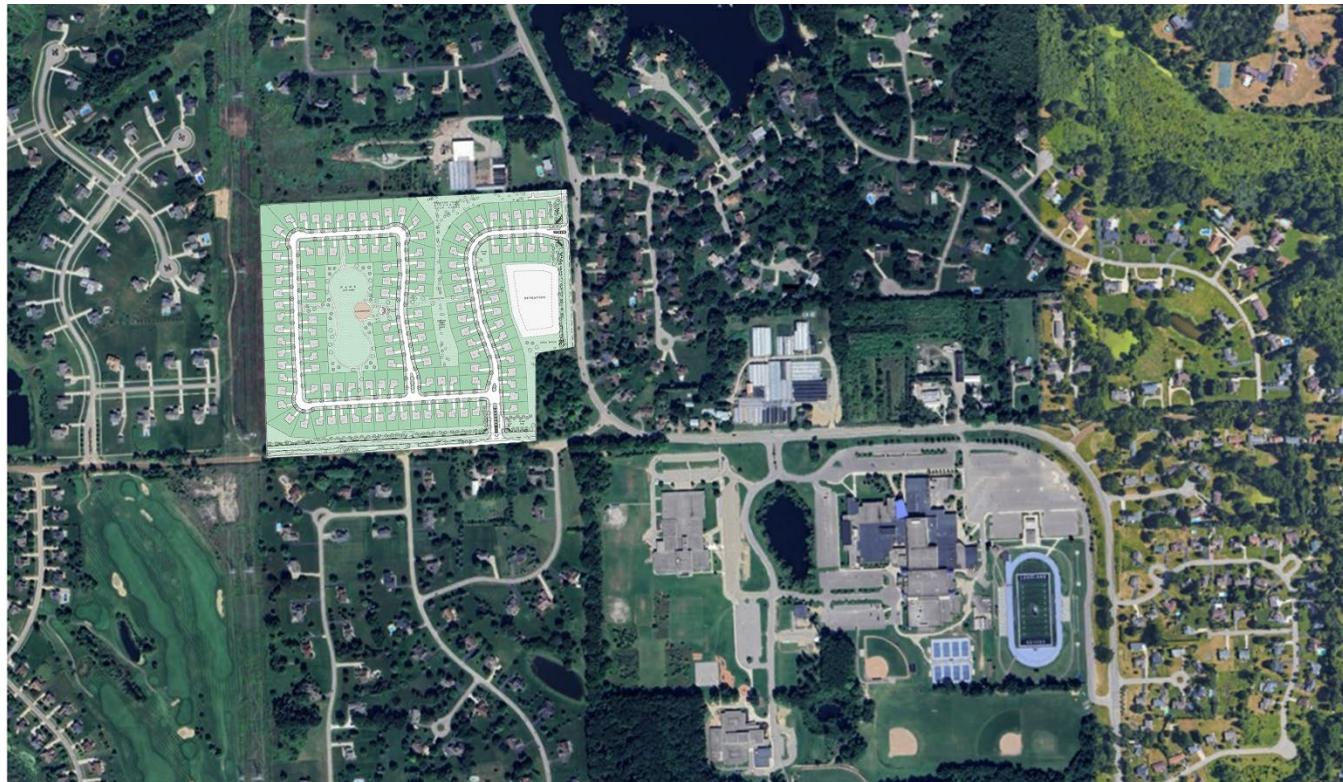
- **Phasing:** The neighborhood will be developed as a two-phase project
- **Roads:** 28' wide private roads will be constructed within a 60' wide private road easement
- **Architecture:** Renderings, floor plans, and high-end building materials are included. Homes sizes will range from approximately 2,180 sf – 2,690 sf. Homes will have 2-car garages and will park a minimum of two cars on the driveway.
- **Walks:** Sidewalks will be located on both sides of the roads and walking trails will connect the open spaces. Real estate data shows that walking trails adjacent to homes are desirable and considered a premium feature for buyers. Twenty percent of the proposed homes within the neighborhood will be adjacent to rear or side yard trails (80% will not have adjacent trails)

- Connection: The sidewalk system is proposed to cross Cedar Island Road, implementing 'Safe Routes to School' standards and connect to Lakeland Elementary School property.
- Open Space: **Edendale Crossing will preserve 27% open space throughout the neighborhood which will include the creation of a 3.75-acre neighborhood park, the preservation of natural trees and habitat within the middle portion of the site as well as along Bogie Lake & Cedar Island Road. Passive and active recreational opportunities are available within the playground, community gathering area, playing fields, walking trails, neighborhood parks, and open play areas.**
- Utilities: The neighborhood will be served by water from the existing 12" watermain at Bogie Lake
- Road: PH Homes proposes extending the Sanitary Force Main line 5,066' north along Bogie Lake Road from its current termination point south of the high school to the northeast corner of the Edendale site. Sufficient capacity exists within the system to enable further extension to go north if needed in the future.
- Improvements: PH Homes proposes to improve and pave approximately 700 lin.ft. of Cedar Island Road from Bogie Lake Road to the proposed neighborhood entrance. Additionally new 8' wide safety paths will be extended the length of Cedar Island Road and Bogie Lake Rd

Planned Development District Standards:

Planned Development	R1-D Parallel Plan	Proposed PD	Deviation
Building Setbacks			
Front	30'	25'	5'
Side	10' + 10'	10' + 10'	0
Rear	30'	30'	0
Wetland	N/A	N/A	N/A
Unit Lot Standards			
Min Lot Area	12,000 sf	7,500 sf	4,500 sf
Min Lot Width	80'	62'	18'
Min Lot Coverage	30%	38%	8%
Depth to Width	2 : 1	2: 1	0
Development Setbacks			
Front	40'	45' min.	N/A
Side	25' + 25'	0'	-25'
Rear	Determined	Determined	N/A
Wetland	N/A	N/A	N/A
Lot Standards			
Min Lot Area	10 acres	45.47 acres	0
Min Lot Width	TBD	809.9'	TBD
Min Lot Coverage	TBD	TBD	TBD
Depth to Width	4 : 1	1 : 1	0
Building Height			
	30' of 2 stories	30' or 2 stories	0
Floor Area			
Two Story	1,500 sf w/ 900 sf first floor	2,180 sf w/ 1,100 sf first floor	0

Edendale Crossing Area Setting Plan:



Rezoning Criteria:

1. **Consistency with the Township's Master Plan:**

- As discussed above, Edendale Crossing is consistent with the goals and objectives of the White Lake Township Master Plan and its Future Land Use Map. The site is identified as a residential Development Opportunity Zone and envisions a residential neighborhood with a density between 2 – 8 dwelling units per acre. We are offering single-family homes with **3.3 residences per net acre density**.

2. **Consistency with the site's physical, geographical, and hydrological features of the site:**

- The site is currently undeveloped with a former agricultural use. There are no wetlands or significant natural features on site other than existing trees and vegetation areas, most of which will remain. A stormwater detention basin will be located along Bogie Lake Road to provide a setback and landscape buffer to the road.

3. **Evidence the applicant cannot make a reasonable return on investment through the development under existing zoning:**

- Rezoning AG land is required to develop residential neighborhoods consistent with the Master Plan and Future Land Use Plan. Using the PD option allows creative design techniques that preserve natural features and create open space, while the **proposed 120 residences** enable the costly extension of the sanitary force main to the northern end of the site.

4. Compatibility of the proposed use with surrounding uses and zoning districts:

- a. The Master Plan has designated this area to be a “more dense neighborhood residential area.” Edendale Crossing provides a high-quality neighborhood, compatible with nearby single-family neighborhoods. Neighborhoods immediate adjacent are buffered by an ITC corridor to the west and a commercial nursery and cell phone tower to the north, thereby providing separation from existing uses.

5. Capacity of Twp utilities and services sufficient to accommodate the proposed uses:

- a. Edendale Crossing will not strain or place undue hardship on Township services, which are discussed in future sections of this report. Additionally, this project will extend the sanitary force main one mile, expanding the availability of sanitary sewer to the north.

6. Capability of the street system to safely and efficiently accommodate the expected traffic:

- a. A detailed traffic Impact Study was completed by Fleis & Vandenbrink and has been submitted to the Twp for review. Additionally, the Road Commission of Oakland County (RCOC) has reviewed the plans and has provided design and location feedback that they will require. Those elements include the creation of a center turn lane on Bogie Lake that begins south of the proposed entrance and extends north of Tompson Lane as a means of providing safer travel for existing residents on Bogie Lake and the High School. Additional improvements have been added to the attached plans per the RCOC.

7. Apparent demand for proposed single-family homes:

- a. There is a strong demand for housing in the Township and surrounding areas. The Master Plan has identified this and calls for denser housing developments. PH Homes has built many homes in White Lake Township over the last several decades and estimates a 2.5% - 5% growth in the demand for new and replacement homes in the Township over the next several years.

8. The boundaries of the rezoning parcel are reasonable and can accommodate dimensional regulations:

- a. The use of the PD district is reasonable for the site to achieve the goals of the Master Plan. The proposed site plan provides all exterior boundary dimensional standards.

9. The requested zoning district is more appropriate from the Township's perspective:

- a. The rezoning of the property is consistent with the uses promoted in the Master Plan and the proposed density is less than half of the density envisioned within the Master Plan.

10. Is the rezoning to PD more appropriate than other zoning options:

- a. Yes, the PD is consistent with the Zoning Ordinance and Master Plan.

11. Will the rezoning create an isolated spot zone:

- a. No, this will not create spot zoning. The area is predominantly single-family residential, and this will add to the fabric and character of White Lake Township.

12. Has project been previously submitted within the past year?

- a. Yes, a previous version of the plan was submitted for preliminary site plan recommendation to the Planning Commission. The Planning Commission voted positively to change the zoning to PD but voted not to recommend the previous plan for preliminary site plan approval. This application is

seeking reconsideration of that motion based on the significant modifications made to the plan and submitted here.

13. *This is not proposed as a Conditional Rezoning application.*

Impact on Adjacent Uses:

Edendale Crossing is adjacent to similar existing residential land uses including SF (Suburban Farm) to the south, R1-A (Single Family) to the west, and R1-C (Single Family) to the east. The proposed Edendale Crossing homes are compatible with all adjacent land uses and neighborhoods and will fit well into the community. Edendale Crossing will be compliant with all Township ordinances standards beginning with the construction phase and then well after the homes are complete. Edendale Crossing will not exceed the Township's regulated noise levels, nor will it generate any smoke, dust, or other irritants beyond a typical residential neighborhood.

Community Facilities and Services:

Estimated demand for Police, Fire, and Public Safety Services:

The 120 new homes within Edendale Crossing will add approximately 324 residents (average of 2.7 residents per home) or less than 1% to the Township's current population of more than 32,000 people. This small number of new residents in the Township will add a proportionately small additional demand to the Police and Fire services. In 2024, the White Lake Township Police and Fire Departments reported 24,767 and 3,345 calls for service, respectively, which are the total number of calls Township-wide, and include other calls such as traffic stops, beyond the calls only to residential homes. Based on Township statistics, it can be assumed that Edendale Crossing may add 6-8 additional police calls per year and up to an additional 20-25 fire / emergency calls per year.

Estimated Number of Sewer and Water Taps:

Edendale Crossing proposes a 5,066' extension of the existing 12" Sanitary force main, which currently terminates at the southern end of the Lakeland High School property, north along Bogie Lake Road to the northern boundary of the applicant property. On-site sewage disposal will be routed to an on-site proposed pump station out letting to the extended municipal force main at the northeastern corner of the applicant property. A new 8" watermain is proposed to be connected to the existing 12" municipal watermain along Bogie Lake Road. See Kieft Engineering Sheet 9 of 16 for details.

Estimated Number of Axle Loading of Truck Trips daily over proposed route through Township:

Loading fatigue from the pavement from truckloads to and from the site during the proposed construction should not be a concern along the primary traffic route. Bogie Lake Road is a well-maintained collector road with the site located just one and one quarter miles south of M-59, ensuring that trucks will not have to travel onto local streets or through existing neighborhoods to access the site.

Description of other significant impacts or needs related to community facilities:

There are no additional significant impacts on community facilities. Edendale Crossing is designed to meet all technical standards of White Lake Township and associated county and state standards. Roads will be built to county standards, including sidewalks throughout the neighborhood as well as walks and trails along Bogie Lake

Road and Cedar Island Road. The proposed roads within Edendale Crossing are proposed to be private. All public utilities (Gas, Electric, Telephone, & Cable) will be installed underground. Stormwater is designed to conform with all applicable requirements of the OCWRC 100-year standards and will be managed on-site through a network of improvements including storm sewer, rain gardens, and a detention basin which will outlet to the existing northern exit point at a controlled rate not to exceed the current outflow.

Economics:

Anticipated number of construction and permanent jobs:

According to the National Association of Home Builders study titled *The Economic Impact of Home Building in a Typical Local Area, Income, Jobs, and Taxes Generated* dated April 2015, the anticipated number of construction jobs associated with the proposed 120-home development will be approximately 216 (the number of local construction jobs supported per construction of 100-single family homes in a typical local area is 176 according to the NAHB). Although there will be no permanent on-site jobs post construction, the development of new residential homes stimulates job growth across a wide range of industries and contributes significantly to the economic well-being of a community. A 2020 study by the National Association of Home Builders found that for every \$1,000,000 in construction capital investments supports eleven full-time jobs, and that the construction of one hundred single-family homes generates as many as 290 full-time jobs.

Anticipated tax revenues to the Township and School District:

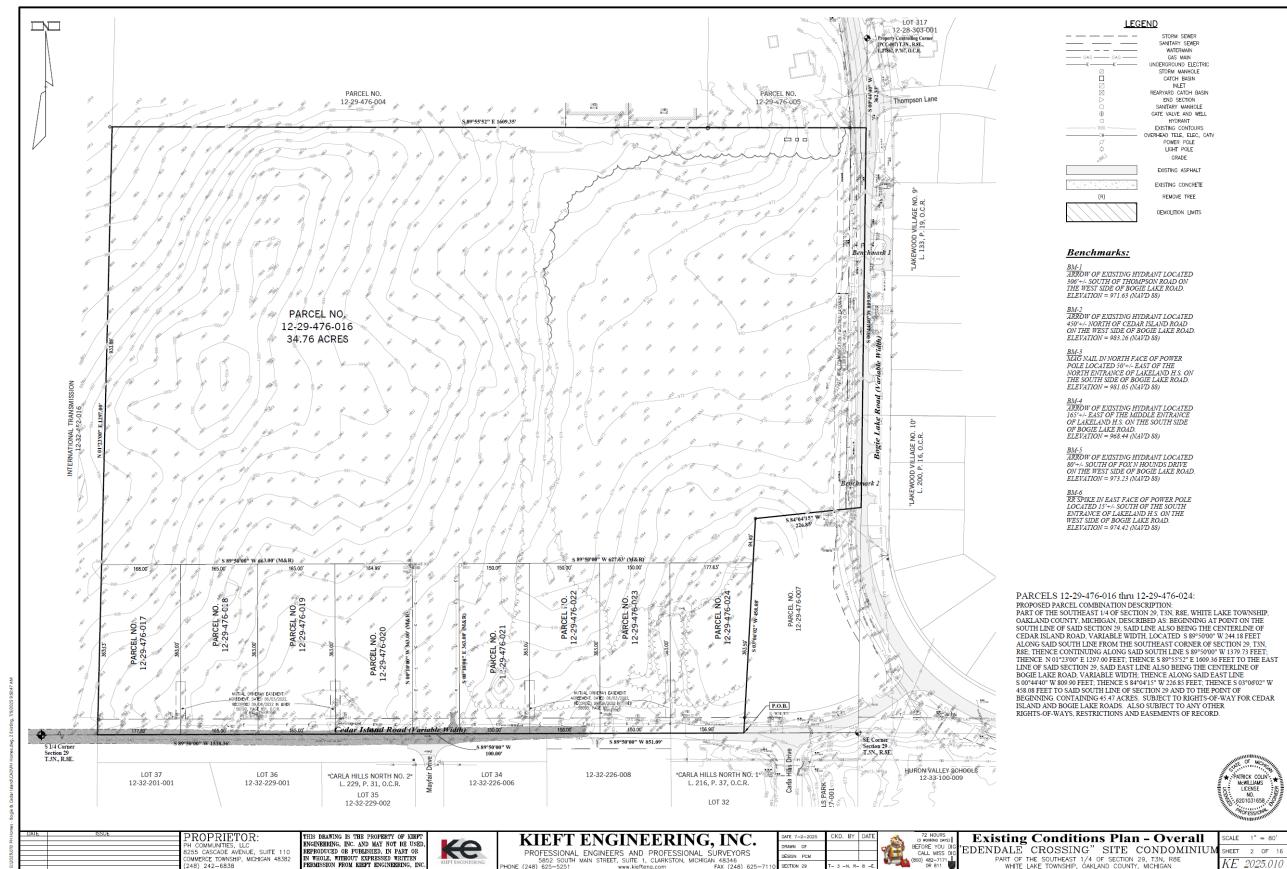
Property assessments are estimated at 50% of the property's Market Value. However, property owners pay taxes based on the property's taxable value. Taxable value is the lesser of the Assessed Value (SEV) or the prior year's taxable value minus losses, increased by the lesser of 5% or the Consumer Price Index, plus additions. ownership.

The published 2025 White Lake Township principal residence millage rate is 31.6857. If the typical taxable value of an Edendale Crossing home is \$250,000, the anticipated total property tax associated with the average home in this development would be \$7,921. The anticipated total tax revenue for the proposed **120-home neighborhood would be approximately \$950,520 annually.**

Environment:

Existing Natural Features:

The boundary and topographic survey shown below and included in the site plan submission documents, identify the existing conditions of the site. The Edendale Crossing site gently slopes from the southwest to the northeast. There are no wetlands, streams, or waterways on site and the existing trees, primarily located within a vegetative hedgerow that runs north and south in the center of the site, will remain as an open natural feature within the proposed neighborhood. Existing tree inventory data and locations of larger trees and vegetative masses are identified on the topographical survey, and the landscape plans identify all existing trees and vegetative areas that will remain. Additional existing vegetative buffering along the southern boundary (Cedar Island Road) will remain within general common area open space as depicted in the Site Plan. Areas of the site and individual tree tag numbers of trees that will remain are indicated on the Civil Engineering and Landscape plans.



No Hazardous Materials or Pollution:

Edendale Crossing is proposed to be a residential neighborhood. There will be no manufacturing or storage of any hazardous materials or pollutants on site. Existing groundwater quality and existing levels will not be impacted because the homes will be serviced by public water and will not have individual ground wells that would draw from the groundwater. As stated above, stormwater will be managed on-site through a network of improvements including storm sewers, rain gardens, and a detention basin which will outlet to the existing northern exit point at a controlled rate not to exceed the current outflow.

Noise:

Minimal low-level construction noise may be occasionally noticed during the construction period, however the proposed single family home neighborhood, similar in use to the existing adjacent residential neighborhoods, is not expected to generate any discernible level of noise once constructed. The existing hedgerow of trees, existing vegetation, proposed tree plantings, and open space throughout the neighborhood will help to mitigate any noise that may exist from time to time.

Traffic:

The **120 new Edendale Crossing homes** will have access onto Bogie Lake Road and Cedar Island Road from its internal network of streets. A detailed traffic Impact Study was completed by Fleis & Vandenbrink and has been submitted to the Twp for review. The traffic study completed traffic counts during school days to ensure that it captured residential, transient, and school traffic typical to existing conditions of the area.

Fleis & Vandenbrink completed an analysis of projected traffic that will be generated by the 120 proposed homes and found that the neighborhood traffic would have minimal impact on Bogie Lake or Cedar Island Roads. Projections of morning peak traffic activity may add up to 82 additional morning trips, and evening peak hour traffic activity may add up to 111 additional evening trips. Edendale Crossing proposes specific improvement and mitigation features including the paving of Cedar Island from Bogie Lake to the proposed entrance of the neighborhood at Cedar Island, as well as center left hand turn and right-hand taper improvements which will enable the existing roads to operate at their same Level of Service or an improved Level of Service at AM, PM, and School PM peak periods.

Community Impact Statement prepared by:

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December 18, 2025

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

**RE: Edendale Crossing
Request for Reconsideration
Updated Site Plan Design & Submission**

Dear Mr. O'Neil:

On behalf of PH Homes, we are requesting that the White Lake Township Planning Commission reconsider its support and recommendation for preliminary site plan approval of the proposed Edendale Crossing neighborhood.

The Planning Commission held a Public Hearing at its December 4, 2025, meeting in response to PH Homes' previous site plan for the development of a single-family home neighborhood at the northwest corner of Bogie Lake Road and Cedar Island Road. At that meeting, the Planning Commission cited a number of items within the site plan that prevented them from voting in the affirmative to recommend preliminary site plan approval to the Township Board.

Our team carefully listened to the comments from the Planning Commission and members of the public and we have amended our site plan to address those items. Chief among the items are:

- 1. Desire to increase setbacks from Bogie Lake Road and Cedar Island Road:**
 - a) The updated site plan has removed two homes at the Bogie Lake entrance and now proposes a 70' minimum setback from the Bogie Lake Road home sites (a 40' setback is required). This means that the nearest home will be more than 110' from the edge of Bogie Lake Road. More importantly, because of the stormwater pond, the homes parallel to Bogie Lake Road will be more than 285' from the right-of-way and more than 320' from the road.
 - b) The homes parallel to Cedar Island Road have been shifted to the north, now providing a 45' open space buffer along Cedar Island (a 40' setback is required). One home at the Cedar Island entrance was removed to allow for more open

space along Cedar Island. This means that the rear of the nearest home will be between 110'-120' from Cedar Island Road.

- c) Significant landscape and vegetative buffering was added to each road's buffer which will shield views into the neighborhood and created a wooded exterior.

2. Desire to decrease overall density:

- a) The updated site plan has removed five homes and now proposes to construct 120 single-family homes. The overall proposed density is now 3.3 residences per acre. The Master Plan envisions between 2-8 residences per acre at this location, so the proposed Edendale Crossing density is 57% lower than the maximum density permitted within the 2024 Master Plan for this site. By comparison, an R1-D zoned development at this location could accommodate 109 units (3.0 units per acre) with zero required open space or tree preservation. Edendale Crossing offers only 11 additional homes (3.3 homes per acre) but also includes 27% open space, a large recreational park, and exterior buffers that far surpass the ordinance standards.

3. Desire to increase usable open space:

- a) The proposed open space has been increased to 27% of the total site, contrasting to a typical R1-D zoned development which would require zero common open space. The former plan provided 24% open space, whereas a PD in White Lake Twp requires only 20%. The open space has also been thoughtfully reconfigured to create a large central neighborhood park which will include a playground, pavilion, community gathering plaza, playing fields, and walking trails. Additionally, Edendale Crossing will preserve a significant amount of the existing trees and natural vegetation at the center of the site along with enlarge open space buffers at Cedar Island and Bogie Lake roads.
- b) The nearly 4-acre neighborhood park will be owned and maintained by the HOA and will provide active recreation and community gathering for the residents. The Township's Master Plan envisioned a similar size park in this area but perhaps considered, within the Master Plan, that it may be a public park with parking lots, pickleball courts, and other benefits for the Township as a whole. It is our understanding that White Lake Township is not seeking to acquire or construct additional public parks at this time, so we have proposed a recreational park for the residents of Edendale Crossing. There will not be a parking lot, lighting, pickleball courts, or more intense uses depicted in the Township's Master Plan concept sketch.
- c) In total, 9.75-acres of open space are proposed at Edendale Crossing.

4. Desire to modify the site plan layout:

- a) The updated site plan modifies the road layout and site organization by eliminating one internal road and organizing the home sites around the central park and natural vegetative open space areas. The updated layout prevents homes from backing up to each other and enables them to overlook open space. The trail system has been expanded to connect the areas of the neighborhood in addition to the large sidewalk system at the exterior and interior of the neighborhood.

5. Desire to safely connect the proposed sidewalk to the school campus:

- a) PH Homes has engaged the Huron Valley School District in discussions related to the sidewalk connection which is a benefit to the future residents of this neighborhood, existing nearby neighborhoods, and the students and families attending the middle and high school. A final connection point has not yet been determined with the school system, but design discussions are under way for the sidewalk connection location as well as the sewer expansion route.

6. Desire to conform with the newly adopted 2024 Township Master Plan:

- a) The updated site plan closely conforms with the goals, objectives, and vision of the 2024 White Lake Township Master Plan. Specifically, the Edendale Crossing neighborhood will:
 - a. Provide much needed new single-family homes within the Township.
 - b. Meet the standards, objectives, and principles of the “Neighborhood Residential” criteria.
 - c. Remain on the very low end of the envisioned 2-8 units per acre density for this site.
 - d. Significantly expands public utilities by extending the sanitary force-main sewer one mile, where the previous school project failed to do so. This activates connections to, and expansion of, the utilities not only for Edendale Crossing, but for residents along Bogie Lake Road and areas to the north of this site as well.
 - e. Improve and expand the design and geometry of Bogie Lake Road and Cedar Island Road to benefit Edendale Crossing, the existing residents of the area, and the Huron Valley School District. Road improvements and configurations, including an extended center turn lane, are in alignment with the direction and jurisdiction of the RCOC.
 - f. Fit within the context of surrounding existing development by providing single-family homes, recreational open space, preservation of natural features, and maintaining the rural character of the existing roads by providing large buffers and dense landscape boundaries.

We appreciate the opportunity to be reconsidered for a positive recommendation for preliminary site plan approval based on the updated site in response to the Planning Commission's comments and those from the public. We are confident that these modifications have significantly improved the site plan and meet the goals and intent of the Master Plan and Township's zoning ordinance.

Thank you, we appreciate the Planning Commission and Planning Department's attention to these documents, and we are looking forward to presenting the updated site plan to the Planning Commission at its next available meeting.

Sincerely,



President, J EPPINK PARTNERS, INC

Edendale Crossing:

Master Plan visual sketch analysis

Supplemental Update January 8, 2026

The White Lake Township has identified the Cedar Island Road and Bogie Lake Road property, and most of the surrounding regions of the Township as “Neighborhood Residential” on the Township’s Future Land Use Map. The Master Plan further identifies this property as one of three “Key Development Areas” in the Township.

A “Concept Rendering” is provided on page 87 of the Master Plan which illustrates a potential development pattern for the property according to the stated goals and objectives of the Master Plan. Highlighted in the sketch are single family homes, landscape buffers along Bogie Lake and Cedar Island Roads, internal sidewalks and trails, and a large park.

White Lake Township Master Plan Rendering: Page 87

Figure 34: Conceptual Rendering – Cedar Island and Bogie Lake Roads



The Master Plan sketch seems to contemplate the possibility of the Township acquiring a portion of the property to construct a municipal park with soccer fields, pickleball courts, a playground, pavilion, and parking lots. It's our understanding, however, that currently the Township is not planning to expand its park system in this area of the Township and is not seeking to build a public park with these amenities, likely because many of these recreational opportunities are available to the public at the nearby Lakeland High School campus.

Despite the Township not wanting to construct a public park within the a portion of the property at this time, the establishment of a tree lined single-family home neighborhood, with landscape buffers and perimeter setbacks, the preservation of natural vegetation areas, and the establishment of an active neighborhood park with a playground, playing fields, and community gathering pavilion remain relevant and important to the goals and objectives of the Master Plan.

PH Homes and the Edendale Crossing design team has studied these goals and objectives and has designed a neighborhood plan that reflects the intent and standards of the Neighborhood Residential district and the building blocks of Master Plan as identified in the Key Development Opportunity section. Edendale Crossing will provide 120 single-family homes set along tree lined streets and large landscaped exterior buffers. Sidewalks and trails will connect the neighborhood as well as perimeter walks along Bogue Lake and Cedar Island that will join into the Middle School and High School Campus. Twenty-seven percent of the neighborhood will remain open space consisting of landscape buffers, the preservation of natural vegetation, and a large central neighborhood park. Edendale Park will include a playground, a large community pavilion for the residents, walking trails, benches, pet-stations, and play fields for active and passive recreation. Edendale Crossing will provide much needed new, single-family housing in White Lake Township and will be a beautiful, livable, neighborhood that delivers on the goals, objectives, and depicted vision of the community's Master Plan.

PH Homes' Site Plan Rendering:

Conceptual Rendering – Edendale Crossing neighborhood and park



Side-by-side comparison:

White Lake Township Master Plan Rendering: Page 87

Figure 34: Conceptual Rendering – Cedar Island and Bogie Lake Roads



PH Homes' Site Plan Rendering:

Conceptual Rendering – Edendale Crossing neighborhood and park

