

Director's Report

Project Name: Edendale

Description: Final Site Plan Approval

Date on Agenda this packet pertains to: September 17, 2026

☐ Public Hearing

☐ Special Land Use

☐ Initial Submittal

☐ Planned Development Agreement

☐ Revised Plans

☐ Other:

☐ Preliminary Approval

☒ Final Site Plan Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	☐	☐	☐	☒	Based on comments from staff & consultants
Mike Leuffgen	DLZ	☐	☐	☒	☐	See letter dated 5/4/2026
Matteo Passalacqua	Carlisle Wortman Associates, Inc	☐	☐	☒	☐	See letter dated 5/4/2026
Jason Hanifen	WLT Fire Marshal	☒	☐	☐	☐	See letter dated



**J EPPINK
PARTNERS INC**

Traditional Town Planning
Landscape Architecture

27 S. Squirrel – Ste 104
Auburn Hills, MI 48326
248 922 0789 - t

April 10, 2026

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

**RE: Edendale Crossing
Final Site Plan Submission**

Dear Mr. O'Neil:

On behalf of PH Homes, we are pleased to submit the attached final site plan submission documents for the proposed Edendale Crossing neighborhood.

The White Lake Township Board of Trustees approved the preliminary site plan and rezoning of the property to Planned Development (PD) at their March 17, 2026, meeting. That approval established the neighborhood's layout, lot sizes, number of homes, recreation spaces, pathway connections, and associated components of the site plan. Included within this submission are detailed designs that meet the requirements for Final Site Plan as well as clarification of points identified in past DLZ, Carlisle Wortman, and department reviews.

We appreciate the opportunity to work with the Township's planning and engineering departments in the review and processing of the final site plan submission for Edendale Crossing. Please let us know what additional information is needed for your review.

Sincerely,

President, J EPPINK PARTNERS, INC

Carlisle Wortman Assoc review dated December 18, 2025: items addressed.

Phasing:	Sheet C3: Phase 1 = units 1 – 60. Phase 2 = units 61 – 115
Existing Trees:	Sheet L2: 128 existing trees surveyed to remain in addition to existing natural vegetation. Table added to plans.
School pathway:	Sheet 17: A sidewalk extending to school property is depicted. Its final connection point within the school property will be determined by and coordinated with the school facilities department.
Draft Development Agreement:	PH Homes will work in coordination with White Lake Twp to draft development agreement. The Twp will initiate that process during this final site plan stage.
Development Setbacks:	Sheet C3: Front: The minimum front setback from Bogie Lake Road shall be no less than 130' from the right-of-way to the adjacent unit lot line. The minimum front setback from Cedar Island Road shall be no less than 25' from the right-of-way to the unit lot line on units 63, 64, 65, & 66, and shall be no less than 45' on units 54 - 62. Rear: 0' at the west parcel line and 0' at the north parcel line as approved by the Twp Board.
Road Access Points:	PH Homes will coordinate final approval from RCOC for all access points and improvements, as depicted for Bogie Lake Road and Cedar Island Road. (RCOC jurisdiction. No waiver required)
Road Width:	The boulevard exit drive widths are adjusted to 22' minimum. (waiver not requested)
Pathway locations:	Exterior pathways have been adjusted to ensure that they sit within the public right-of-ways.
Perimeter Landscaping:	North: preservation of 56 existing trees & vegetation (waiver requested) East: 32 trees + 186 shrubs (no waiver required) South: 80 trees + 369 shrubs (no waiver required) West: no proposed trees adjacent to ITC corridor (waiver requested)
Landscape Requirements:	Sheet L2: Entranceway landscape calculations added
Landscape at pump station:	Sheet L1: The pump station has been moved south away from the property line. Existing vegetation will remain and new trees are proposed. Most of the equipment is below ground and not visible.
Corner lot width:	The Twp Board approved the site layout and lot sizes which includes seven corner sites with the following sizes: #34 = 77', #37 = 77', #52 = 84', #54 = 77', #96 = 78', #102 = 78', #111 = 78' (no waiver required)

DLZ Engineering review letter dated January 8, 2026: items addressed.

Phasing:	There are now 115 homes with two phases: 1 – 60 and 61-115.
Sheet 19 note:	Former location for school crossing note has been removed.
School Pathway:	Sheet 17: A sidewalk extending to school property is depicted. Its final connection point within the school property will be determined by and coordinated with the school facilities department.
Grading:	Final proposed grades and contours have been added to the plans including in the area north of units 19 – 24.
Fire Truck Turning:	Sheet 5 & 9. Small central island has been adjusted.
Entrance road width:	The boulevard exit drive widths are adjusted to 22' minimum.
Hydrant locations:	Fire hydrants have been shifted to provide coverage.
Cedar Island utility extension:	The Township Board has approved the preliminary site plan including the acknowledgement that utilities will not be extend west on Cedar Island Road beyond the proposed entrance drive. (water & sanitary)
Stormwater calculations:	100-year basin calculations have been revised and are provided on Sheet 11

Fire Department review dated January 7, 2026: items addressed.

Turning radius:	Turning radius' have been added to the submission documents to ensure proper movement for a 40' fire department apparatus.
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SITE PLAN

"Edendale Crossing"

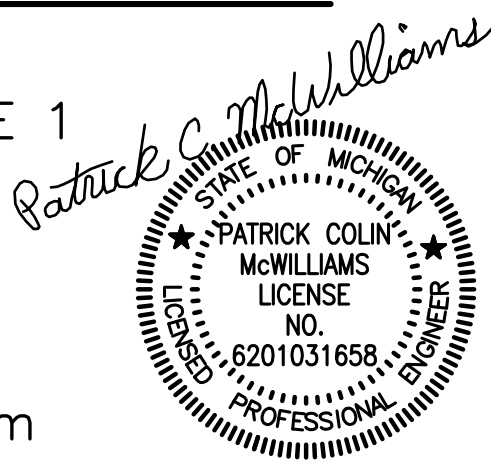
SITE CONDOMINIUM

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

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

ENGINEER & SURVEYOR

KIEFT ENGINEERING, INC.
5852 SOUTH MAIN STREET, STE 1
CLARKSTON, MICHIGAN 48346
Phone (248) 625-5251
Fax # (248) 625-7110
Attn: Patrick McWilliams
Email: pmcwilliams@kiefteng.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.

URBAN DESIGN & LANDSCAPE ARCHITECT

J EPPINK PARTNERS, INC.

27 S. Squirrel Road, Ste 104

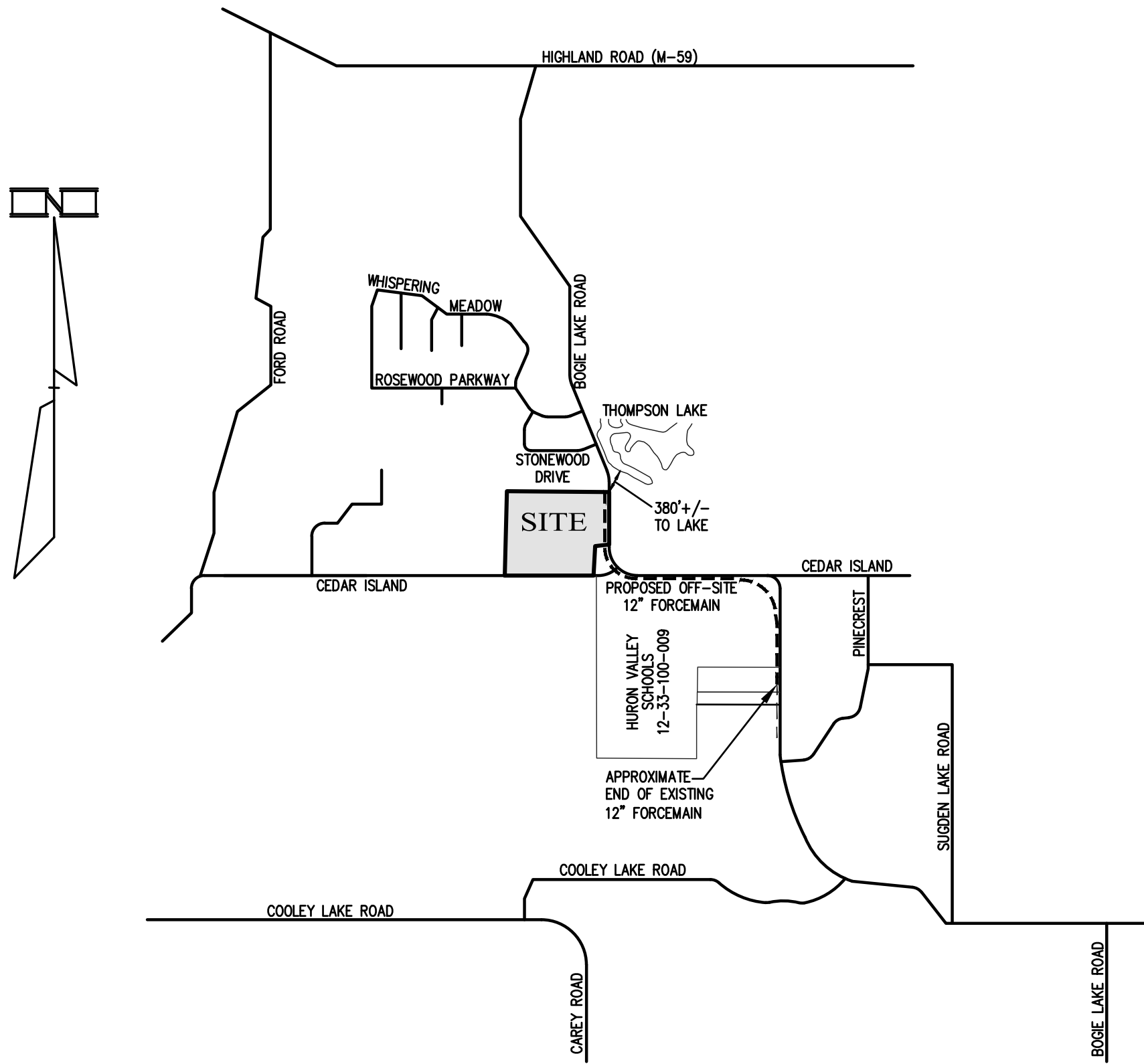
Auburn Hills, MI 48326

248-922-0789

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.



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

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REVISION INDEX

REV. #	DESCRIPTION	DATE	SHEET NUMBERS																
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	PER DLZ (8-26-2025)	9-19-2025	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2	PER RCOC MTG (10-27-2025) PER DLZ (10-15-25)	10-29-2025	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
3	PER CLIENT/PLANNER (11-7-2025)	11-12-2025	X		X	X	X	X	X	X	X							X	X
4	PER P.C. MEETING (12-4-25), & CLIENT (12-12-2025)	12-18-2025	X		X	X	X	X	X	X	X							X	X
5	PER TOWNSHIP BOARD MEETING (2-17-26) & DLZ (1-8-26)	3-23-2026	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

DATE: 7-2-2025

SHEET 1 OF 19

KE 2025.010

27 Squirrel Road
Suite 104
Auburn Hills, MI 48326
248.922.0789

ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented in 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, disclosure of the ideas or design concepts or use of any graphically displayed arrangements of their components will be at the discretion of and only through the expressed written consent of J EPPINK PARTNERS, INC.

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ogic Lake Road
White Lake Township, MI

255 Cascade Ave
Suite 110
Commerce Twp, MI 48382
48-242-6838

Issues / Revisions	
Final Site Plan	04-01-26

own by:

checked By

TE

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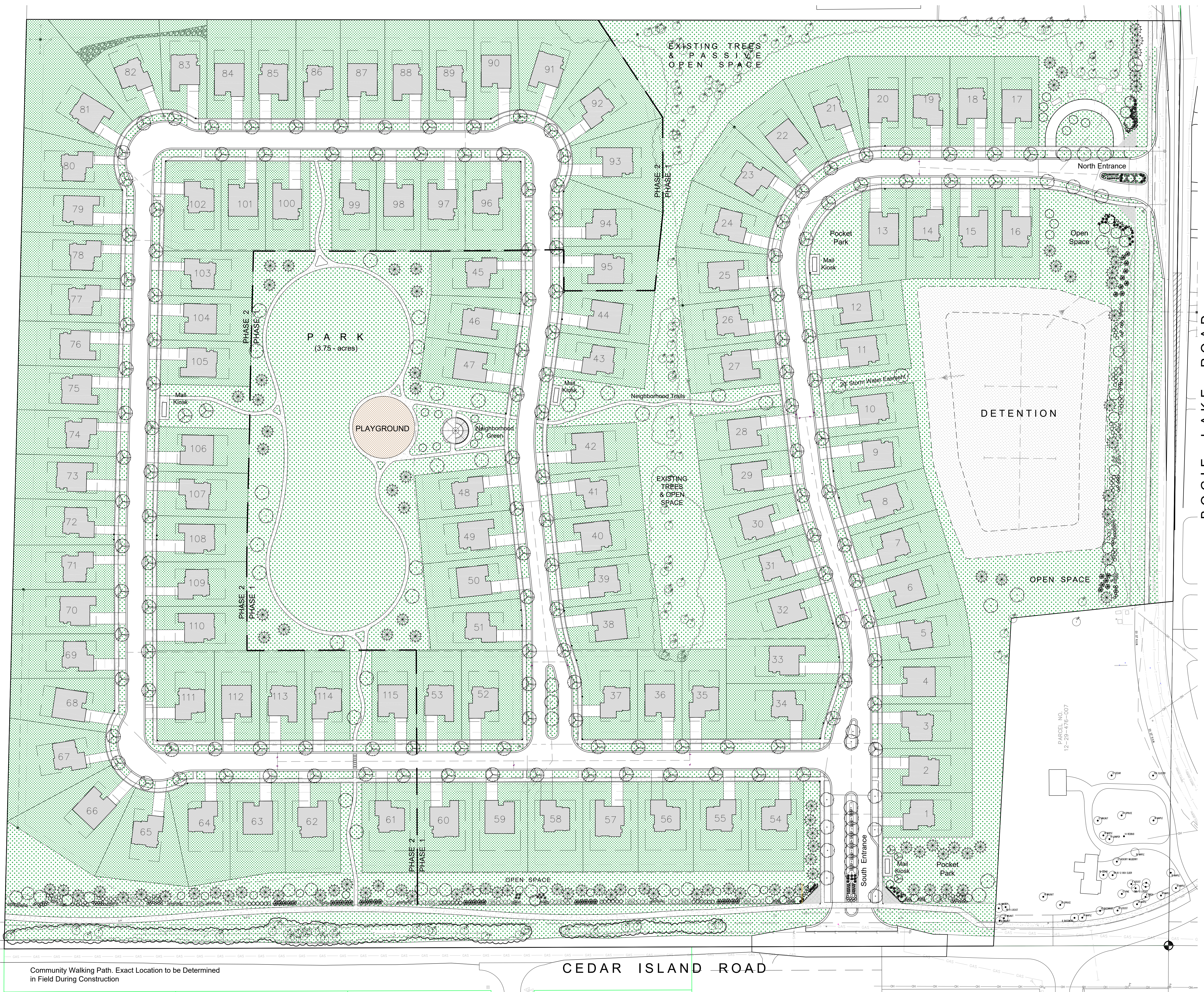
April 1, 2026

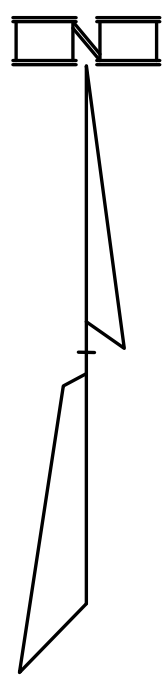
scale

scale: 1" = 60'

Not for Construction

ESP-1





LEGEND	
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND ELECTRIC
	STORM MANHOLE
	CATCH BASIN
	INLET
	REARYARD 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)

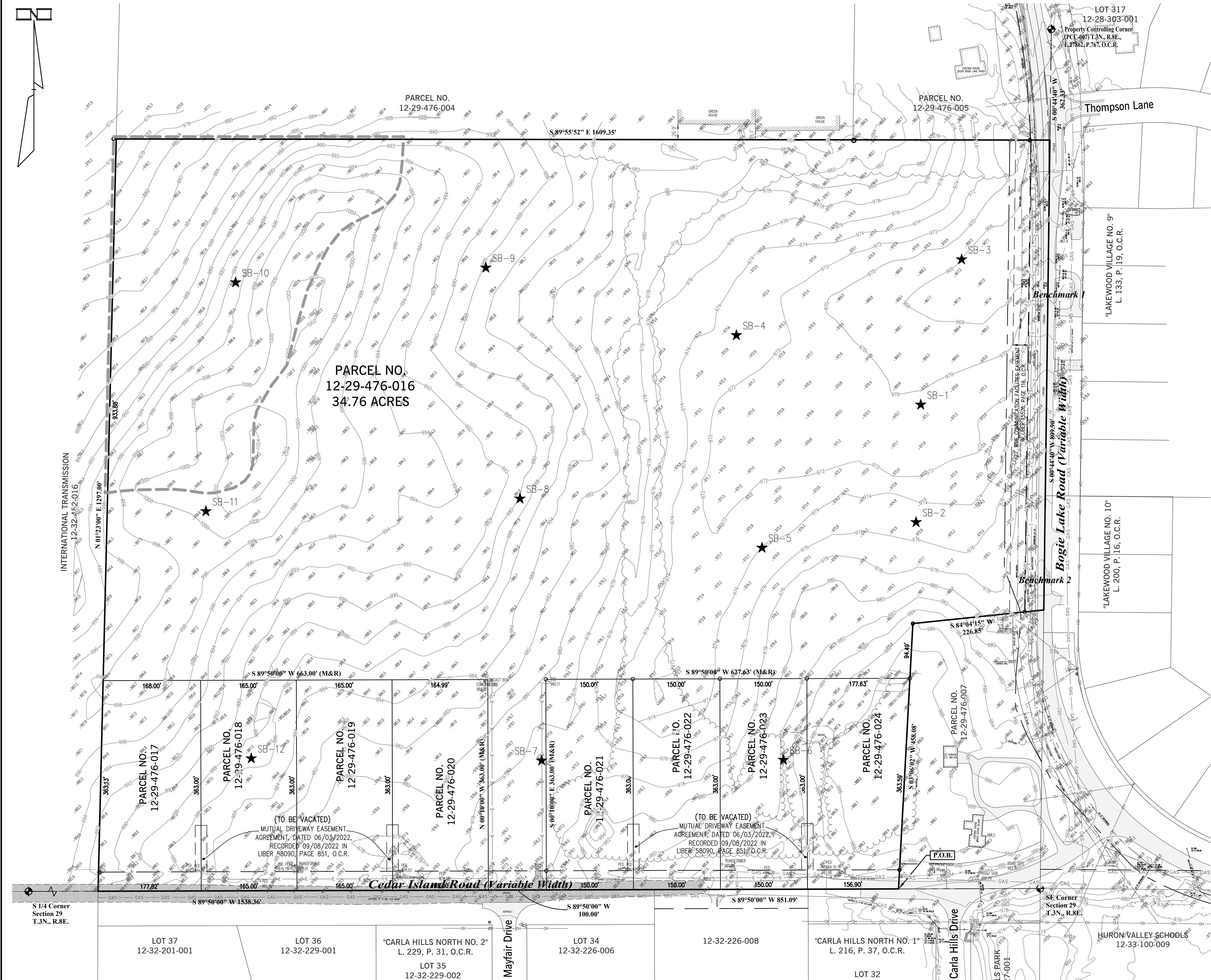
BM-4
ARROW OF EXISTING HYDRANT LOCATED 165'+/- EAST OF THE MIDDLE ENTRANCE OF LAKELAND H.S. ON THE SOUTH SIDE OF BOGIE LAKE ROAD. ELEVATION = 968.44 (NAVD 88)

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 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.



DATE	ISSUE
9-18-2025	PER DLZ (6-26-2025)
10-29-2025	PER RROC MEETING (10-27-2025) & DLZ (10-15-2025)
3-23-2026	PER TOWNSHIP BOARD MEETING (2-17-26) & DLZ (1-8-26)

PROPRIETOR:
PH COMMUNITIES, LLC
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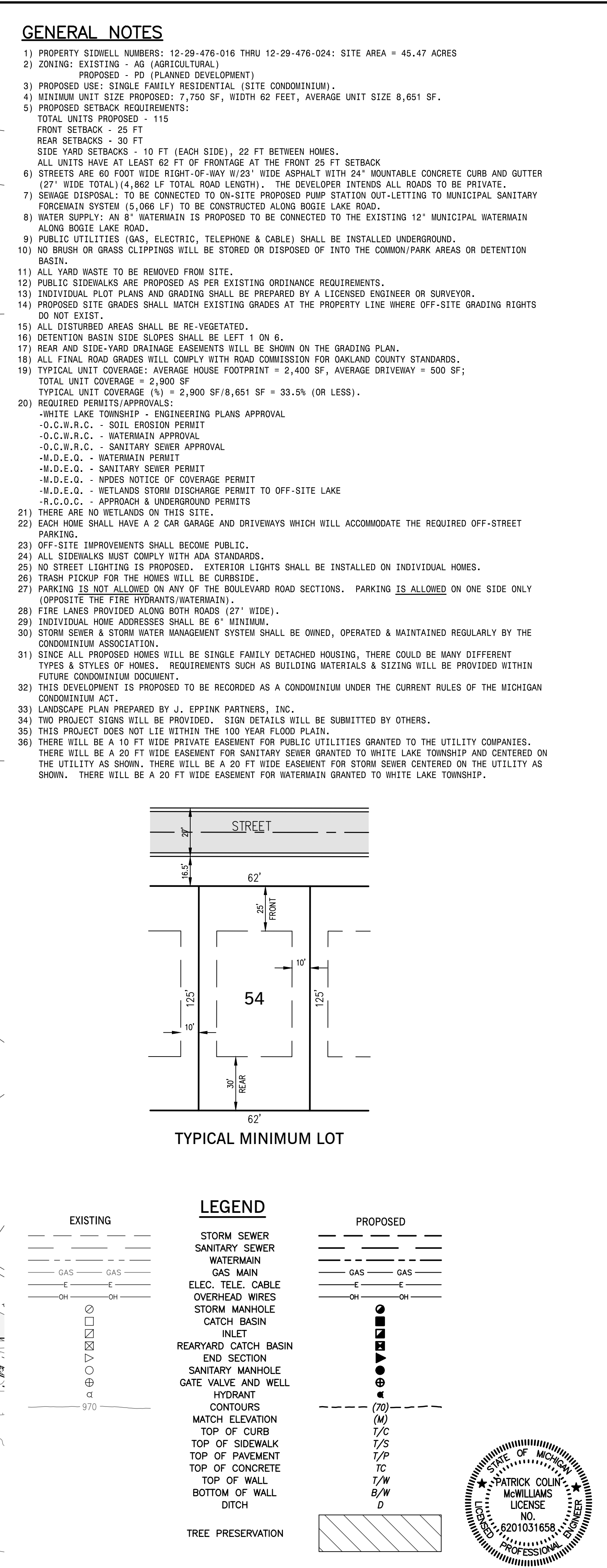
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DATE 7-2-2025	CKD. BY	DATE
DRAWN GF		
DESIGN PCM		
SECTION 29	T- 3 -N. R- 8 -E.	



Existing Conditions Plan - Overall
"EDENDALE CROSSING" SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 80'
SHEET 2 OF 19
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DATE	ISSUE
9-10-2025	PER DLT 18-28-2025
10-12-2025	PER DLT 18-28-2025
11-12-2025	PER DLT 18-28-2025
12-12-2025	PER DLT 18-28-2025
1-12-2026	PER DLT 18-28-2026
2-12-2026	PER DLT 18-28-2026

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

DATE	CKD	BY	DATE
7-2-2025	DR	GF	
	DESIGN	PCM	

SECTION 29

SCALE 1" = 30'

SHEET 5 OF 19

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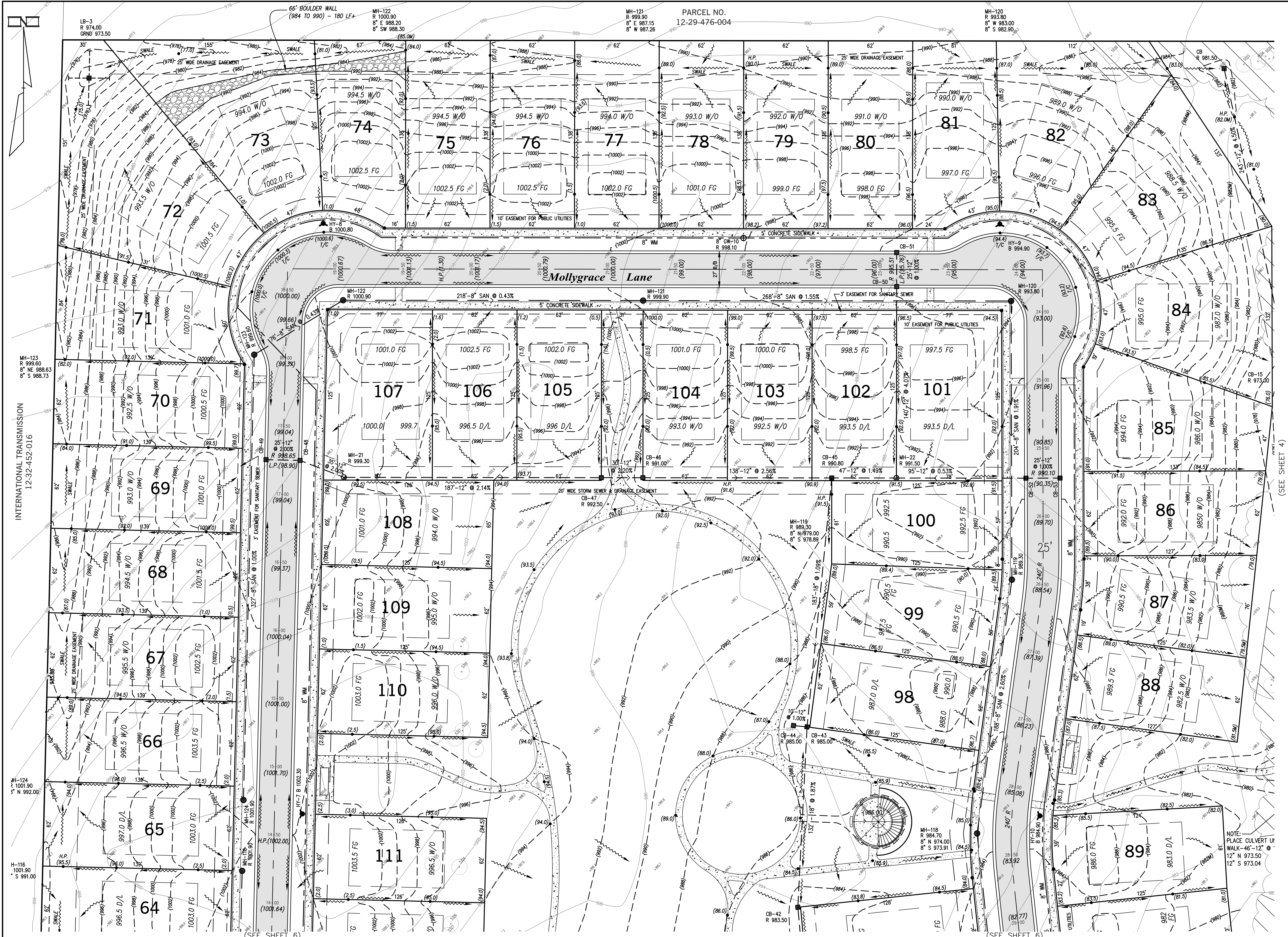
Site/Grading Plan - Southeast "EDENDALE CROSSING" SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R9E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

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PATRICK COLIN
MCWILLIAMS
LICENSE
NO.
6201031658
PROFESSIONAL ENGINEER

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DATE	ISSUE
9-2-2025	PER DCA # 25-28-2025-001
10-12-2025	PER DCA # 25-28-2025-002
11-12-2025	PER DCA # 25-28-2025-003
12-12-2025	PER DCA # 25-28-2025-004

DATE: 7-2-2025
DRAWN: GF
DESIGN: PCM
SECTION: 29

CKD: BY
DATE: 7-2-2025
T-3-N-R-8-E

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

Site/Grading Plan - Northeast
"EDENDALE CROSSING" SITE CONDOMINIUM
PART OF THE SOUTHWEST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

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SCALE 1" = 30'
SHEET 7 OF 19
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DATE	ISSUE
10-28-2025	PER R.O.C. MEETING (10-27-2025) & D.L.Z. (10-15-2025)
11-12-2025	REVISED PER CLIENT/PLANNER-62' WIDE UNITS (11-7-2025)
12-18-2025	REVISED PER P.O.C. MEETING (12-4-25) & CLIENT (12-12-25)
3-23-2026	PER TOWNSHIP BOARD MEETING (2-17-26) & D.L.Z. (1-8-26)

PROPRIETOR:
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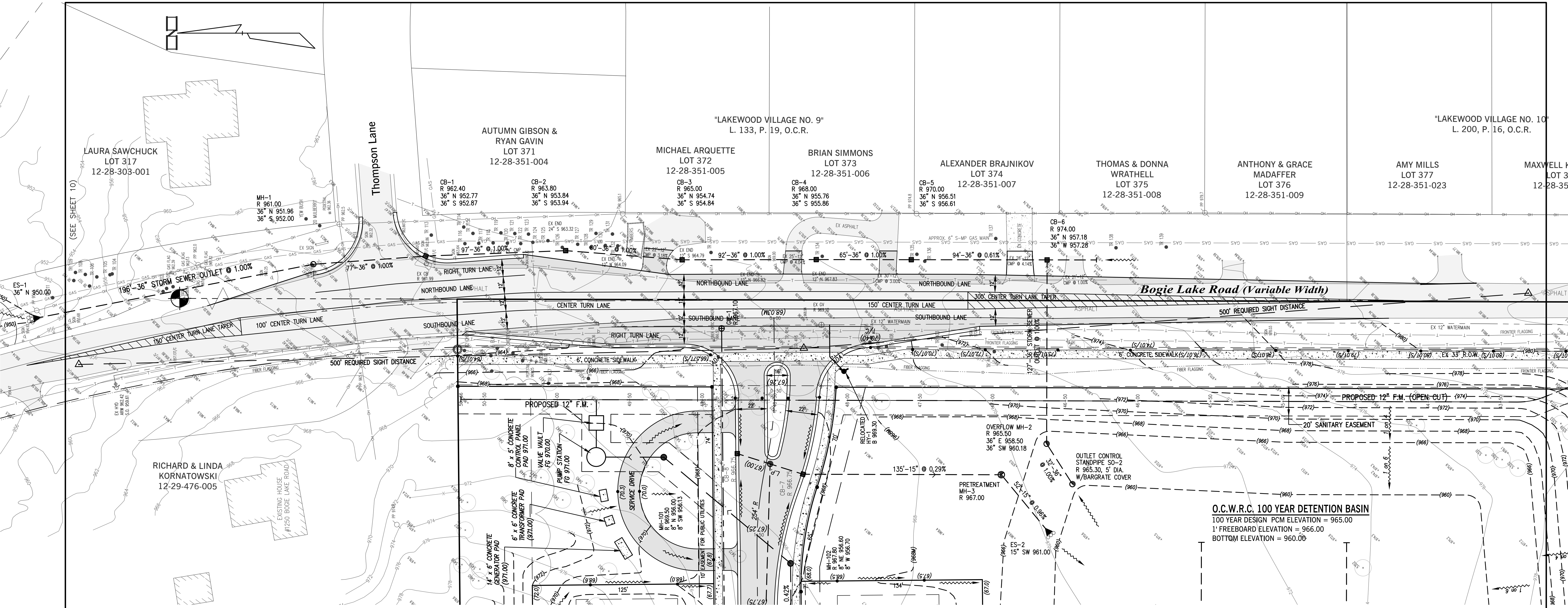
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DATE	CKD.	BY	DATE
DRAWN GF			
DESIGN PCM			
SECTION 29	T	3 - N, R - 8 - E	



Bogie Lake Road Entrance 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	8 OF 19
KE	2025.010

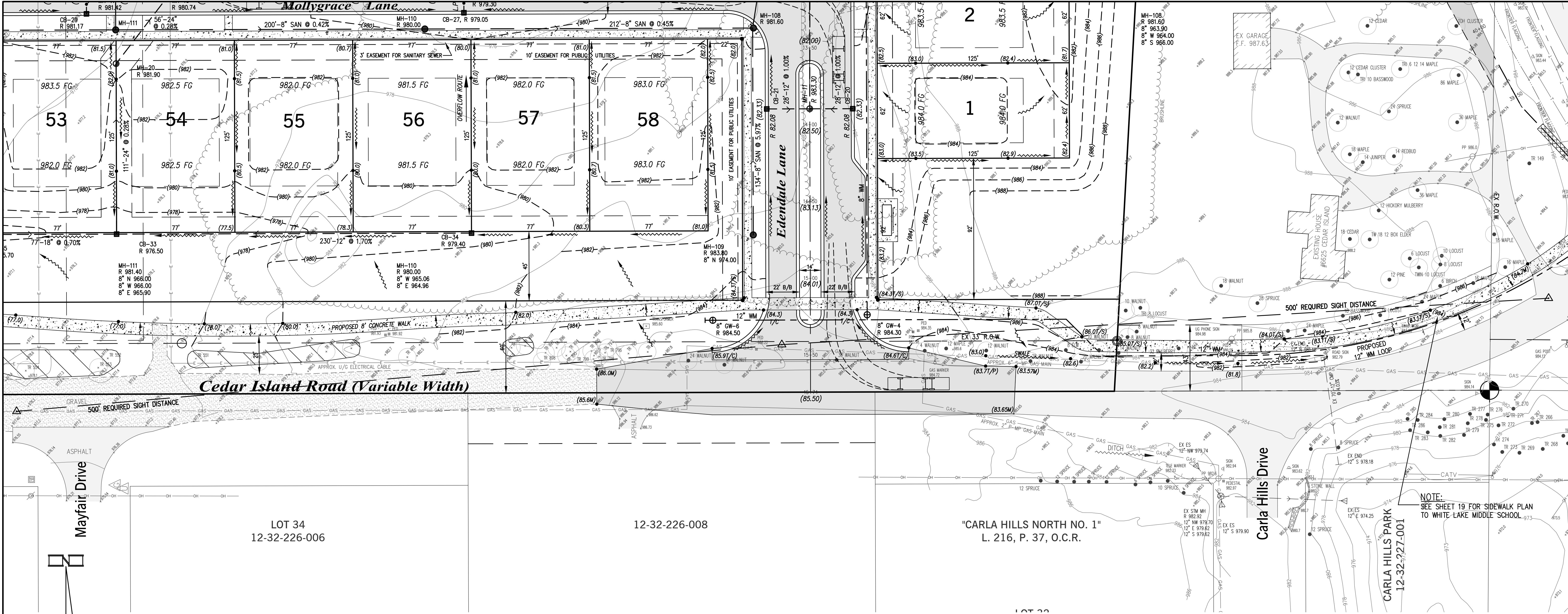


(SEE SHEET 10)

Bogie Lake Road (Variable Width)

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

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DATE	ISSUE
10-28-2025	PER R.O.C. MEETING (10-27-2025) & D.L.Z. (10-15-2025)
11-12-2025	REVISOR PER CLIENT/PLANNER-62" WIDE UNITS (11-7-2025)
12-18-2025	REVISOR PER P.O. MEETING (12-4-25) & CLIENT (12-12-25)
3-23-2026	PER TOWNSHIP BOARD MEETING (2-17-26) & D.L.Z. (1-8-26)

PROPRIETOR:
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COMMERCE TOWNSHIP, MICHIGAN 48382
(248) 242-6838

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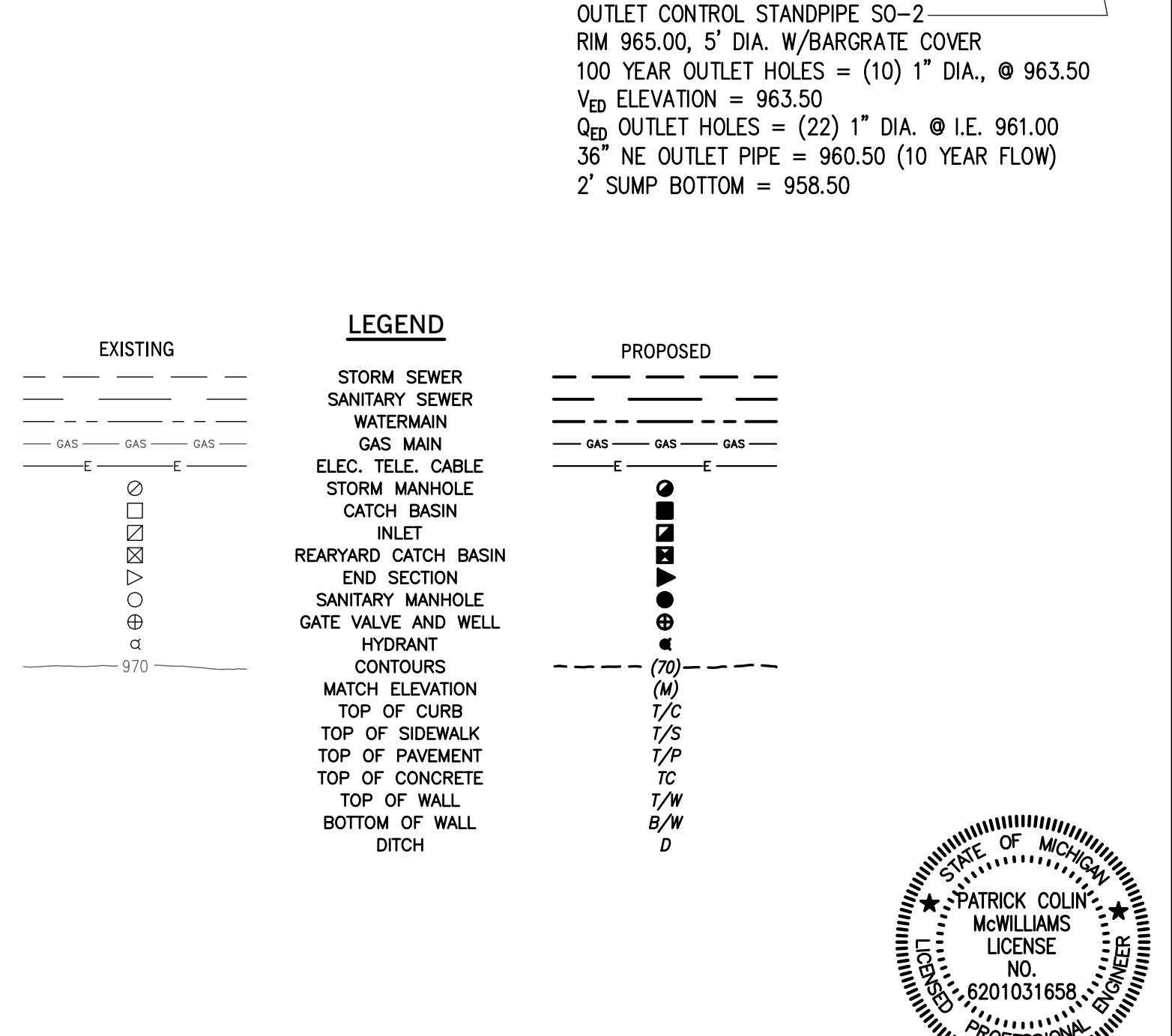
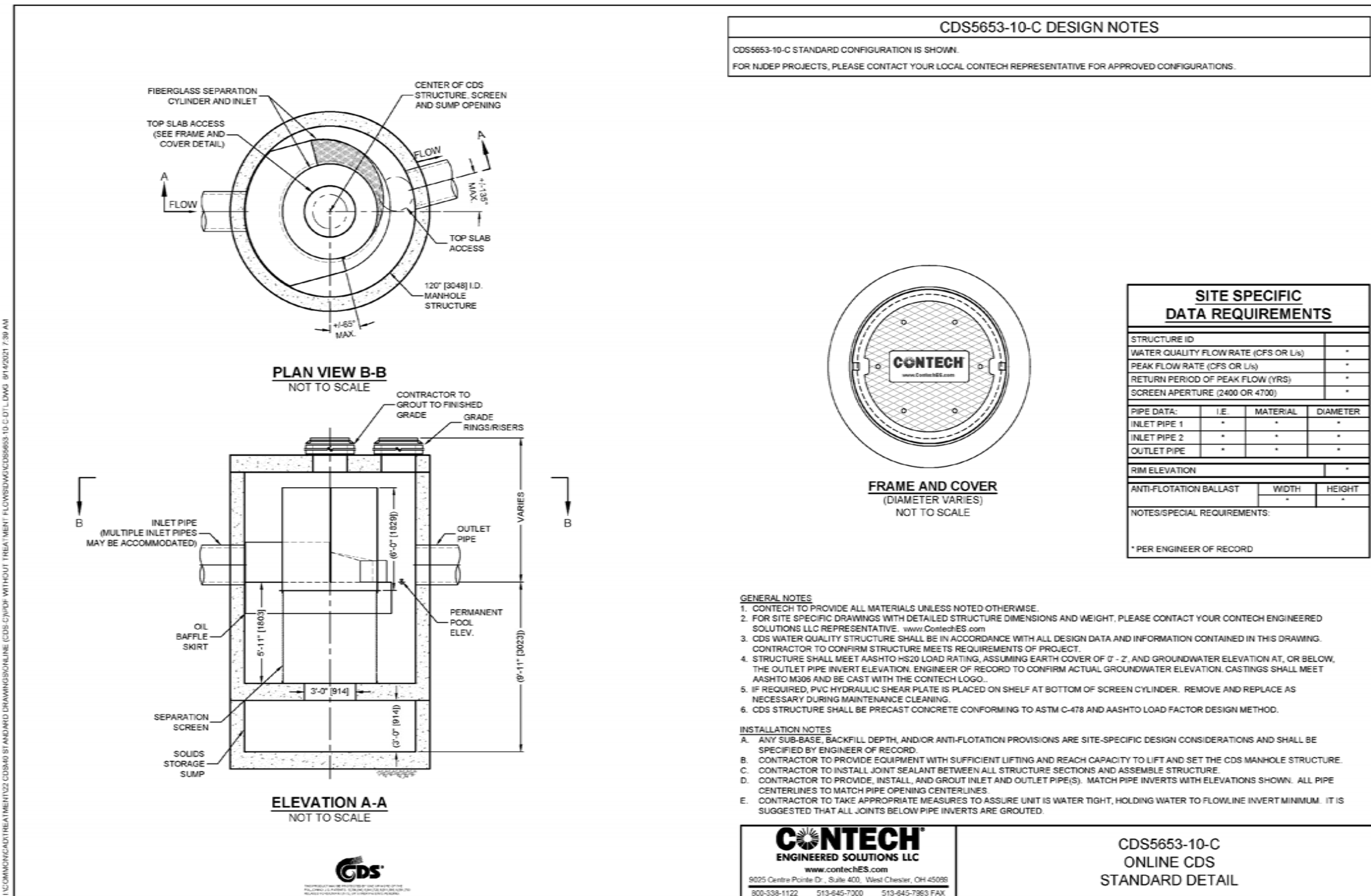
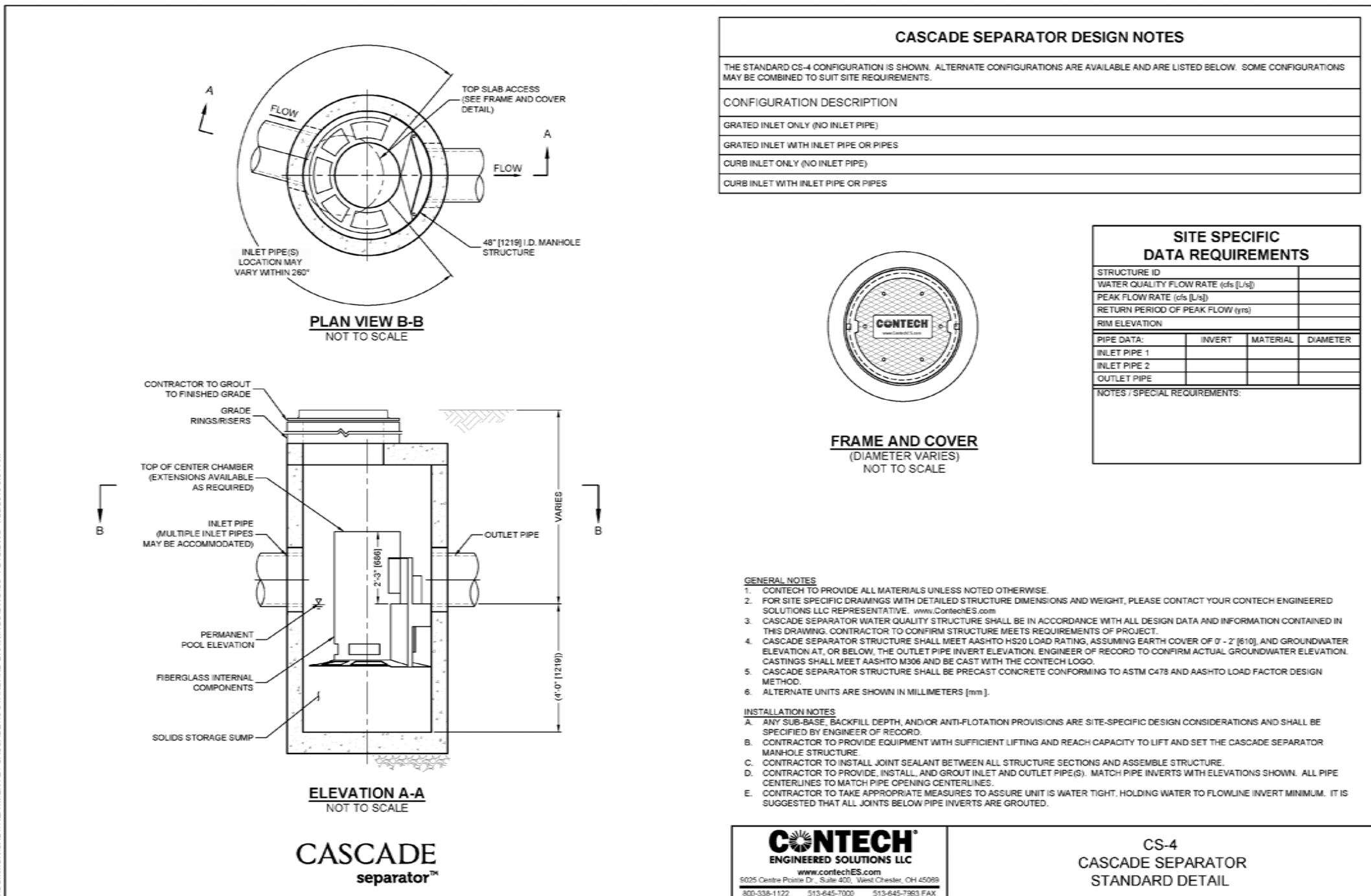
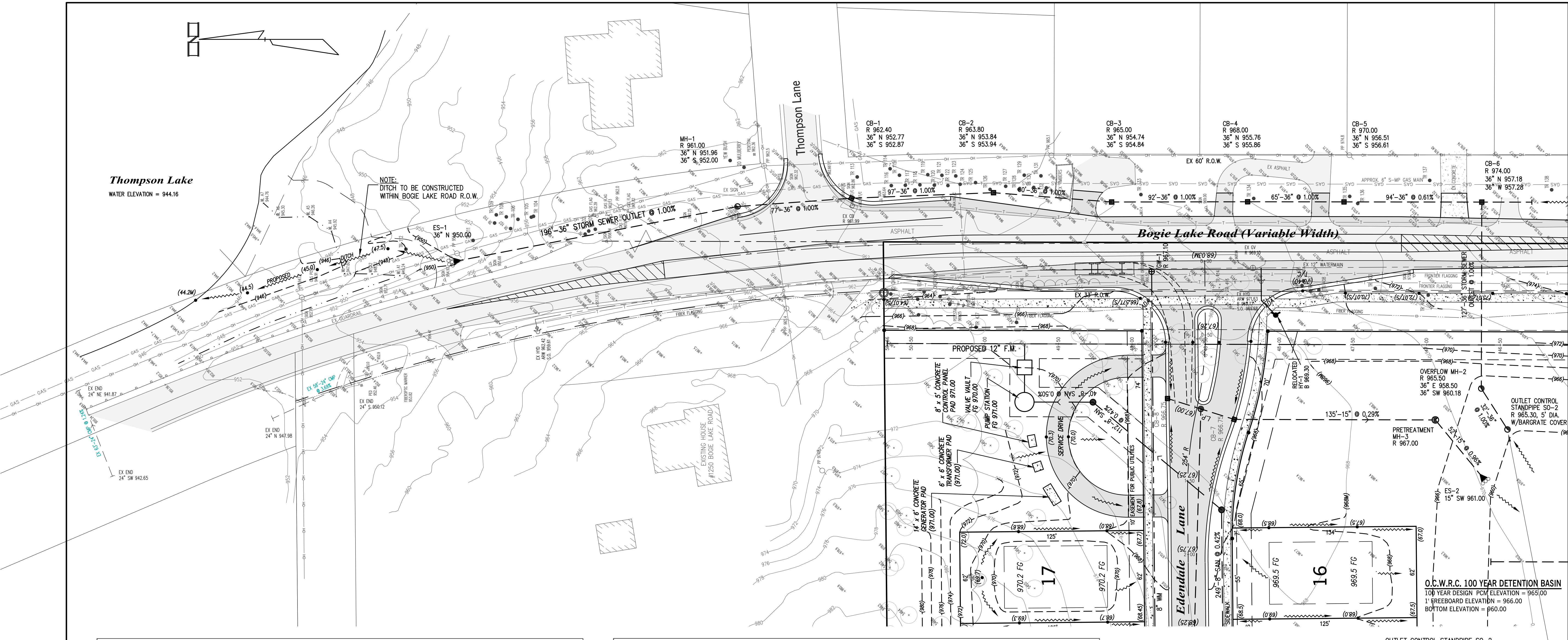
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DATE	CKD.	BY	DATE
DRAWN GF			
DESIGN PCM			
SECTION 29	T- 3	-N, R- 8	-E



Cedar Island Entrance 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	9 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	14.87	28.60 + 1.00 2
C =	0.54		
	LENGTH	% SLOPE	
SHEET	K = 0.48	L = 230	FT S = 1.5 V = KS ^{1/2} = 0.59 FT/S
SWALE	K = 1.20	L =	FT S = V = KS ^{1/2} = 0.00 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 _T =	L	=	0.1086 HR = 6.52 MIN
	3,600 V	=	0.0396 HR = 2.38 MIN
		=	0.2220 HR = 13.32 MIN
T _C =	Σ T _T	=	22.0 MIN
t ₁₀₀ =	83.3	=	5.14 IN/HR
	(T _C + 9.17) ^{0.81}		
CHANNEL PROTECTION VOLUME CONTROL: RECHARGE			
V _{CRVC} =	4,719 CA	=	115,869 CF
CAN BE SUBTRACTED FROM V _{100D} 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	=	169,347 CF
WATER QUALITY - REMOVAL OF TSS (80 MGL OR 80% TSS REDUCTION)			
MECHANICAL SEPARATOR	N/A		
t _t =	30.2	=	1.86 IN/HR
	(T _C + 9.17) ^{0.81}		
Q _{AVG} = C ₁ A =	46.07 CFS		
SEDIMENT FOREBAY	N/A		
V _F =	0.15V _{AVG}	=	545 CA = CF
DETENTION & FLOOD CONTROL			
Q _{VRR} =	1.1055-0.206ln(A)	=	0.150 CFS/AC
Q _{100D} =	Q _{VRR} A	=	6.821 CFS
V _{100D} =	18,985 CA	=	466,154 CF
Q _{100N} =	C ₁ 100A	=	126.20 IN/HR
R =	0.206 - 0.15ln(Q _{100D} /Q _{100N})	=	0.644
100-YEAR STORAGE VOLUME			
V _{100D} =	V _{100D} R	=	300,064 CF = 300,064 CF PER CPVC
WAS VOLUME CONTROL MET FOR CPVC? Y or N	N		
V _{100D} OR V _{ED} CONTROL?	V _{100D}	300,064 CF	REQ'D
Q _{ED} =	V _{ED}	=	0.98 CFS
	172,800		
48 HOURS FOR RATE CONTROL			
ORIFICE FORMULA			
Q _A =	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 _F = RIM =		INVERT =	
H =	0.00 FT		
EXTENDED DETENTION OUTLET			
A _O =	Q _{ED}	SF	0.000 IN ²
	0.62 (2gh) ^{1/2}		
A _T =	πD ²	=	0.785 IN ²
	4		
A _O /A _T =	0.00	→	USE 0 1" HOLES EQ. SPACED AROUND STANDPIPE BOTTOM
DETENTION BASIN			
EXTENDED DETENTION OUTLET (LOWER)			
V _{ED} =	HOLES =	963.00	INVERT = 961.00
H =	2.50 FT		
A _O =	Q _{ED}	=	0.12 SF = 17.93873 IN ²
	0.62 (2gh) ^{1/2}		
D _O =	DIAMETER OF ORIFICE		
D _O =	√ 4A _O	=	0.40 FT = 4.78 INCH
A _T =	πD ²	=	0.785398 IN ²
	4		
A _O /A _T =	22.84	→	USE 23 1" HOLES EQ. SPACED AROUND STANDPIPE BOTTOM = 961.00
100-YEAR ALLOWABLE OUTLET (UPPER)			
V _{100D} =	RIM =	965.00	V _{ED} = 963.50
H =	1.50 FT		
A _O =	Q _{100D}	=	0.02 SF = 3.545 IN ²
	0.62 (2gh) ^{1/2}		
A _T =	πD ²	=	0.785 IN ²
	4		
A _O /A _T =	4.51	→	USE 5 1" HOLES EQ. SPACED AROUND V _{ED} ELEVATION = 963.50

DATE	ISSUE
9-18-2025	PER DLZ (6-26-2025)
10-29-2025	PER RCOC MEETING (10-27-2025) & DLZ (10-15-2025)
3-23-2026	PER TOWNSHIP BOARD MEETING (2-17-26) & DLZ (1-8-26)

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

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PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	7-2-2025	CKD. BY	DATE
DRAWN	GF		
DESIGN	PCM		
SECTION	29	T - 3 - N, R - 8 - E	



Detention Basin Calculations & Details
"EDENDALE CROSSING" SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	N/A
SHEET	11 OF 19
KE	2025.010

"C" CALCULATION

TOTAL SITE AREA = 45.47 ACRES

PAVEMENT AREAS:

ROADS: = 155,000 SF

SIDEWALKS: = 79,000 SF

FUTURE DRIVEWAYS: SAY (800 SF) x (115 DRIVES) = 92,000 SF

TOTAL PAVEMENT AREA = 326,000 SF = 7.48 ACRES @ C = 0.95

ROOF AREAS:
ASSUME (2,800 SF) x (115 HOMES) = 322,000 SF = 7.39 ACRES @ C = 0.95

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

GREENBELT AREAS: 28.60 ACRES @ C = 0.20

"C" = $\left(\frac{7.48 \text{ ACRES}}{45.47 \text{ AC}} \times 0.95 \right) + \left(\frac{7.39 \text{ ACRES}}{45.47 \text{ AC}} \times 0.95 \right) + \left(\frac{28.60 \text{ ACRES} \times 0.30}{45.47 \text{ AC}} \right) + \left(\frac{2.00 \text{ ACRES} \times 1.00}{45.47 \text{ AC}} \right) = 0.543 = 0.54$

VOLUME PROVIDED:

A₁ = @ 961.00 = 55,000 SF
A₂ = @ 965.30 = 86,000 SF
V = $\frac{H}{3} (A_1 + A_2 + \sqrt{A_1 \times A_2}) = 300,677 \text{ CF, OK}$

DETENTION BASIN

EXISTING WATER ELEVATION = NONE
100 YEAR DESIGN HIGH WATER ELEVATION = 965.30
1' FREEBOARD ELEVATION = 966.30
STORAGE REQUIRED = 300,064 CF
STORAGE PROVIDED = 300,677 CF
SO-2 STANDPIPE RIM = 965.30
OVERFLOW MANHOLE RIM = 965.50
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 = $\frac{175}{T+25}$; T = 30 MINUTES +/-
NOTE: ESTIMATED TIME BASED ON THE LONGEST STORM SEWER RUN = 2,400 LF
THUS, 2,400 LF ÷ 3 FPS (ASSUMED) = 800 SECONDS = 13.33 MINUTES
USE 10 MINUTES TO BE CONSERVATIVE.
20 MINUTES (INITIAL T_C) + 10 MINUTES = 30 MINUTES
I = $\frac{175}{30+25} = 3.18$; Q = (45.47)(0.50)(3.18) = 72.30 CFS
USE 36" OUTLET PIPE @ 1.00%; Q = 66.60 CFS; V = 9.42 FPS

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 = $\frac{175}{T+25}$; T = 20 MINUTES; I = $\frac{175}{20+25} = 3.89$

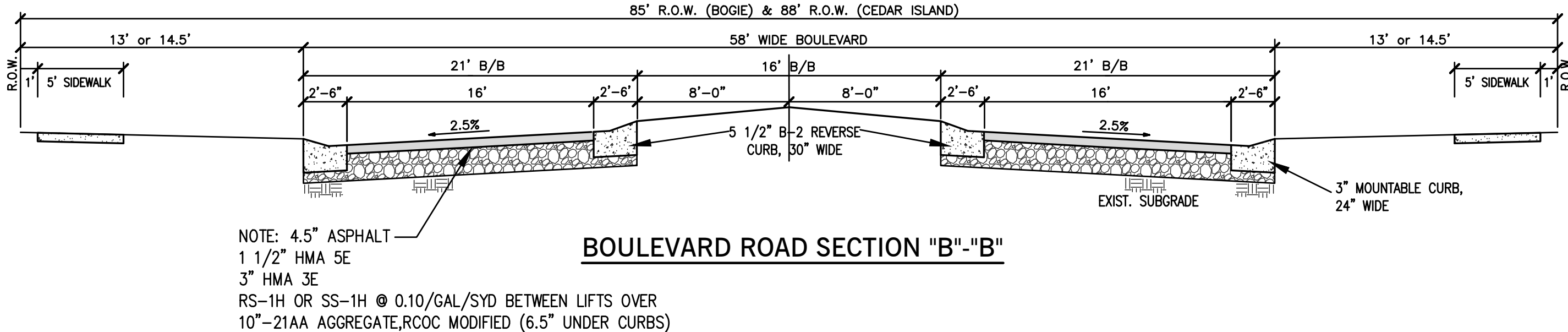
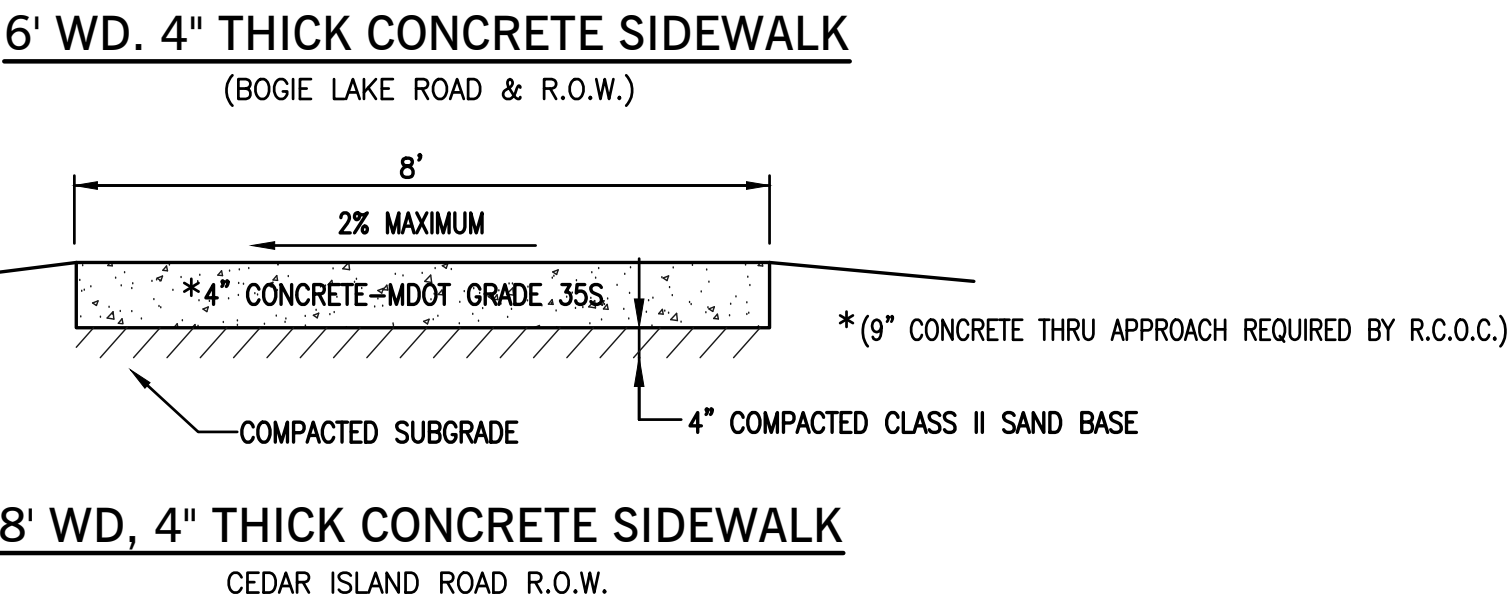
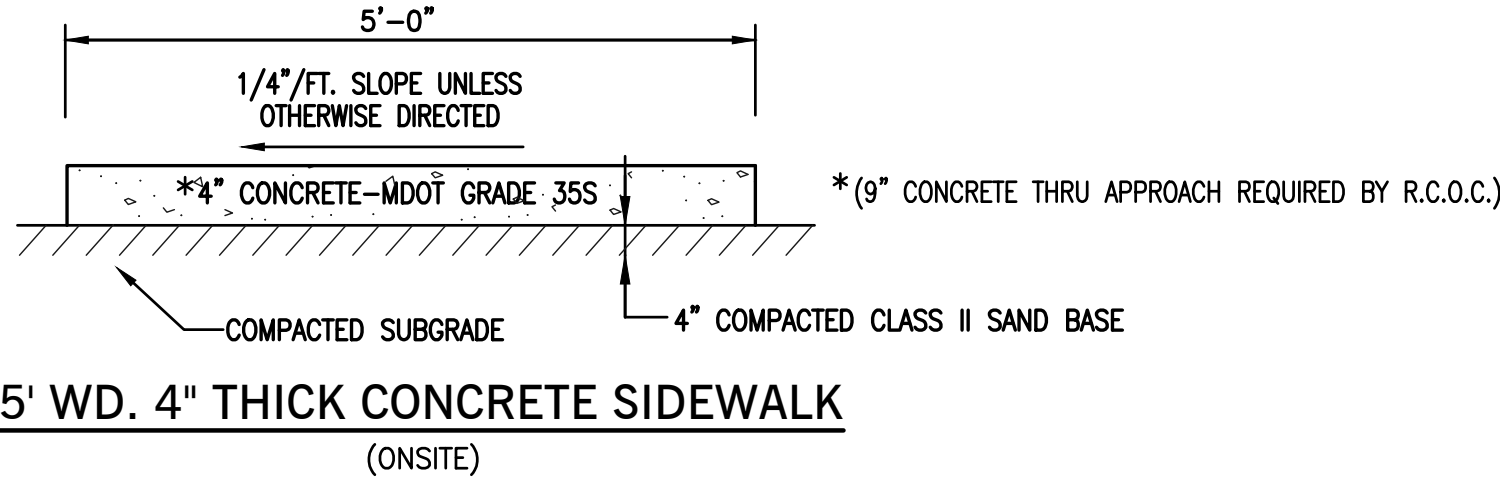
Q₁₀ = (4.80)(0.30)(3.89) = 5.60 CFS EXISTING

PROPOSED "C" CALCULATION
(14 HOMES)(REAR ROOF=1,600 SF) = 22,400 SF = 0.51 ACRES @ C = 0.95
REMAINING 1.68 ACRES @ C = 0.30

"C" = $\left(\frac{0.51 \text{ ACRES}}{2.19 \text{ AC}} \times 0.95 \right) + \left(\frac{1.68 \text{ ACRES}}{2.19 \text{ AC}} \times 0.30 \right) = 0.45$

A = 3.00 ACRES
C = 0.45
I = 3.89
Q₁₀ = (2.19)(0.45)(3.89) = 3.83 CFS PROPOSED

THUS, 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.



BOULEVARD ROAD SECTION "B"- "B"

NOTE: 4.5" ASPHALT
1 1/2" HMA 5E
3" HMA 3E
RS-1H OR SS-1H @ 0.10/GAL/SYD BETWEEN LIFTS OVER
10"-21AA AGGREGATE, RCOC MODIFIED (6.5" UNDER CURBS)

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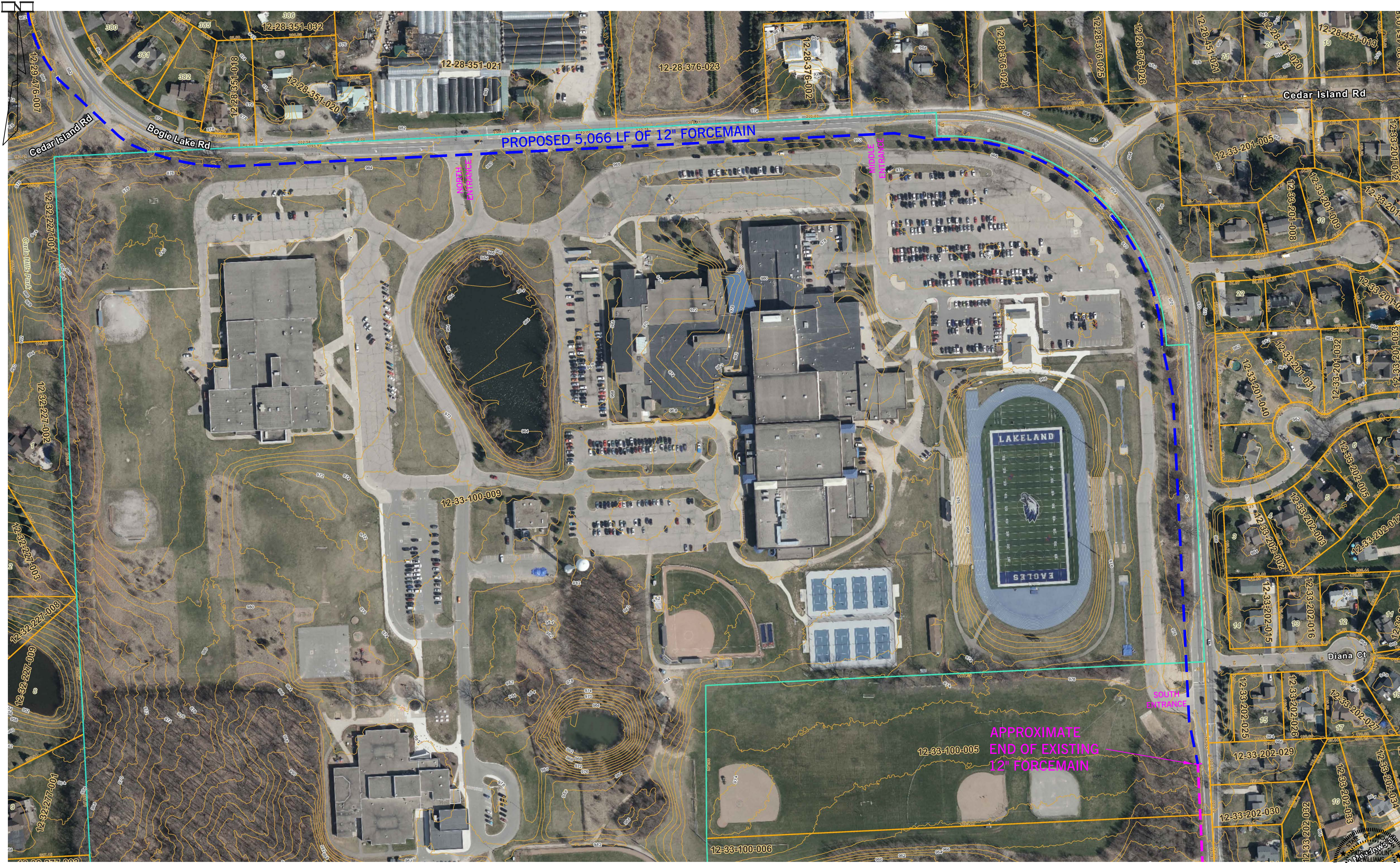
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DATE	ISSUE
9-19-2025	PER DLZ (8-26-2025)
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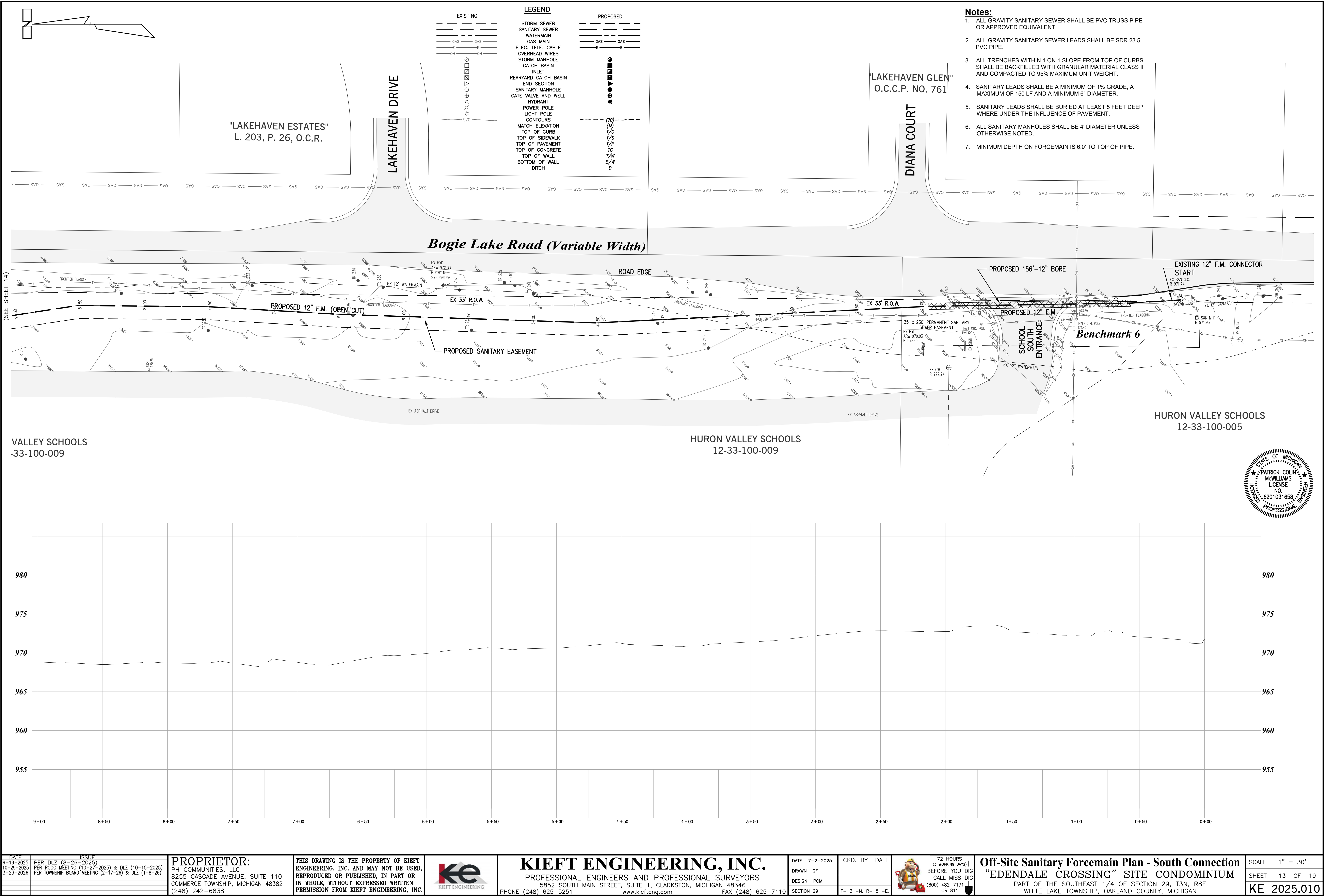
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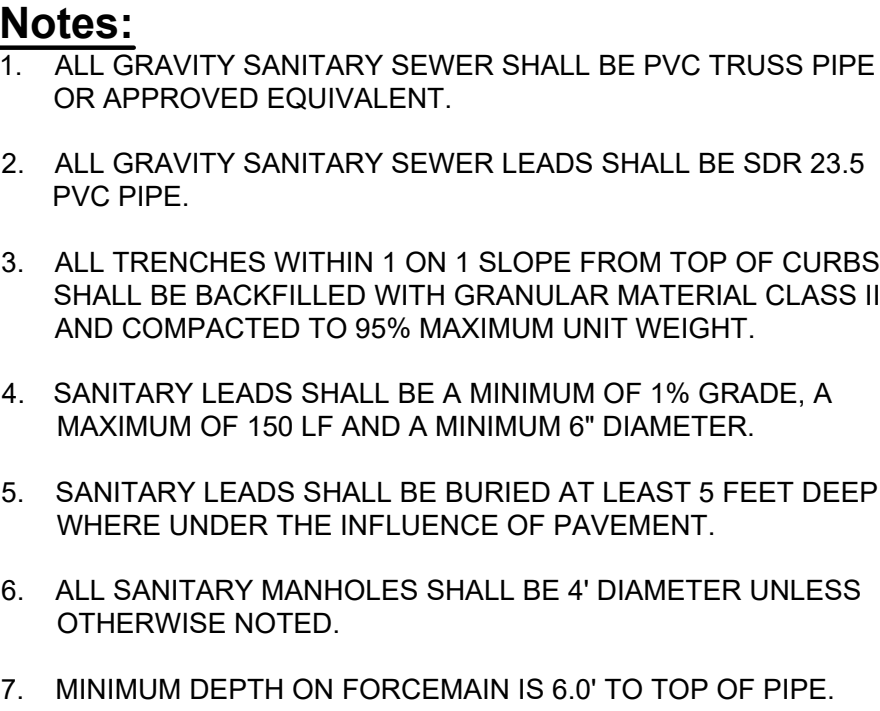


Off-Site Sanitary Forcemain Plan - Overall
"EDENDALE CROSSING" SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	1" = 100'
SHEET	12 OF 19
KE	2025.010

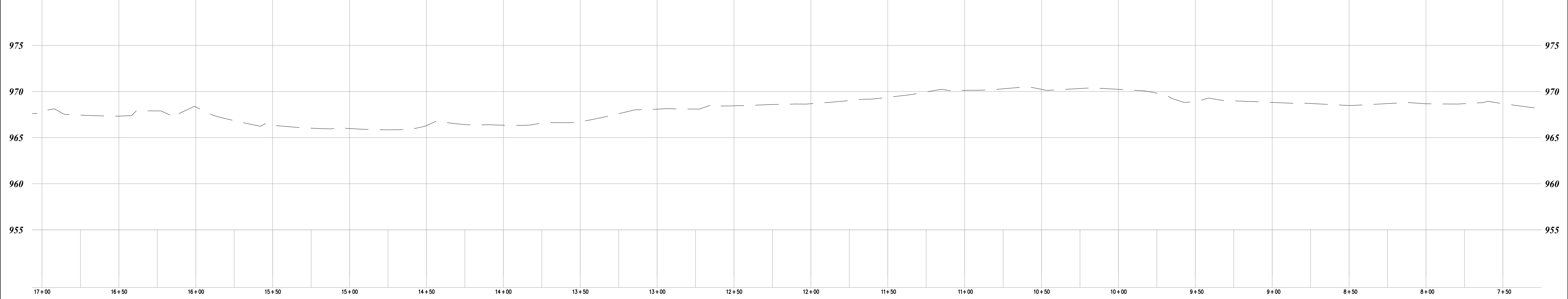


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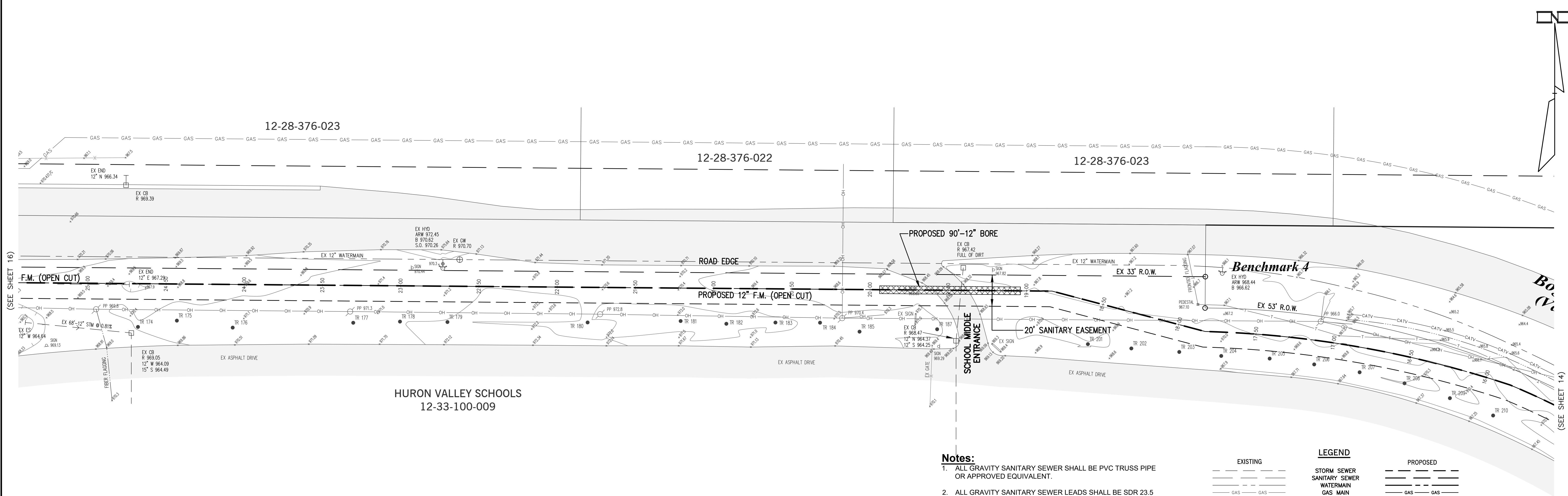


- ### Notes:
1. ALL GRAVITY SANITARY SEWER SHALL BE PVC TRUSS PIPE OR APPROVED EQUIVALENT.
 2. ALL GRAVITY SANITARY SEWER LEADS SHALL BE SDR 23.5 PVC PIPE.
 3. ALL TRENCHES WITHIN 1 ON 1 SLOPE FROM TOP OF CURBS SHALL BE BACKFILLED WITH GRANULAR MATERIAL CLASS II AND COMPACTED TO 95% MAXIMUM UNIT WEIGHT.
 4. SANITARY LEADS SHALL BE A MINIMUM OF 1% GRADE, A MAXIMUM OF 150 LF AND A MINIMUM 6" DIAMETER.
 5. SANITARY LEADS SHALL BE BURIED AT LEAST 5 FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.
 6. ALL SANITARY MANHOLES SHALL BE 4' DIAMETER UNLESS OTHERWISE NOTED.
 7. MINIMUM DEPTH ON FORCEMAIN IS 6.0' TO TOP OF PIPE.

EXISTING		PROPOSED
_____	STORM SEWER	_____
_____	SANITARY SEWER	_____
_____	WATERMAN	_____
_____	GAS MAIN	_____
GAS _____ GAS	ELEC. TELE. CABLE	GAS _____ GAS
_____	OVERHEAD WIRES	_____
OH _____ OH	STORM MANHOLE	
	CATCH BASIN	●
○	INLET	■
□	REARYARD CATCH BASIN	■
▣	END SECTION	■
○	SANITARY MANHOLE	●
⊕	GATE VALVE AND WELL	⊕
⊕	HYDRANT	⊕
⊕	POWER POLE	⊕
⊕	LIGHT POLE	⊕
_____	CONTOURS	----- (70)
970	MATCH ELEVATION	(M)
	TOP OF CURB	T/C
	TOP OF SIDEWALK	T/S
	TOP OF PAVEMENT	T/P
	TOP OF CONCRETE	T/C
	TOP OF WALL	T/W
	BOTTOM OF WALL	B/W
	DITCH	D



DATE 9-16-2025 PER DLZ (8-26-2025) PER ARDC MEETING (10-9-2025) & DLZ (10-15-2025) 5-23-2026 PER TOWNSHIP BOARD MEETING (2-17-26) & DLZ (1-8-26)		PROPRIETOR: PH COMMUNITIES, LLC 8255 CASCADE AVENUE, SUITE 110 COMMERCE TOWNSHIP, MICHIGAN 48382 (248) 242-6838		THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.		 KIEFT ENGINEERING, INC. PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS 5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110		DATE 7-2-2025 CKD. BY DATE DRAWN GF DESIGN PCM DESIGN 29 T-3 -N- R -8 -E-		 72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG (800) 482-7171 OR 811		Off-Site Sanitary Foremain 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	
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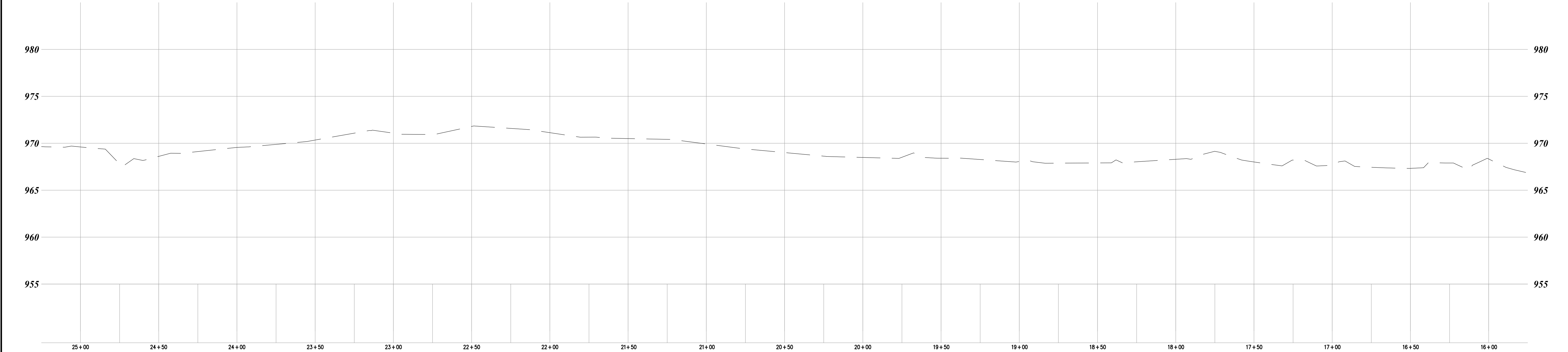


Notes:

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LEGEND

EXISTING		PROPOSED
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATERMAIN	---
---	GAS MAIN	---
---	ELEC. TELE. CABLE	---
---	OVERHEAD WIRES	---
---	STORM MANHOLE	---
---	CATCH BASIN	---
---	INLET	---
---	REARYARD CATCH BASIN	---
---	END SECTION	---
---	SANITARY MANHOLE	---
---	GATE VALVE AND WELL	---
---	HYDRANT	---
---	POWER POLE	---
---	LIGHT POLE	---
---	CONTOURS	---
---	MATCH ELEVATION	---
---	TOP OF CURB	---
---	TOP OF SIDEWALK	---
---	TOP OF PAVEMENT	---
---	TOP OF CONCRETE	---
---	TOP OF WALL	---
---	BOTTOM OF WALL	---
---	DITCH	---



DATE	ISSUE
9-19-2025	PER DLZ (8-26-2025)
10-29-2025	PER RCOG MEETING (10-27-2025) & DLZ (10-15-2025)
3-23-2026	PER TOWNSHIP BOARD MEETING (2-17-26) & DLZ (1-8-26)

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

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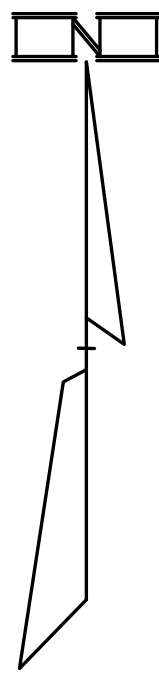
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PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE 7-2-2025	CKD. BY	DATE
DRAWN GF		
DESIGN PCM		
SECTION 29	T- 3 -N. R- 8 -E.	



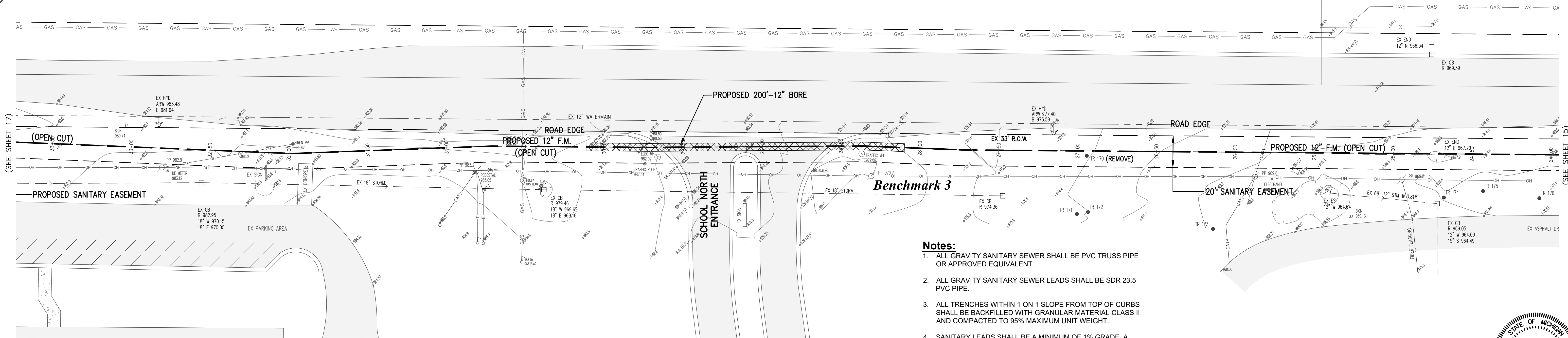
Off-Site Sanitary Forcemain Plan
"EDENDALE CROSSING" SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

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

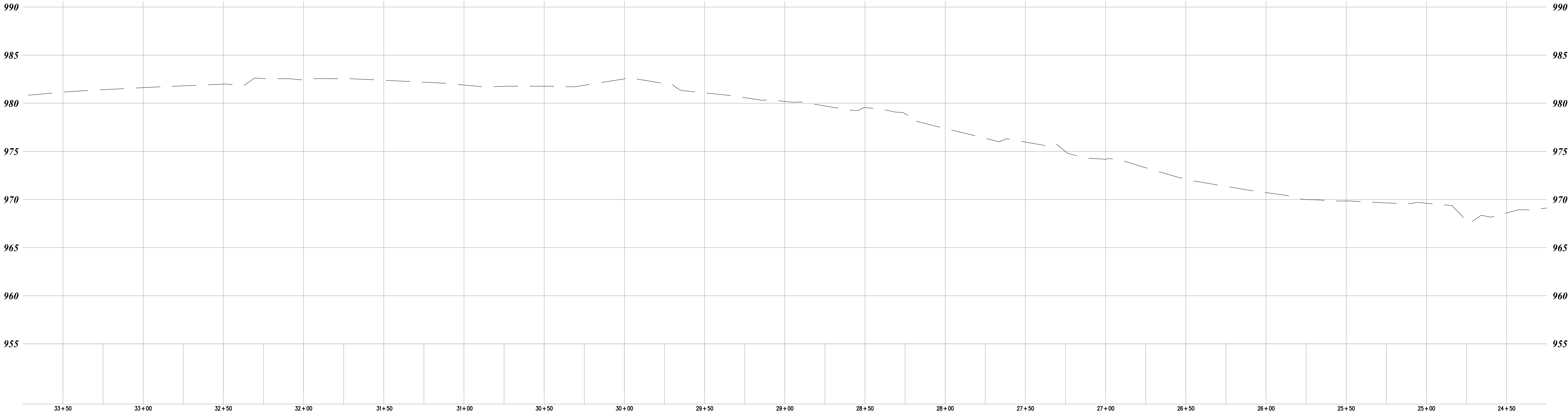


12-28-351-020

12-28-351-021



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DATE	7-2-2025	CKD. BY	DATE
DRAWN	GF		
DESIGN	PCM		
SECTION	29	T- 3 -N, R- 8 -E.	

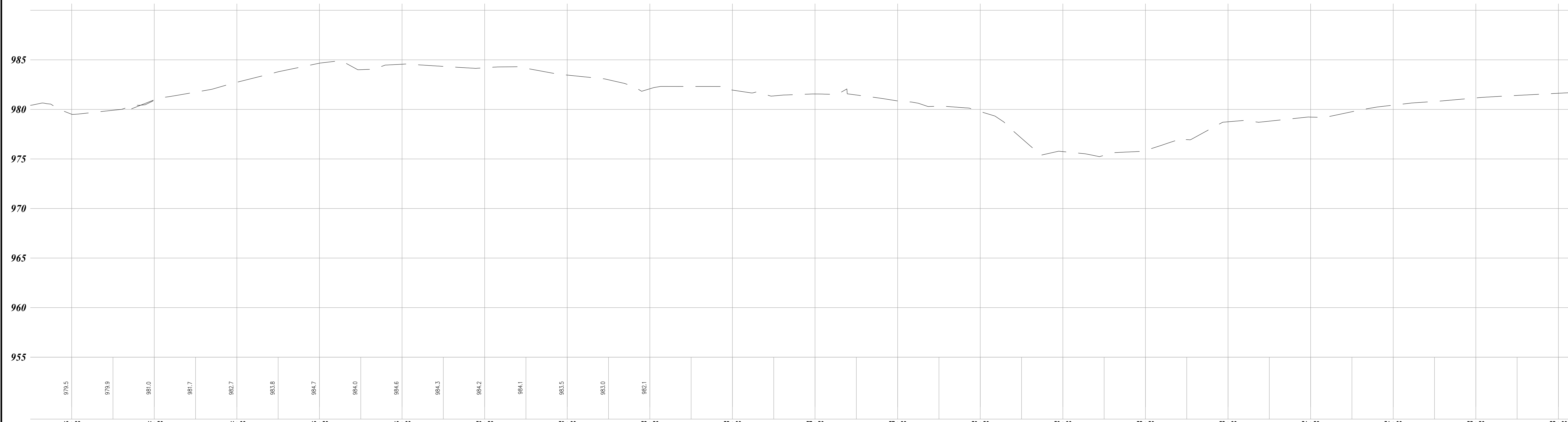
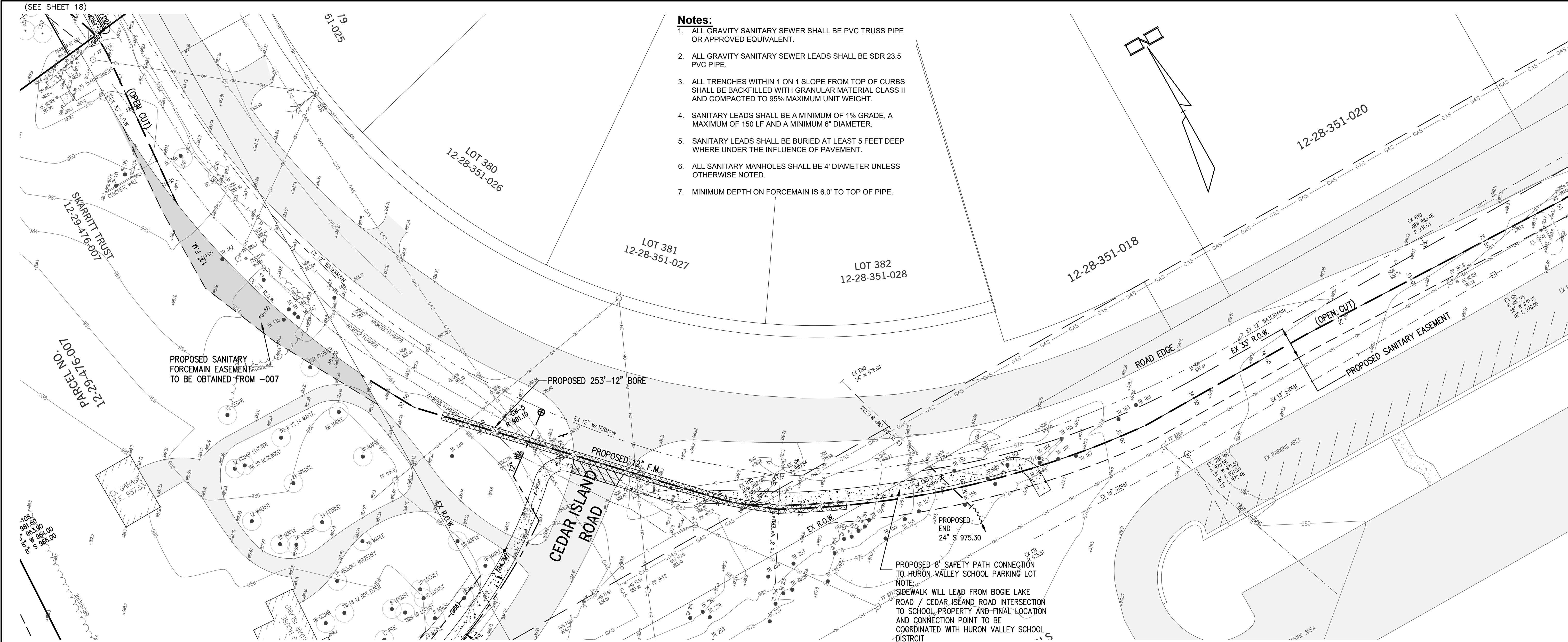


Off-Site Sanitary Forcemain Plan
"EDENDALE CROSSING" SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

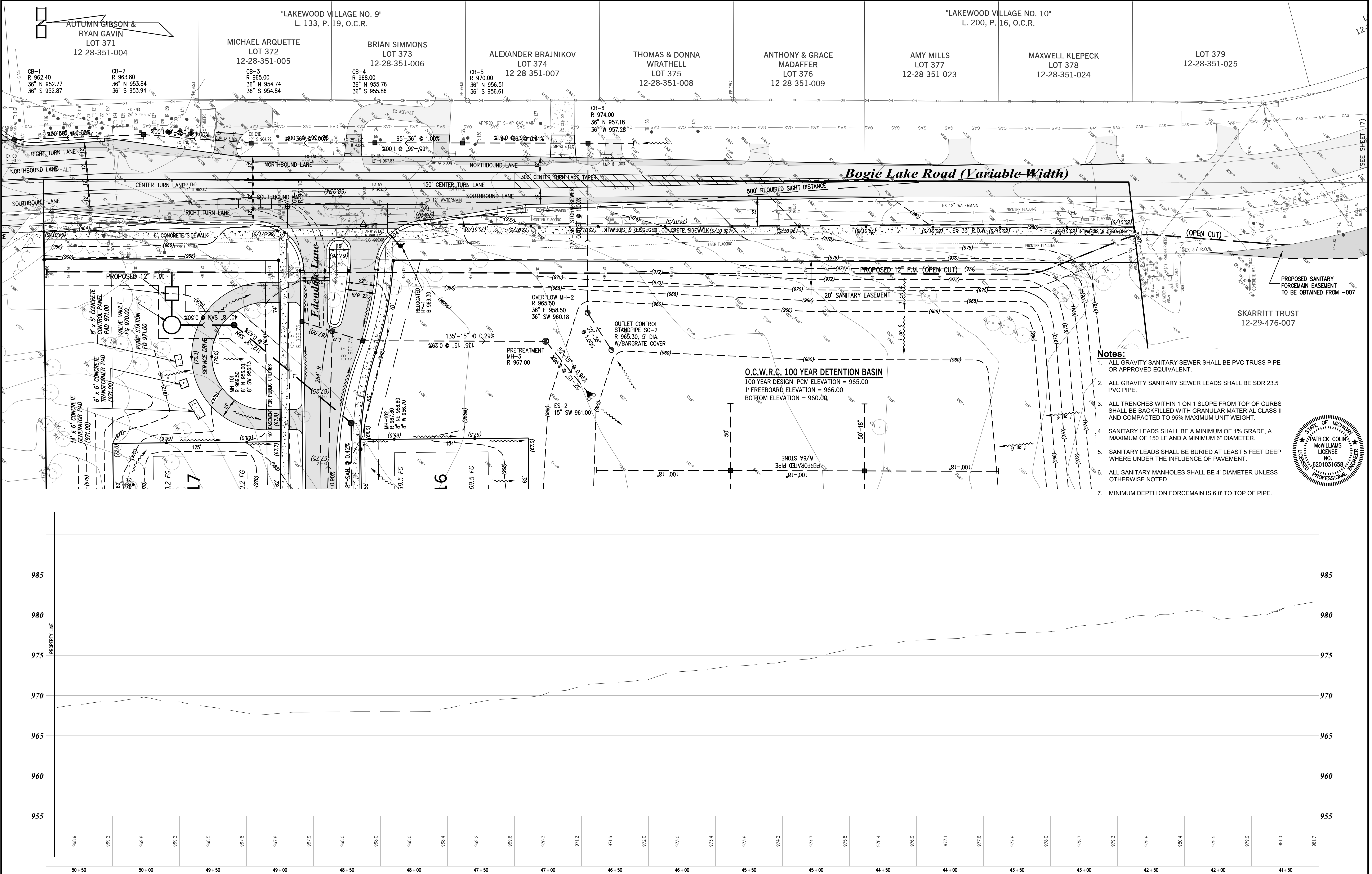
SCALE	1" = 30'
SHEET	16 OF 19
KE	2025.010

Notes:

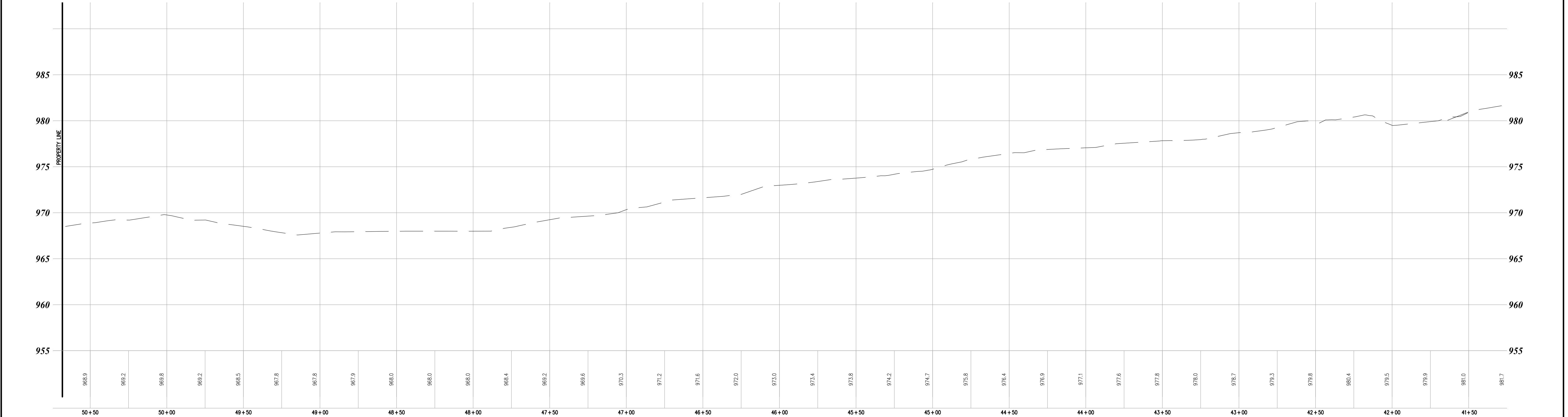
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DATE 9-18-2025 10-29-2025 3-23-2026	ISSUE PER DLZ (8-26-2025) PER RCOO MEETING (10-27-2025) & DLZ (10-15-2025) PER TOWNSHIP BOARD MEETING (2-17-26) & DLZ (1-8-26)	PROPRIETOR: PH COMMUNITIES, LLC 8255 CASCADE AVENUE, SUITE 110 COMMERCE TOWNSHIP, MICHIGAN 48382 (248) 242-6838	THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.	KIEFT ENGINEERING, INC. PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS 5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110	<table border="1"><tr><td>DATE 7-2-2025</td><td>CKD. BY</td><td>DATE</td></tr><tr><td>DRAWN GF</td><td></td><td></td></tr><tr><td>DESIGN PCM</td><td></td><td></td></tr><tr><td>SECTION 29</td><td>T- 3 -N, R- 8 -E.</td><td></td></tr></table>	DATE 7-2-2025	CKD. BY	DATE	DRAWN GF			DESIGN PCM			SECTION 29	T- 3 -N, R- 8 -E.		72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG (800) 482-7171 OR 811	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 17 OF 19 KE 2025.010
DATE 7-2-2025	CKD. BY	DATE																		
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DATE	ISSUE
9-18-2025	PER DLZ (8-28-2025)
10-29-2025	PH COMMUNITIES, LLC
11-12-2025	REVISED PER CLIENT/PLANNER-62 WIDENING (11-7-2025)
12-18-2025	REVISED PER CLIENT/PLANNER-62 WIDENING (12-17-2025)
3-23-2026	PER TOWNSHIP BOARD MEETING (2-17-26) & DLZ (1-8-26)

PROPRIETOR:
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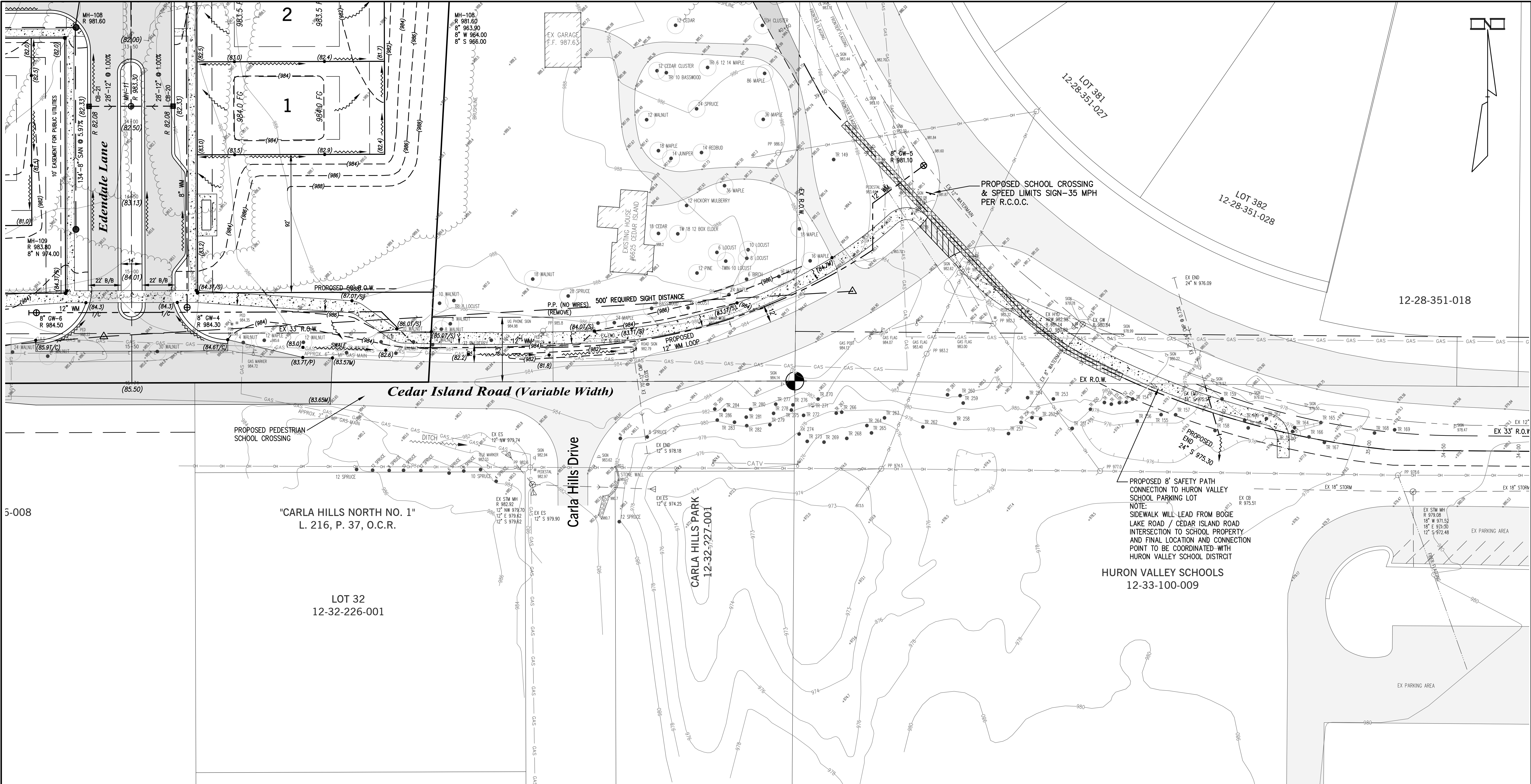
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DATE	7-2-2025	CKD. BY	DATE
DRAWN	GF		
DESIGN	PCM		
SECTION	29	T- 3 -N- R- 8 -E-	



Off-Site Sanitary Forcemain Plan - North Pump Station & Tree Chart
"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	18 OF 19
KE	2025.010



DATE	ISSUE
9-18-2025	PER DIZ (8-26-2025)
10-29-2025	PER BOOZ MEETING (10-27-2025) & DIZ (10-15-2025)
11-12-2025	REVISED PER CLIENT/PLANNER-62 WIDE UNITS (11-7-2025)
12-18-2025	REVISED PER P.C. MEETING (12-4-2025) & CLIENT (12-12-2025)
3-23-2026	PER TOWNSHIP BOARD MEETING (2-17-26) & DIZ (1-8-26)

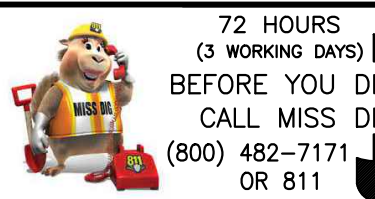
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DATE	CKD.	BY	DATE
DRAWN GF			
DESIGN PCM			
SECTION 29	T- 3	-N- R- 8	-E-



Cedar Island & White Lake Middle School Sidewalk 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	19 OF 19
KE	2025.010

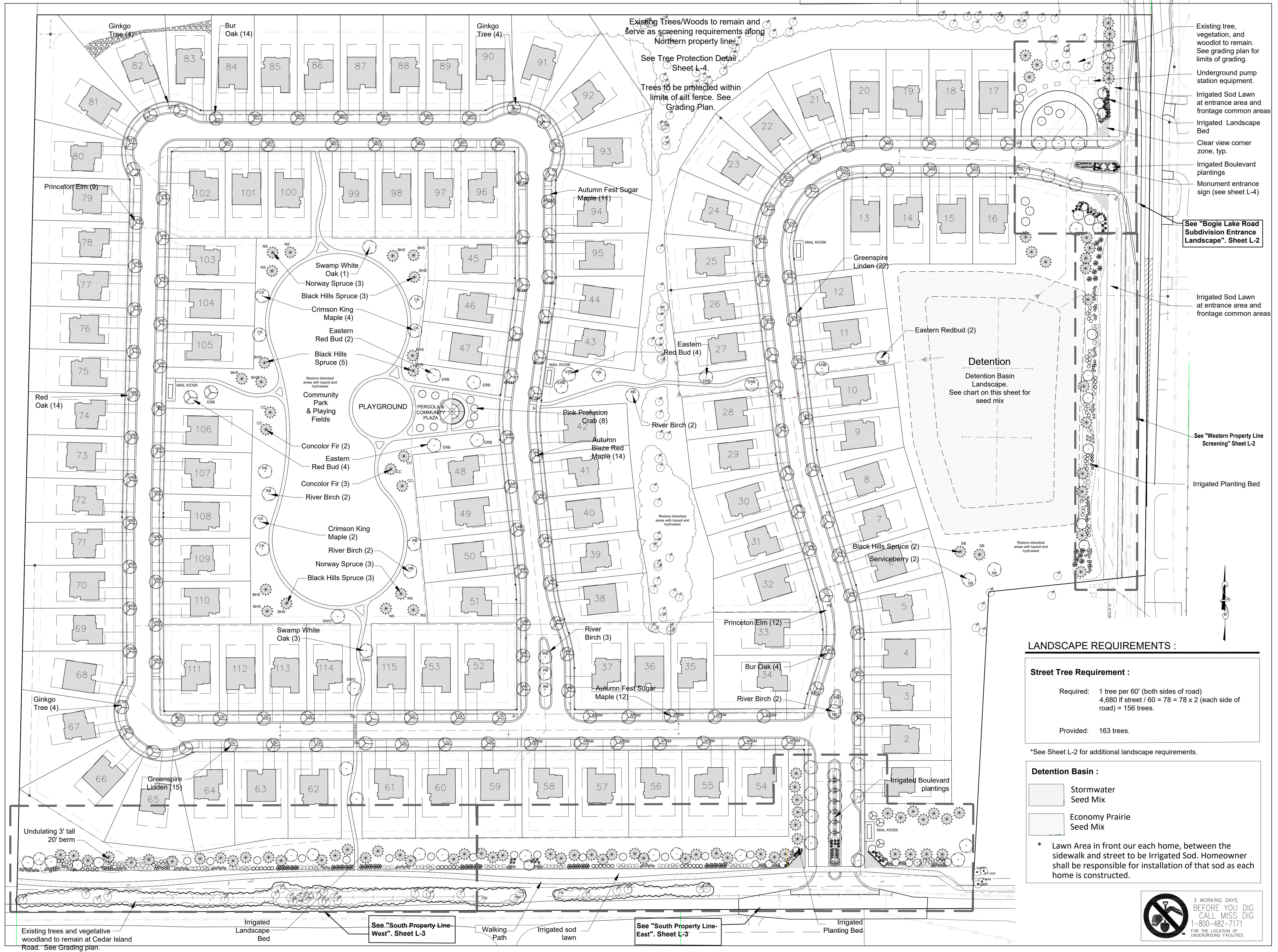
the ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented in this drawing have been developed for the exclusive use of the specified project and are the sole property of J EPPINK PARTNERS, INC. Any conveyance or disclosure of the ideas or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

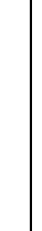
PH Homes
255 Cascade Ave
Suite 110
Commerce Twp, MI 48382
48-242-6838

Issues / Revisions	
Final Site Plan	04-01-26

Not for Construction

-1





Area: 2,172 sf
 $2,172 \div 300 = 7.2 = 8$
 Trees: $8 \times 1 = 8$ Shrubs: $4 \times 3 = 12$
 8 Trees Required 12 Shrubs Required
7 Trees Provided **35 Shrubs Provided**

NO Waiver Requested at Southern boundary

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

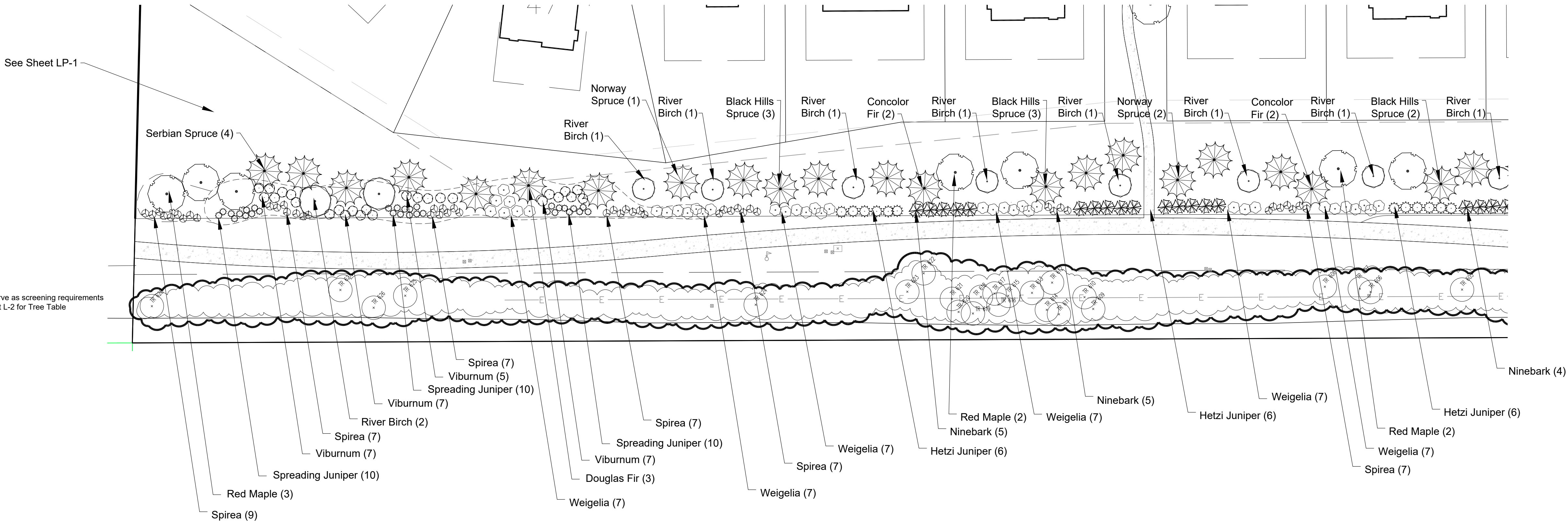
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Sheet
1 2

LANDSCAPE PLAN : South Property Line- West

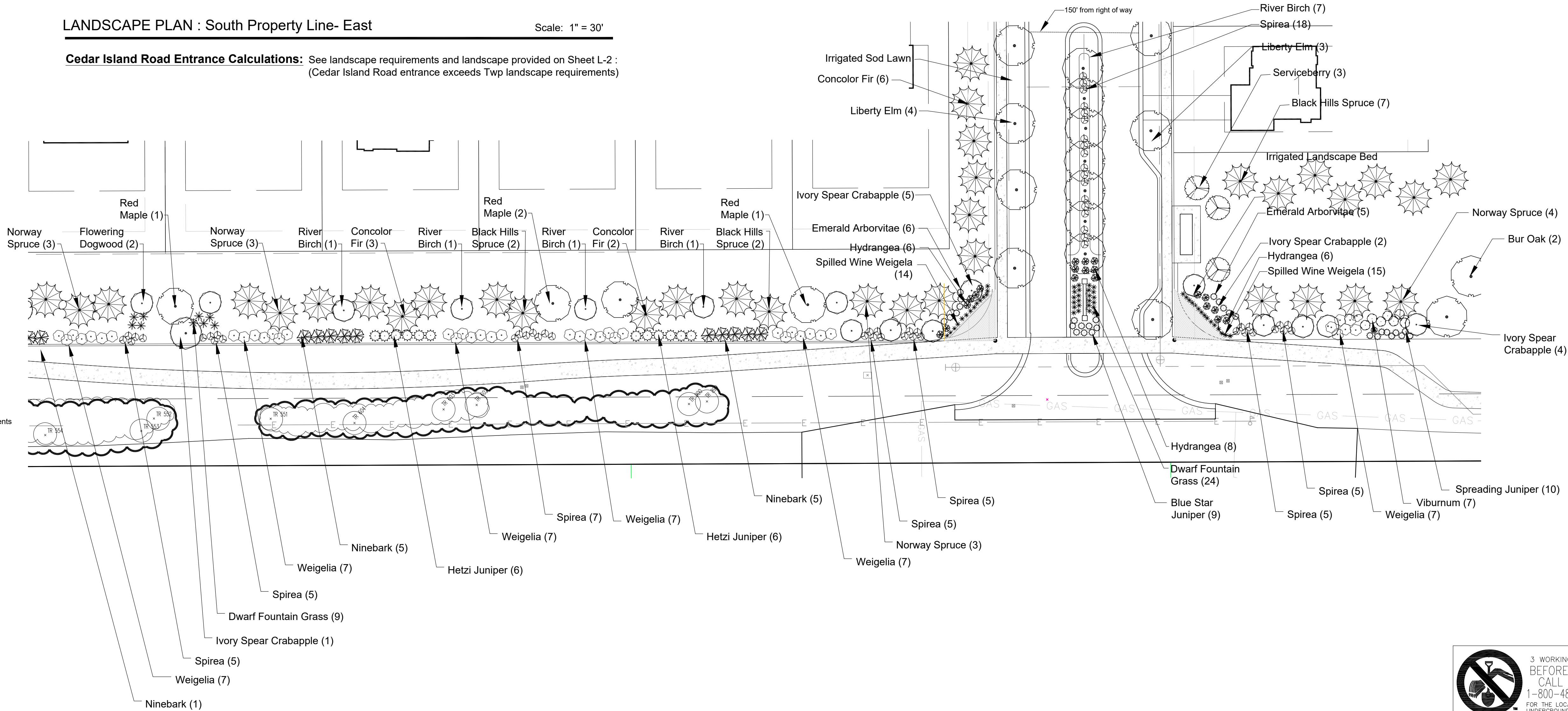
Scale: 1" = 30'



LANDSCAPE PLAN : South Property Line- East

Scale: 1" = 30'

Cedar Island Road Entrance Calculations: See landscape requirements and landscape provided on Sheet L-2 :
(Cedar Island Road entrance exceeds Twp landscape requirements)



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
Final Site Plan 04-01-26

Drawn by:
LP
Checked By:
JTE

Date
April 1, 2026
Scale
As Noted

Not for Construction

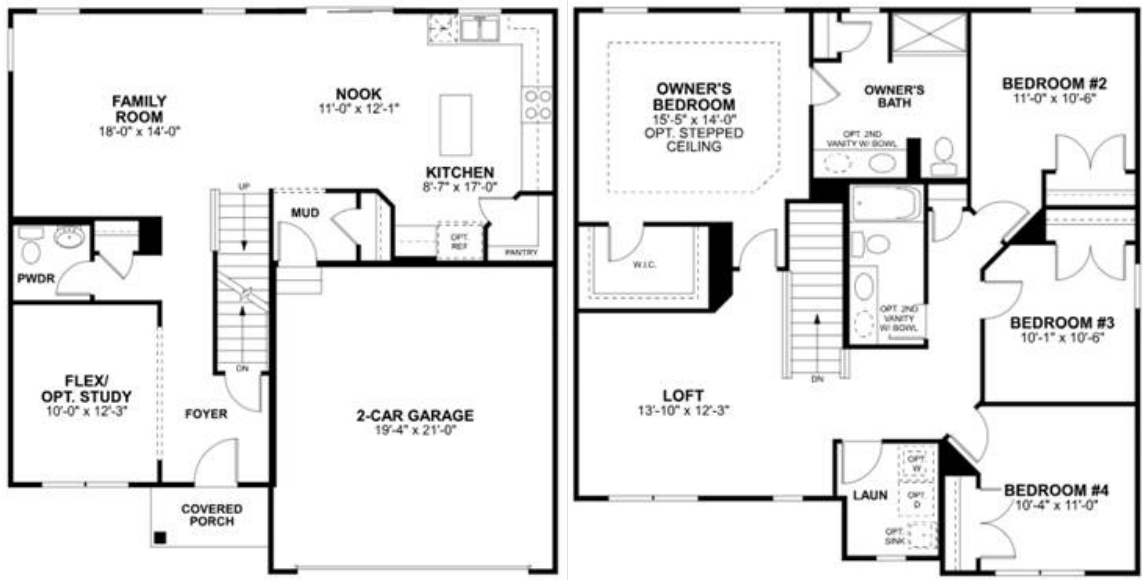
Sheet
L-3



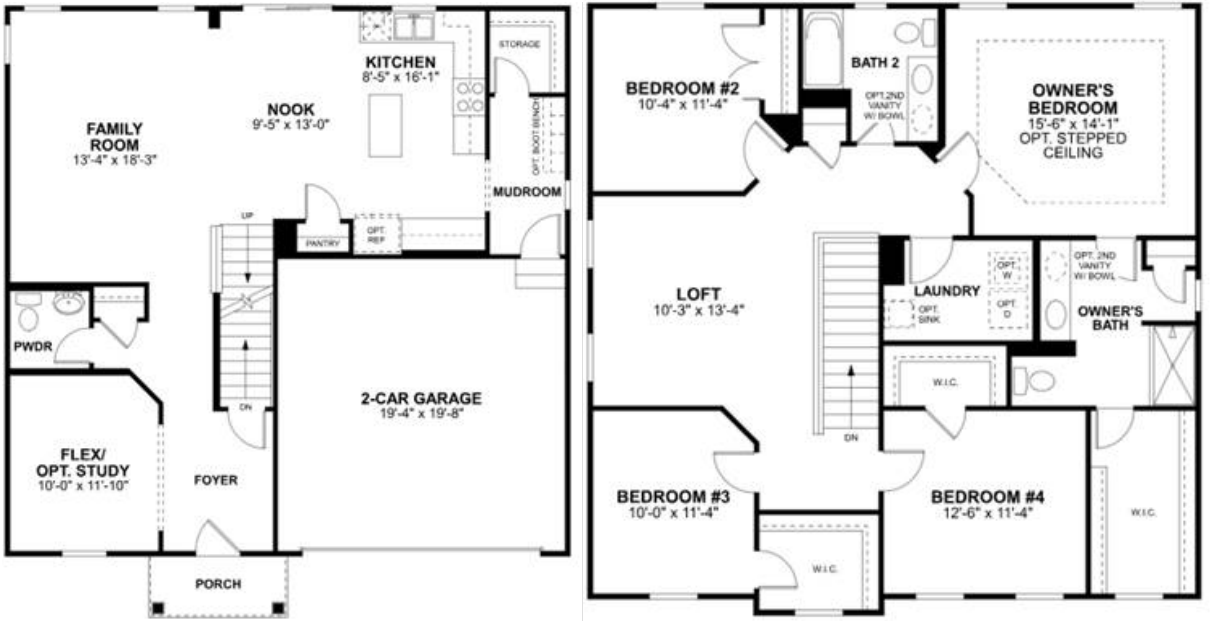
Brooklyn Plan (2,128 sf)



Aubrey Plan (2,260 sf)



Peyton Plan (2,427 sf)





Connect. Build. Thrive.

May 4, 2026

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

RE: Edendale Crossing- Final Site Plan Review – 1st Review

Ref: DLZ No. 2545-7861-07

Design Professional: Kieft Engineering, Inc.

Dear Mr. O' Neil,

Our office has performed a Final Site Plan review for the above-mentioned plan dated March 23, 2026. The plans were reviewed for 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~~ **115** unit site condominium with private roads. The development is to be phased as follows: Phase I- 60 units; Phase II-55-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 January 8, 2026 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

Preliminary Site Plan Comments

General

1. *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.***
2. *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. **Comment addressed. Quantities have been updated.***

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. **Comment addressed at this level of review; the following comments are to be addressed on the Final Engineering Plan: 1) The final location of the sidewalk connection to HVS; 2) The safety of connecting the sidewalk into a traffic circulation lane in a parking lot on HVS property.***
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. **Comment remains as a notation.***

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. **Comment addressed. Island has been adjusted such that fire truck movements are now contained in the proposed street inside proposed curbing.***
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. **Comment addressed. The proposed grading and the previously proposed contours are now shown.***
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. **Entrance dimensions have been adjusted to 22' B/B widths.***

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~~ **115** 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~~ **58**. **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~~ **58**. **The Township Board at their 02/17/2026 meeting approved the Preliminary Site Plan as presented. Comment remains as a notation.**

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. **The Township Board at their 02/17/2026 meeting approved the Preliminary Site Plan as presented. Comment remains as a notation.**
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. **Our office is in receipt of easement exhibit documents from both Parcel 12-29-476-007 and Huron Valley Schools. These documents are currently under review; comments shall be sent under separate cover and are forthcoming.**

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. **Comment 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. **Comment remains partially addressed but is sufficient for FSP level of review. Please see red-lined plan sheet of stormwater management calculations as there are still remaining items within the calculations that will require revision. These calculations shall be required to be addressed on the FEP.**

Final Site Plan Comments

Sanitary Sewer

1. Sheet 11- Please see marked up calculations for revisions that shall be required.
2. We note that the location of the proposed sanitary pump station has changed from the Township Board approved Preliminary Site Plan. We consider the revised orientation to be an improvement compared to what was previously indicated so we do not take issue with this item but wanted to note the change.

Paving/Grading

1. Details of the proposed boulder wall (including cross section, etc.) on Units 73 and 74 shall be required at the time of FEP submittal. In addition, the wall shall require a minimum of a 36" high decorative fence at the top of the wall, as the wall is > 30" in height.



Recommendation

The majority of our above comments have been addressed, and we feel comfortable with remaining items being addressed at the time of Final Engineering Plan (FEP) review.

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: Sheet 11-Detention Basin Calculations and Details Red Lined Plan Sheet

Cc: Hannah Kennedy-Galley, Community Development, *via email*
Paige Myers, 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*

X:\Projects\2025\2545\786107 WLT Edendale Crossing\FSP Review.01\Review.01.docx

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

TOTAL CONTRIBUTING AREA	A	=	45.47
HYDROLOGIC SOIL GROUP	B		
RUNOFF COEFFICIENT	C	=	0.95 14.87 + 0.30 28.60 + 1.00 2 = 0.54
SHEET	K = 0.48	L = 230 FT	S = 1.5 V = KS ^{1/2} = 0.59 FTS
SWALE	K = 1.20	L = 300 FT	S = 1.0 V = KS ^{1/2} = 2.10 FTS
DITCH	K = 2.10	L = 2400	S = 1.0 V = KS ^{1/2} = 3 FTS
PIPES	Longest Run	L = 2400	S = 1.0 V = KS ^{1/2} = 3 FTS
T _T	L	=	0.1086 HR = 6.52 MIN
	3,600 V	=	0.0396 HR = 2.38 MIN
	0.2220 HR	=	13.32 MIN
T _C	Σ T _T	=	22.0 MIN
T ₁₀₀	83.3	=	5.14 IN/HR
	(T _C + 9.17) ^{0.81}		
CHANNEL PROTECTION VOLUME CONTROL: RECHARGE	V _{CRVC} = 4,719 CA	=	115,869 CF
CAN BE SUBTRACTED FROM V _{100D} 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	=	169,347 CF
WATER QUALITY - REMOVAL OF TSS (80 MGL OR 80% TSS REDUCTION)			
MECHANICAL SEPARATOR	N/A		
I _T	30.2	=	1.86 IN/HR
	(T _C + 9.17) ^{0.81}		
Q _{AVG} = C ₁ A =	46.07 CFS		
SEDIMENT FOREBAY	V _F = 0.15V _{ED}	=	545 CA = CF
DETENTION & FLOOD CONTROL			
Q _{VRR} = 1.1055-0.206ln(A)	0.150 CFS/AC		
Q _{100P} = Q _{VRR} A	6.821 CFS		
V _{100R} = 18,985 CA	=	466,154 CF	
Q _{100IN} = C ₁ 100A	=	126.20 IN/HR	
R = 0.206 - 0.15ln(Q _{100P} /Q _{100IN})	0.644		
100-YEAR STORAGE VOLUME	V _{100D} = V _{100R} R	=	300,064 CF PER CPVC
WAS VOLUME CONTROL MET FOR CPVC? Y or N	N		
V _{100D} OR V _{ED} CONTROL?	V _{100D} 300,064 CF REQ'D		
Q _{ED} =	V _{ED} 172,800	=	0.98 CFS
48 HOURS FOR RATE CONTROL			
ORIFICE FORMULA			
Q _A = 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 _F = RIM =			
H = 0.00 FT			
EXTENDED DETENTION OUTLET	A _O =	SF	= 0.000 IN ²
	0.62 (2gh) ^{1/2}		
A _T =	πD ²	=	0.785 IN ²
	4		
A _O /A _T = 0.00	→	USE	0 1" HOLES EQ. SPACED AROUND STANDPIPE BOTTOM
DETENTION BASIN			
EXTENDED DETENTION OUTLET (LOWER)			
V _{ED} = HOLES =	963.50		
H = 2.50 FT			
A _O = Q _{ED}	=	0.12 SF	= 17.93873 IN ²
	0.62 (2gh) ^{1/2}		
D _O = DIAMETER OF ORIFICE			
D _O =	4A _O	=	4.78 INCH
A _T =	πD ²	=	0.785 IN ²
	4		
A _O /A _T = 22.84	→	USE	23 1" HOLES EQ. SPACED AROUND STANDPIPE BOTTOM
100-YEAR ALLOWABLE OUTLET (UPPER)			
V _{100D} = RIM =	965.00		
H = 1.50 FT			
A _O = Q _{100P}	=	0.02 SF	= 3.545 IN ²
	0.62 (2gh) ^{1/2}		
A _T =	πD ²	=	0.785 IN ²
	4		
A _O /A _T = 4.51	→	USE	5 1" HOLES EQ. SPACED AROUND V _{ED} ELEVATION

"C" CALCULATION

TOTAL SITE AREA = 45.47 ACRES

PAVEMENT AREAS:

ROADS: = 155,000 SF

SIDEWALKS: = 79,000 SF

FUTURE DRIVEWAYS: SAY (800 SF) x (115 DRIVES) = 92,000 SF

TOTAL PAVEMENT AREA = 326,000 SF = 7.48 ACRES @ C = 0.95

ROOF AREAS:

ASSUME (2,800 SF) x (115 HOMES) = 322,000 SF = 7.39 ACRES @ C = 0.95

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

GREENBELT AREAS: 28.60 ACRES @ C = 0.20

$$C = \left(\frac{7.48 \text{ ACRES}}{45.47 \text{ AC}} \times 0.95 \right) + \left(\frac{7.39 \text{ ACRES}}{45.47 \text{ AC}} \times 0.95 \right) + \left(\frac{28.60 \text{ ACRES}}{45.47 \text{ AC}} \times 0.20 \right) + \left(\frac{2.00 \text{ ACRES}}{45.47 \text{ AC}} \times 1.00 \right) = 0.543 = 0.54$$

VOLUME PROVIDED:

A₁ = @ 961.00 = 55,000 SF

$$V = \frac{H}{3} (A_1 + A_2 + \sqrt{A_1 \times A_2}) = 300,677 \text{ CF, OK}$$

DETENTION BASIN

EXISTING WATER ELEVATION = NONE

100 YEAR DESIGN HIGH WATER ELEVATION = 965.30

1' FREEBOARD ELEVATION = 966.30

STORAGE REQUIRED = 300,064 CF

STORAGE PROVIDED = 300,677 CF

SO-2 STANDPIPE RIM = 965.30

OVERFLOW MANHOLE RIM = 965.50

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

$$Q = ACI; A = 45.47 \text{ ACRES}; C = 0.50; I = \frac{175}{T+25}; T = 30 \text{ MINUTES} \pm$$

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

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

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

$$I = \frac{175}{T+25}; T = 20 \text{ MINUTES}; I = \frac{175}{20+25} = 3.89$$

$$Q_{10} = (4.80)(0.30)(3.89) = 5.60 \text{ CFS EXISTING}$$

PROPOSED "C" CALCULATION

(14 HOMES) REAR ROOF=1,600 SF = 22,400 SF = 0.51 ACRES @ C = 0.95

REMAINING 1.68 ACRES @ C = 0.30

$$C = \left(\frac{0.51 \text{ ACRES}}{2.19 \text{ AC}} \times 0.95 \right) + \left(\frac{1.68 \text{ ACRES}}{2.19 \text{ AC}} \times 0.30 \right) = 0.45$$

$$A = 3.00 \text{ ACRES}$$

C = 0.45

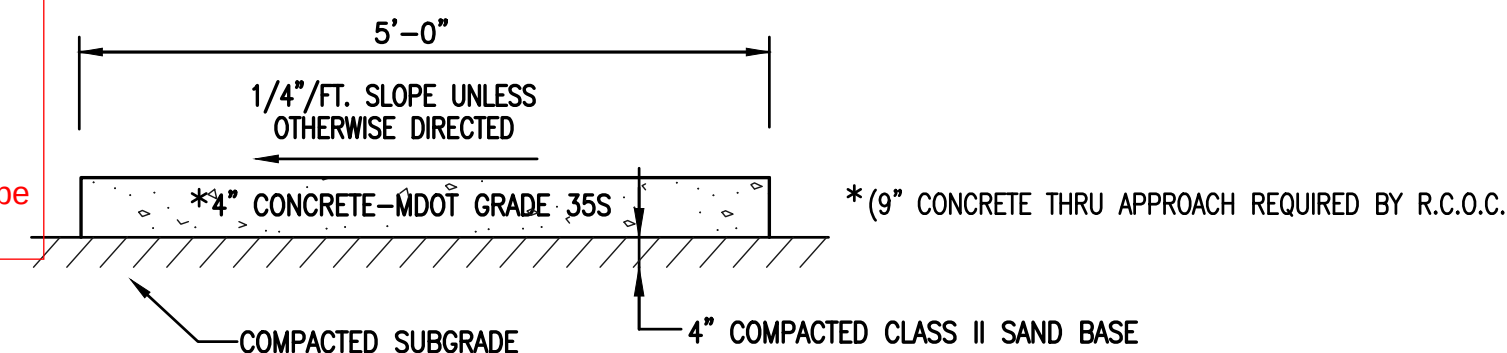
I = 3.89

$$Q_{10} = (2.19)(0.45)(3.89) = 3.83 \text{ CFS PROPOSED}$$

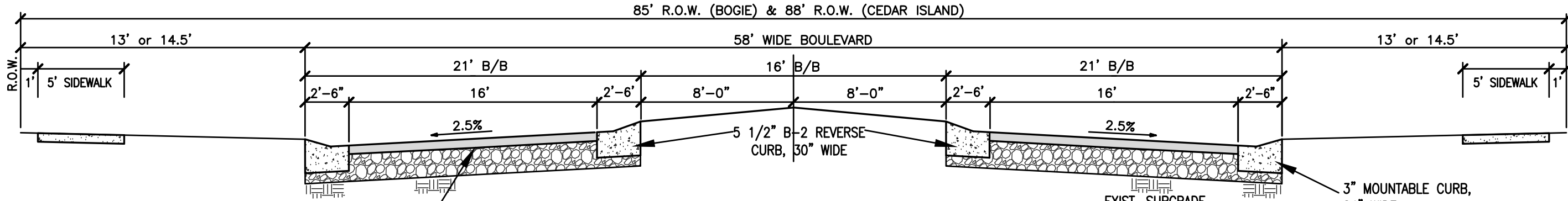
THUS, THERE IS LESS PROPOSED STORM WATER RUN-OFF THAT WILL BE FLOWING TO THE LEACH BASIN IN THE NORTHWEST AREA THEN THE EXISTING STORM WATER RUN-OFF FOR A TEN YEAR STORM.

Shown on Sheet 3 as 3.20 acres

In addition, Sheet reference note on Sheet 3 references Sheet 16; it should be Sheet 11.



5' WD. 4" THICK CONCRETE SIDEWALK (ONSITE)

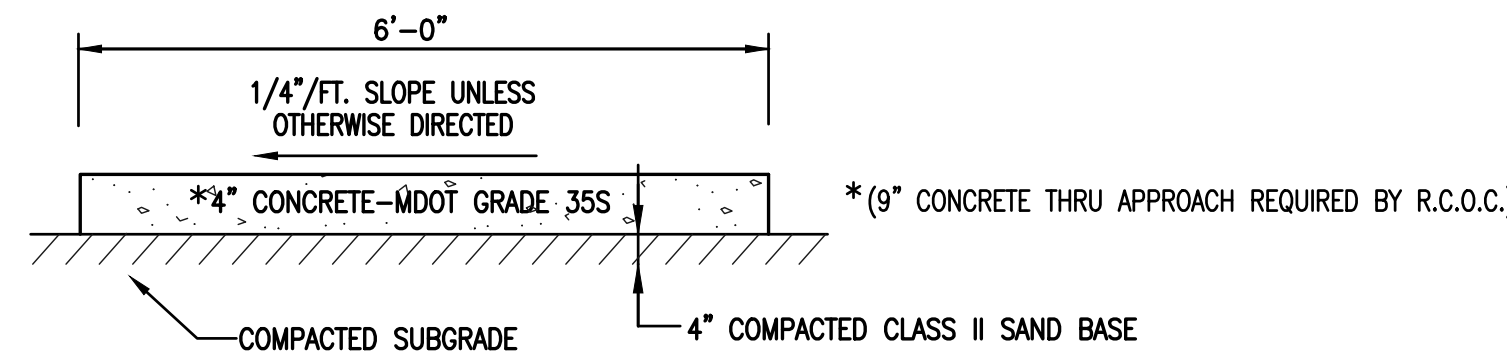


NOTE: 4.5" ASPHALT
1 1/2" HMA 5E
3" HMA 3E
RS-1H OR SS-1H @ 0.10/GAL/SYD BETWEEN LIFTS OVER
10"-21AA AGGREGATE, RCOC MODIFIED (6.5" UNDER CURBS)

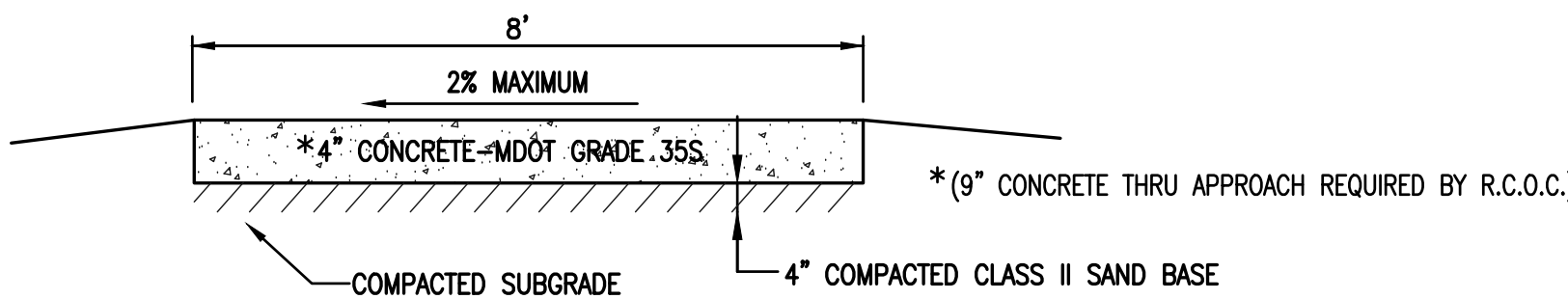
BOULEVARD ROAD SECTION "B-B"

TYPICAL ROAD SECTION "A-A"

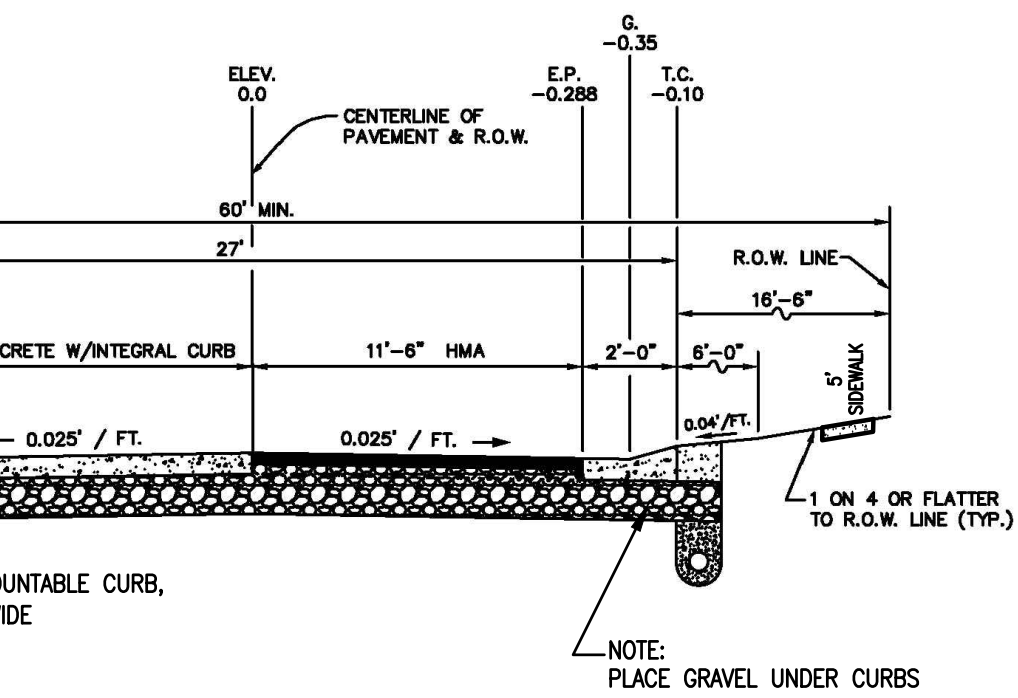
(SEE RCOC DETAIL SHEET 22 OF 25)



6' WD. 4" THICK CONCRETE SIDEWALK (BOGIE LAKE ROAD & R.O.W.)

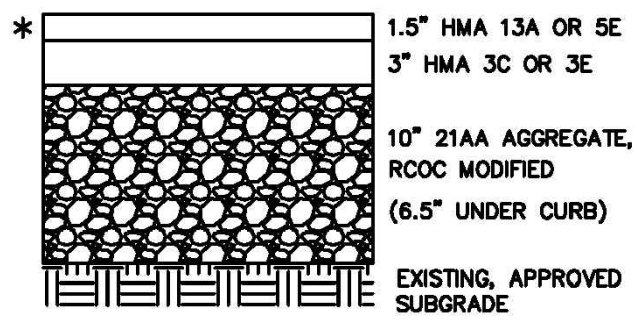


8' WD. 4" THICK CONCRETE SIDEWALK CEDAR ISLAND ROAD R.O.W.

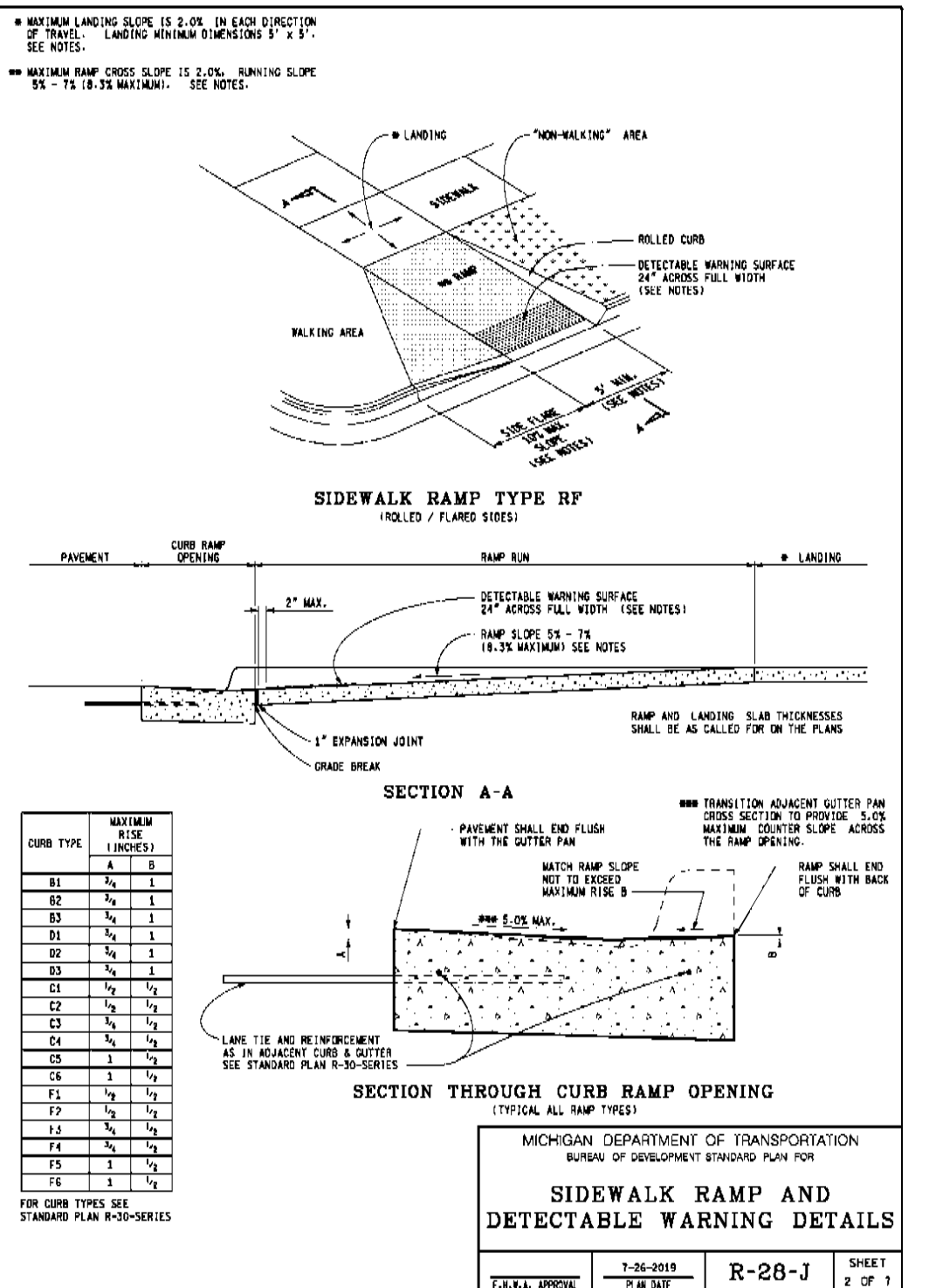
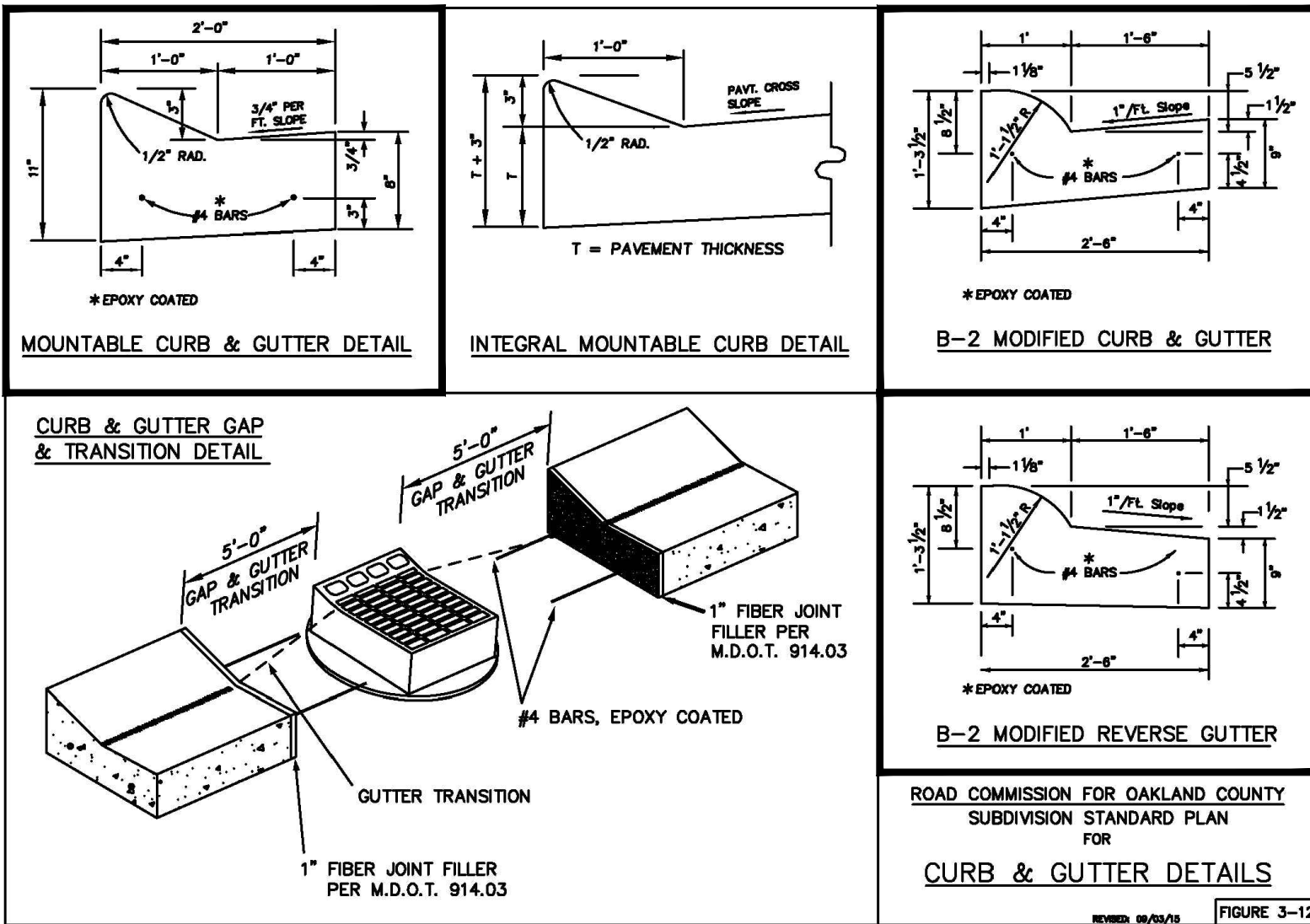


ROAD COMMISSION FOR OAKLAND COUNTY
SUBDIVISION STANDARD PLAN
FOR
TYPICAL CROSS SECTION
CURBED RESIDENTIAL ROAD
FIGURE 3-3

HMA



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



TOTAL SITE 115 Units X 1 REU/Unit= 115 REUs
RESIDENTIAL UNITS = 123-REU/UNIT=123-REU'S

OVERALL SANITARY DESIGN

115 "AVERAGE FLOW" 310.5
123 REU'S @ 2.70 PERSONS/REU = 332.1 PERSONS
332.1 PERSONS x 100 GPCD = 33,210 GPD = 0.03321 MGD
310.5 31050 x 1.55 (conversion) Q = 0.0515 CFS

115 "PEAK FLOW" 310.5 0.0481 0.3105
123-REU'S @ 2.70 PERSONS/REU = 332.1 PERSONS/1000 = 0.3321 = P

Q = 100 x (18 + √P)/(4 + √P) = 407.20
311 407.20 126639 0.12664
332 PERSONS x 406.93 GPCD = 134,769 GPD = 1.55 (conversion) x 1.55 (conversion) Q = REQUIRED = 0.2089 CFS 0.1963

NOTE: 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.



Detention Basin Calculations & Details "EDENDALE CROSSING" SITE CONDOMINIUM

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

SCALE N/A
SHEET 11 OF 19
KE 2025.010

DATE 9-18-2025
PH COMMUNITIES, LLC
8255 CASCADE AVENUE, SUITE 110
COMMERCE TOWNSHIP, MICHIGAN 48382
(248) 242-6838

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



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DATE 7-2-2025
DRAWN GF
DESIGN PCM
SECTION 29
CKD, BY DATE
T- 3 -N, R- 8 -E



72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
(800) 482-7171
OR 811



Carlisle | Wortman

ASSOCIATES, INC.

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

May 4, 2026

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

Applicant:	PH Communities LLC
Project Name:	Edendale Crossing
Plan Date:	April 1, 2026
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:	Final 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 preliminary site plan review dated January 7, 2026 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.
- 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

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 Final Site Plan / Site Condominium / Planned Development Review

Final Site Plan Review

May 4, 2026

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 was 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.

After public comment and deliberation, the Planning Commission voted to recommend denial of the preliminary planned development site plan to the Township Board. The applicant opted to take the site plan to the Township Board without modification. During the February 17, 2026 meeting, the Township Board took public comment then discussed the proposed site plan. Primary concerns expressed were housing density, safety, and traffic. Some board members expressed an understanding that change is inevitable and that the site is master planned for some form of dense residential. After deliberation, the Township Board voted five to two to approve the preliminary site plan with the condition that issues cited in staff and consultant reviews be addressed.

The primary modifications to the plan are recorded in depth throughout our final site plan review but summarized below:

- Unit reduction from 120 to 115. Units were located at the Bogie Lake Road entrance and along Cedar Island Road.
- Open Space has increased from 27% to 28.4% per the removal of 5 housing units.
- Addition of service drive to mechanical units near Bogie Lake Road entrance.
- Addition of pedestrian path from Cedar Island Road into the development and open space.
- Pathway to school no longer connects directly to the school parking lot.
- Minor changes to landscaping placement and counts.

When considering a Planned Development or Planned Unit Development, the preliminary site plan review is meant to critique the proposal against the standards of the Planned Development ordinance. This critique is based heavily on the community's Master Plan, applicant's parallel plan, and enhanced design standards and/or proposed community benefits. If the preliminary plan is approved, the purpose of the final site plan is to ensure the development has addressed any conditions tied to the preliminary approval and met the additional standards required at final site plan review.

This report will review the final site plan to ensure it complies with the conditions set forth by the Township Board, meets the requirements of additional information required at final site plan review, and note any other elective changes made to the plan since preliminary approval.

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

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

Final Site Plan Review

May 4, 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

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

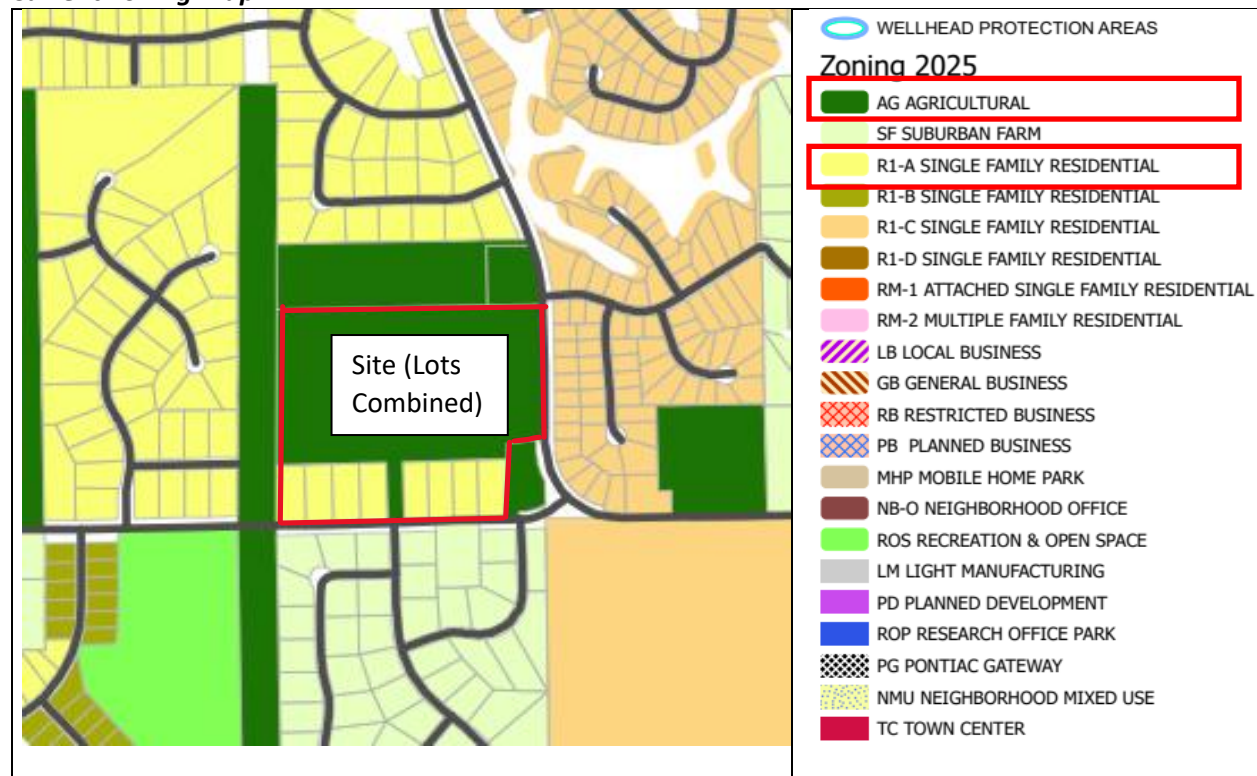
Final Site Plan Review

May 4, 2026

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

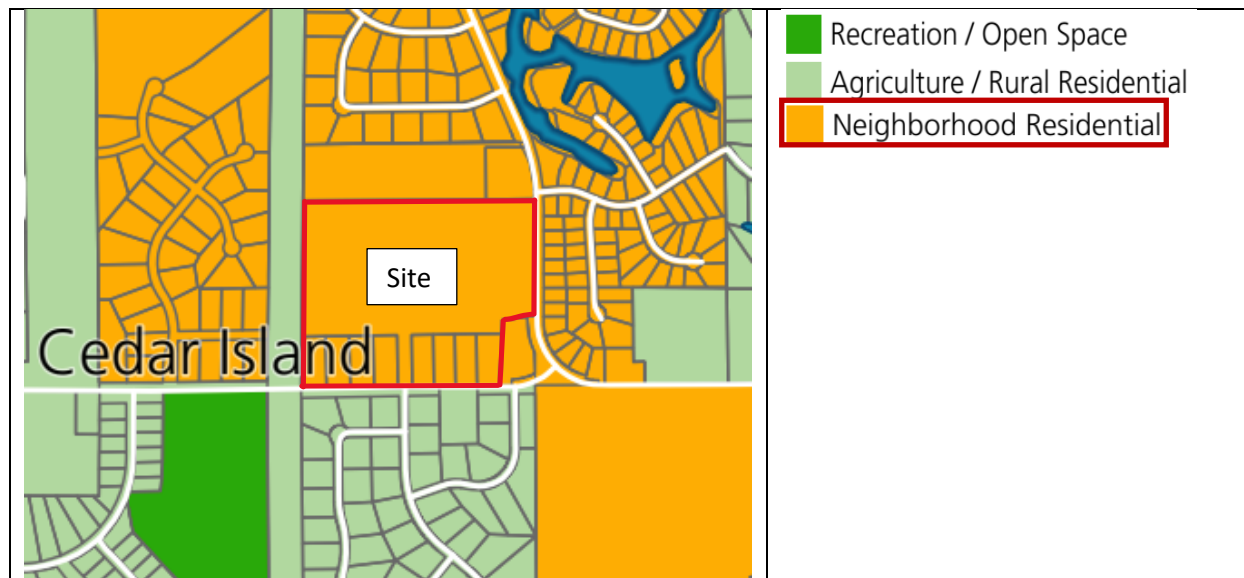
Current Zoning	AG Agricultural / R1-A Single Family Residential <i>AG: The Agricultural District is established as a district in which the principal use of land is for farming, dairying, forestry operations and other agricultural activities. The intent of this article is to protect land needed for agricultural 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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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 the items to be addressed as part of the conditional approval granted by the Township Board.

Item: A schedule for the proposed phases is required. Sheet 3 outlines the previous unit count for phasing and should be updated.

CWA Comment: Sheet C3 shows that Phase 1 will consist of 60 units along the perimeter of the site long Bogie Lake Road and Cedar Island Road. Phase will consist of 55 units primarily located in the interior of the lot.

Item: *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.*

CWA Comment: *Elevations provided in the preliminary site plan have not changed. No comment was provided stating whether this recommendation will be utilized.*

Item: *A table should be added to the site plan clearly stating how many trees are onsite and how many are to remain.*

CWA Comment: *Sheet L-2 has a table stating 474 6" dbh trees or greater are located on the site. 128 of those trees are to remain on site.*

Item: *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.*

CWA Comment: *Sheet 17 shows the pathway running along Bogie Lake Road and terminating prior to the adjacent school parking lot. The applicant states the final connection will be determined by, and coordinated with, the school facilities department. This amenity was offered as a community benefit during preliminary review. The applicant should provide documentation from both parties showing a commitment to implement the pathway into the school campus.*

Item: *A draft development agreement will be required during final site plan review.*

CWA Comment: *The applicant states this process will commence during final site plan. All community benefits and the timeline for their implementation should be incorporated into the development agreement.*

Item: *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.*

CWA Comment: *This process was conducted during preliminary site plan review.*

Items to be Addressed:

- 1) *Sheet 17 shows the pathway running along Bogie Lake Road and terminating prior to the adjacent parking lot. The applicant states the final connection will be determined by, and coordinated with, the school facilities department. This amenity was offered as a community benefit during preliminary review. The applicant should provide documentation from both parties showing a commitment to implementing the pathway into the school campus.*
- 2) *All community benefits and their implementation timeline should be outlined in the development agreement.*

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.
- The final site plan indicates that the development now offers 28.4% open space, an increase from 27% offered in the preliminary site plan. This is primarily a result of the reduction of housing units from the plan. 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.

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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

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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	130 feet from Bogie Lake Road ROW (See notes below) 25 feet from Cedar Island ROW (See notes below)	None 15 feet Approved by Township Board
Side	25 feet each side	N/A	N/A
Rear	Determined by PC	0 feet at West Lot Line / 0 feet at North Lot Line	Approved by Township Board
Wetland	N/A	N/A	N/A
Density			
	Determined by Net Acreage / 3 units per acre	3.2 units per acre	.20 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.

The setback for units 16 and 17 should be added to Sheet 3.

The Township Board approved the preliminary site plan which retained the majority of setbacks proposed in the final site plan. The primary change in setbacks are at the Bogie Lake Road entrance where units were moved an additional 63.5 feet from the road right-of-way.

Items to be Addressed: None

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 on 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. The Township Board approved of this access point during preliminary site plan review.

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. The Township Board approved of this access point during preliminary site plan review.

Traffic Study

A TIS dated September 28th, 2025 was provided by FLEIS&VANDENBRINK during preliminary site plan review.

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 final site plan. The project does propose adding a center turn lane to

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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.

The Township Board approved of the ingress/egress designs during preliminary site plan review.

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 have been relocated within the ROW's alleviating the need for access easements. 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. As noted earlier, the design no longer extends to the parking lot however we recommend documentation be provided to the Township outlining each parties dedication to full implementation of the pedestrian connection as it was a community benefit to the project.

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. Additional pedestrian access has been provided to Cedar Island Road between units 50 and 51.

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.*

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.

Greenbelts

Property Line	Required	Provided	Compliant
North (AG)	Landscaping, Berms, Obscuring Fencing, and/or Screen Wall 53 deciduous trees, 53 evergreen trees, 424 shrubs	56 existing trees and surrounding brush vegetation.	No / Waiver Requested
East (ROW)	Greenbelt 23 trees and 184 shrubs	32 trees and 186 shrubs	Yes
South (ROW)	Greenbelt 44 trees and 352 shrubs	88 trees, and 369 shrubs	Yes
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

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The preliminary landscaping plan stated 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.



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 one tree required for the drive island has 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. Landscaping is proposed around the vicinity of the equipment for the purpose of screening.

Items to be Addressed: *Planning Commission to consider waiving requested greenbelt landscaping deviations along the West and North property lines.*

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

The proportions of brick and siding proposed on the façade of the units is complementary. We recommended that the brick also be included in a similar proportion on the side and rear elevations. Elevations provided in the preliminary site plan have not changed. No comment was provided stating whether this recommendation will be utilized.

Items to be Addressed: *Elevations provided in the preliminary site plan have not changed regarding the use of brick along the side and rear unit elevations. No comment was provided stating whether this recommendation will be utilized.*

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.

Blocks

Blocks, streets, and pedestrian designs conform to requirements.

Easements

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

Corner lots are to be 20 feet wider than a standard lot. The development still 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. The Township approved this layout during preliminary site plan review.

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 preserve 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.

Condominium Documents

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

Items to be Addressed:

- 1) *Concerns cited by Township Engineering.*
- 2) *Concerns cited by Township Counsel.*
- 3) *A private road application is required.*
- 4) *A draft master deed will be required during final site plan review.*

SUMMARY

The Planned Development final site plan is substantially complete and should be placed on a Planning Commission agenda. Potential conditions for final site approval are listed below.

Below are waivers/modifications/determinations the Planning Commission will need to consider.

Waivers / Modifications / Determinations

- 1) *Planning Commission to consider waiving requested greenbelt landscaping deviations along the West and North property lines.*

Items to be addressed at Final Site Plan Review

- 1) *Concerns cited by Township Engineering.*
- 2) *Concerns cited by Township Counsel.*
- 3) *Concerns cited by Public Safety.*
- 4) *Final approval of the plan will require the condition that the lots be combined into one parcel.*
- 5) *Sheet 17 shows the pathway running along Bogie Lake Road and terminating prior to the adjacent parking lot. The applicant states the final connection will be determined by, and coordinated with, the school facilities department. This amenity was offered as a community benefit during preliminary review. The applicant should provide documentation from both parties showing a commitment to implementing the pathway into the school campus.*
- 6) *All community benefits and their implementation timeline should be outlined in the development agreement.*
- 7) *The Road Commission of Oakland County approval of the access to Bogie Lake and Cedar Island Roads will be required.*
- 8) *A private road application is required.*
- 9) *A draft master deed will be required during final site plan review.*

Respectfully,



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



Fire Department
Charter Township of White Lake

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Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 04-30-2026

Project: Edendale Crossing

Job #: 2025.010

Date on Plans: 03-23-2026

The Fire Department has the following comments with regards to the 5th 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.
6. The Fire Dept. has no further comments.

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