



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, SEPTEMBER 03, 2026 – 6:30 PM

White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. [August 20, 2026](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
 - A. To hear comments regarding 2027-2032 Capital Improvement Plan
8. CONTINUING BUSINESS
 - A. [Edendale Crossing](#)
[located on the northwest corner of Bogie Lake Road and Cedar Island Road. Identified as parcel IDs:12-29-476-016 thru 12-29-476-024. Consisting of approximately 45.7 acres. Currently zoned as PD \(Planned Development\).](#)
[Applicant: PH Communities, LLC](#)
[Request: 1. Consideration of Final Site Plan Approval](#)
[2. Consideration of Planned Development Agreement](#)
9. NEW BUSINESS
 - A. [Consideration of the 2027-2032 Capital Improvement Plan \(CIP\)](#)
 - B. **Conceptual Discussion for Sunset Cove Lakefront Condominium**
located at 8300 Pontiac Lake Rd. Identified as parcel ID: 12-13-451-011. Consisting of approximately 3.31 acres. Currently zoned as PG (Pontiac Gateway).
Applicant: Michael Zeer
10. LIAISON'S REPORT
11. PLANNING CONSULTANT'S REPORT
12. DIRECTOR'S REPORT
13. OTHER BUSINESS
14. COMMUNICATIONS
15. NEXT MEETING DATE: September 17, 2026
16. ADJOURNMENT

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. Please contact the Township Clerk's office at (248) 698-3300 X-7 at least five days in advance of the meeting. An attempt will be made to provide reasonable accommodations.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
AUGUST 20, 2026**

CALL TO ORDER

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

ROLL CALL

Present:

Mona Sevic

T. Joseph Seward

Pete Meagher

Robert Seeley, Vice Chair

Scott Ruggles, Township Board Liaison

Merrie Carlock, Chairperson

Debby Dehart

Others:

Sean O'Neil, Community Development Director

David Waligora, Senior Planner

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was **MOVED** by Commissioner Seward, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (7 yes votes).

APPROVAL OF MINUTES

A. August 6, 2026

It was **MOVED** by Commissioner Seward, seconded by Commissioner Dehart to approve the minutes as presented. The motion carried with a voice vote: (7 yes votes).

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

None.

PUBLIC HEARING

A. **BP Gas Station - 8320 Highland Rd**

Location: 8320 Highland Road, White Lake, MI 48386. The property is currently zoned GB (General Development). Identified as parcel number 12-13-454-019.

Request: **Special Land Use Approval**

Senior Planner Waligora shared his review of the site with the Planning Commission. He mentioned there will be heightened noise due to the fast EV chargers.

Evan Shimkus, 102 Shore Lane, stated that he did not believe the chargers would increase noise

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
AUGUST 20, 2026

pollution. He said he was comfortable with shutting off the chargers during nighttime hours at this time until an acoustical study was done to determine night time decibel use. He added one light will be added to the current site, the screens above the chargers will be black to dim light pollution. Mr. Shimkus added that he would not be able to relocate the chargers due to the diesel line. An easement with DTE has been prepared and executed as well for the replacement of the transformer.

Chairperson Carlock opened the public hearing at 7:58 P.M.

Tracy McDonald, 8329 Pontiac Lake Road, stated he owns the house directly behind the gas station. His daughter lives in the house now, and he is not in favor of the chargers being on 24/7. He stated the fence that separates the property has been in disrepair for years, and he has been the one to fix it. He wanted to see a masonry wall as a screening in between the properties. He expressed concern about the noise in addition to the current noise of the gas station's HVAC units.

Caitlyn McDonald, 8329 Pontiac Lake Road, shared concern about the chargers being on without the gas station being open.

Mary Earley, 5925 Pine Ridge Court, questioned the need for four EV chargers. She suggested eliminating the two bordering the residential property.

Chairperson Carlock closed the public hearing at 7:08 P.M.

Commissioner Seeley suggested relocating the chargers to the west side of the property. Mr. Shimkus said there are fueling points near there, and he preferred to be away from them.

It was MOVED by Commissioner Seeley, seconded by Commissioner Sevic table the special land use request for the BP gas station at 8320 Highland Road, (parcel number 12-13-454-019), to gather further information from a sound expert and for said expert to be present at the next meeting this request is considered at, to study alternate charger locations and to improve the landscaping and buffering on the residential property line. The motion carried with a roll call vote: (7 yes votes) (Sevic/yes, Ruggles/yes, Seward/yes, Carlock/yes, Dehart/yes, Seeley/yes, Meagher/yes).

CONTINUING BUSINESS

None

NEW BUSINESS

A. Review of the 2027-2032 draft Capital Improvement Plan (CIP)

Senior Planner Waligora reviewed the changes and additions to this year's CIP.

LIAISON'S REPORT

Commissioner Ruggles updated the Planning Commission on Tuesday's Board meeting. Commissioner

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
AUGUST 20, 2026

Carlock shared Parks and Rec met last month to discuss Stanley Park and park operations.

DIRECTOR'S REPORT

Director O'Neil said the new buildings are getting closer to completion. The tentative move in dates would be somewhere in October and November, for Public Safety and Township Hall, respectfully.

OTHER BUSINESS

None.

COMMUNICATIONS

None.

NEXT MEETING DATE: September 3, 2026

ADJOURNMENT

**It was MOVED by Commissioner Seeley, seconded by Chairperson Carlock, to adjourn at 8:12 P.M.
The motion carried with a voice vote: (7 yes votes).**

Director's Report

Project Name: Edendale

Description: Planned development agreement and final site plan approval

Date on Agenda this packet pertains to: September 03, 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"

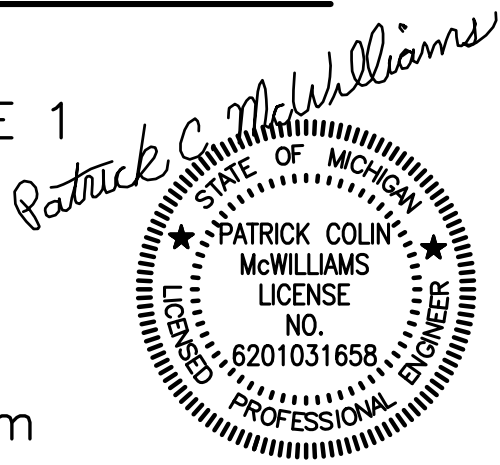
SITE CONDOMINIUM

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



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

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

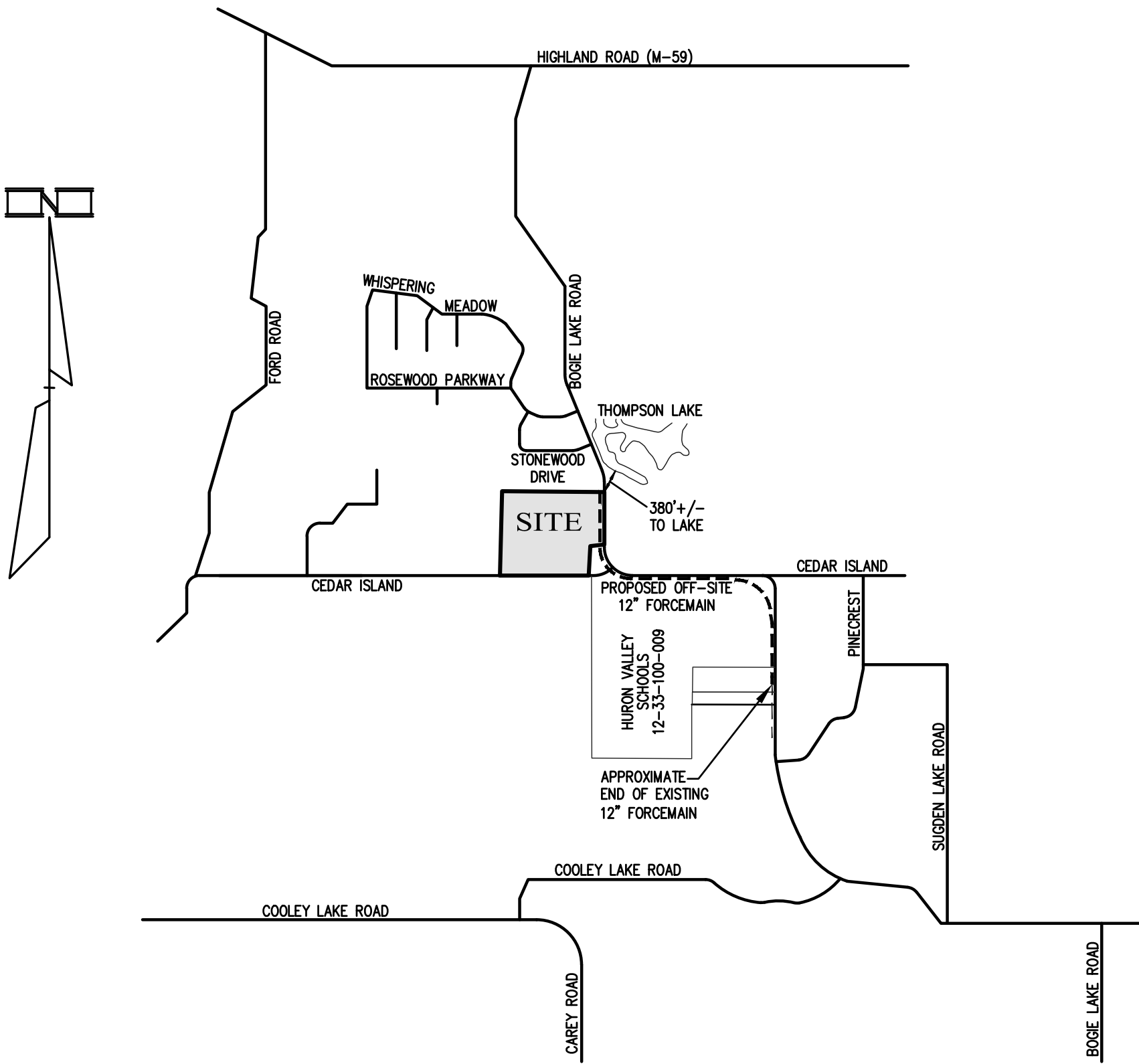
Auburn Hills, MI 48326

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'

SHEET INDEX

- 1 COVER SHEET
- FSP1 FINAL SITE PLAN SUMMARY
- 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 DETENTION BASIN CALCULATIONS & DETAILS
- 12 OFF-SITE SANITARY FORCEMAIN PLAN – OVERALL
- 13 OFF-SITESANITARY FORCEMAIN PLAN – SOUTH CONNECTION
- 14 OFF-SITE SANITARY FORCEMAIN PLAN
- 15 OFF-SITE SANITARY FORCEMAIN PLAN
- 16 OFF-SITE SANITARY FORCEMAIN PLAN
- 17 OFF-SITE SANITARY FORCEMAIN PLAN
- 18 OFF-SITE SANITARY FORCEMAIN PLAN – NORTH PUMP STATION & TREE CHART
- 19 CEDAR ISLAND ROAD & WHITE LAKE MIDDLE SCHOOL SIDEWALK PLAN
- L1 COMMON AREA LANDSCAPE PLAN
- L2 LANDSCAPE PLAN – ENTRANCE & SCREENING AREAS
- L3 LANDSCAPE PLAN – ENTRANCE & SCREENING AREAS
- L4 LANDSCAPE DETAILS AND PLANT LIST
- A1 ARCHITECTURE

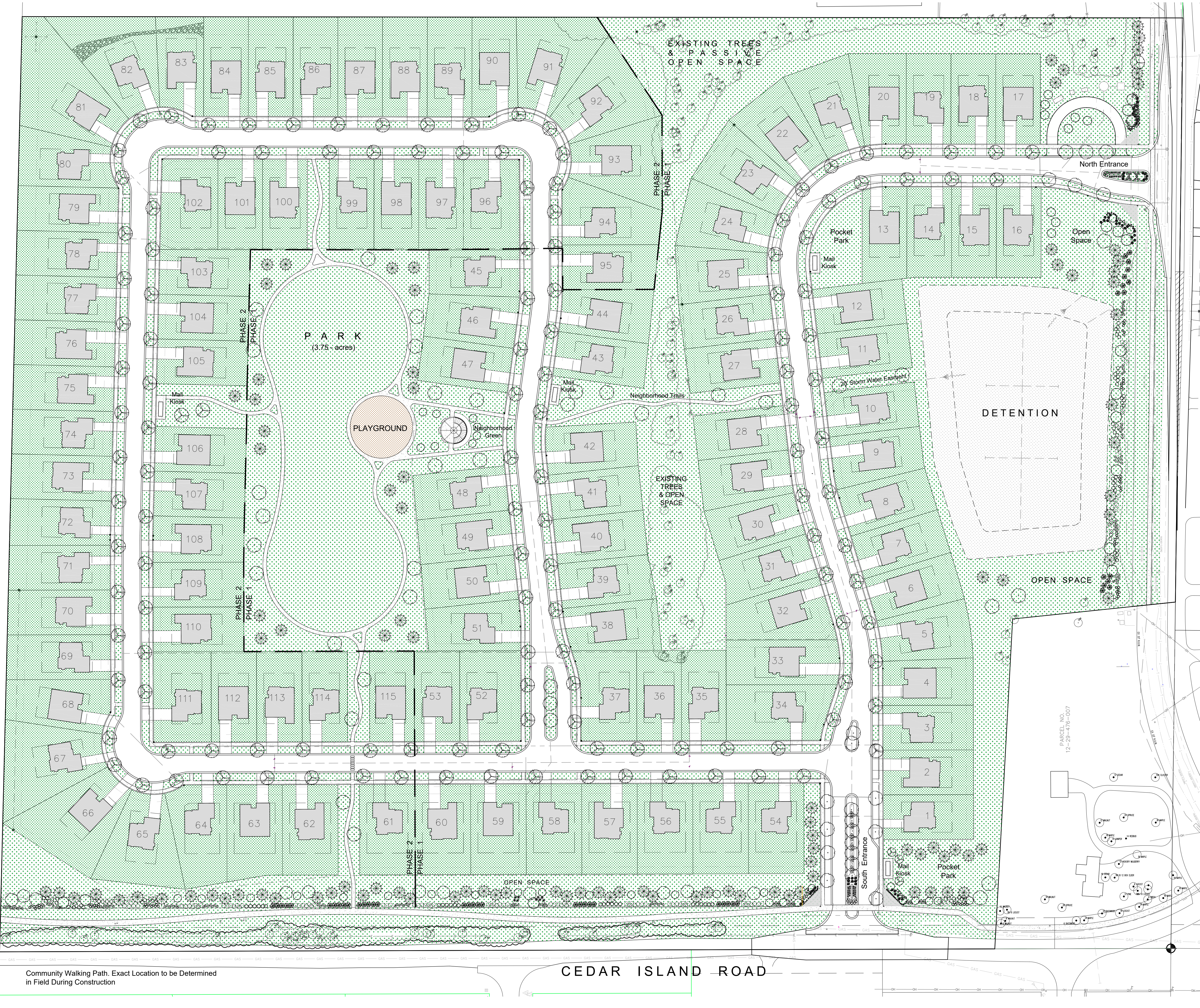
REVISION INDEX

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



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

CEDAR ISLAND ROAD

BOGIE LAKE ROAD

SITE DATA	
Parcel Size :	45.47 acres Gross
Parcel Size :	36.02 acres Net
Zoning :	PD (Planned Dev.)
Proposed Density :	115 Residences
	3.13 DU / NET AC
	(Total Site area less road easements, detention, & utility easements 45.47 ac - 9.45 ac = 36.02 ac / 115 = 3.13)
Phase 1 :	Units 1 - 60
Phase 2 :	Units 61 - 115
Proposed Open Space :	10.21 acres 28.4% Open Space
Roads: 60' ROW (28' back of curb)	
See Sheet 3 of 19 "Overall Site Plan & Notes" for site detail	

Item A.

JEPPIK 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 JEPPIK 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 JEPPIK PARTNERS, INC.

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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:

Final Site Plan Summary

Issues / Revisions

Final Site Plan	04-01-26

Drawn by:

Checked By:
JTE

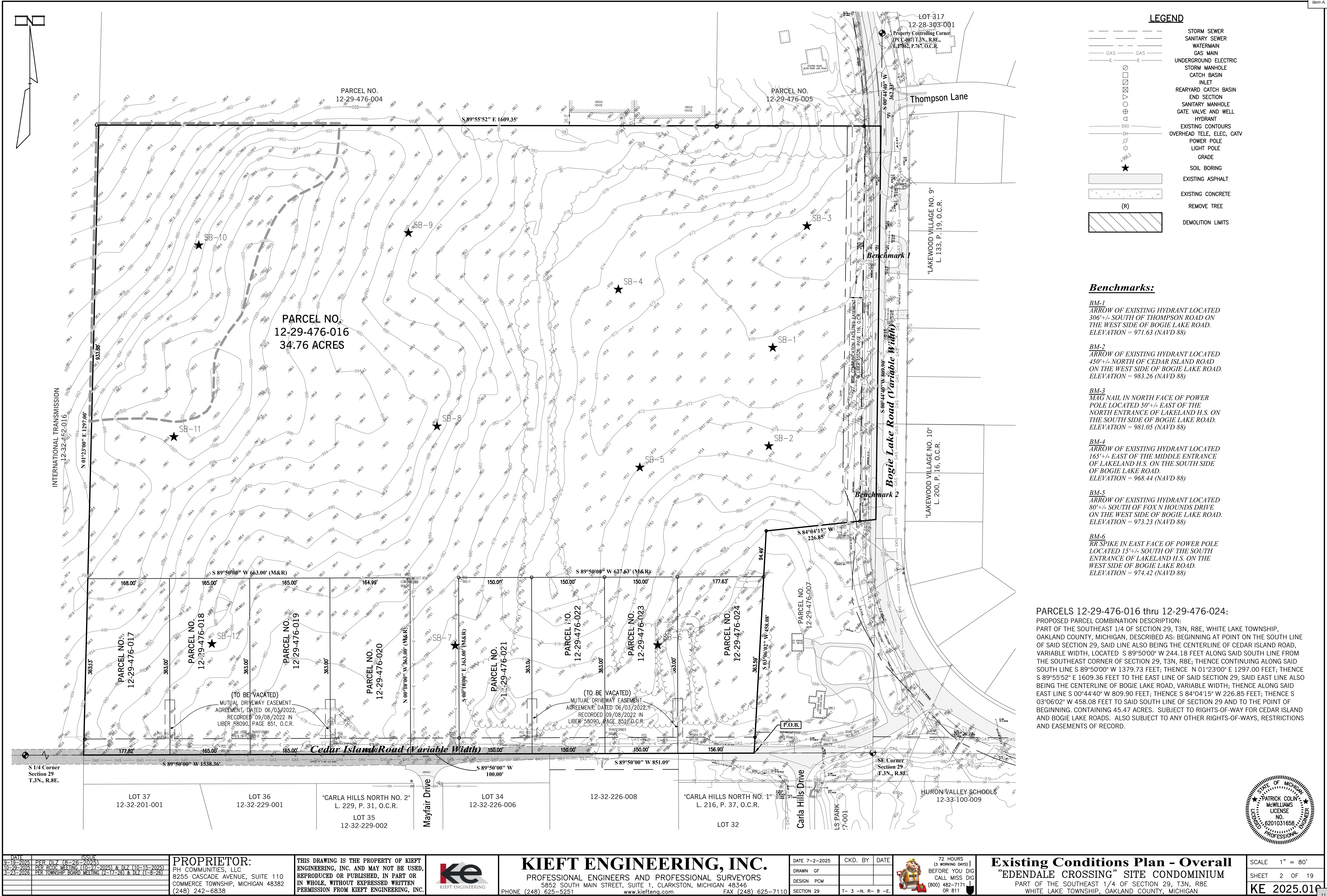
Date
April 1, 2026

Scale
Scale: 1" = 60'

Not for Construction

Sheet
FSP-1

10



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)

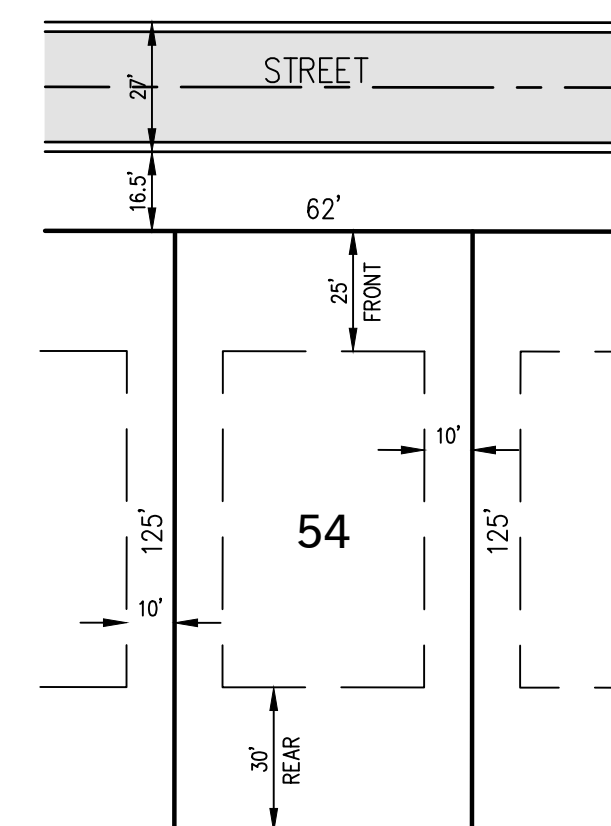
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GENERAL NOTES

- 1) PROPERTY SIDWELL NUMBERS: 12-29-476-016 THRU 12-29-476-024; SITE AREA = 45.47 ACRES
- 2) ZONING: EXISTING - AG (AGRICULTURAL)
PROPOSED - PD (PLANNED DEVELOPMENT)
- 3) PROPOSED USE: SINGLE FAMILY RESIDENTIAL (SITE CONDOMINIUM).
- 4) MINIMUM UNIT SIZE PROPOSED: 7,750 SF, WIDTH 62 FEET, AVERAGE UNIT SIZE 8,651 SF.
- 5) PROPOSED SETBACK REQUIREMENTS:
TOTAL UNITS PROPOSED - 115
FRONT SETBACK - 25 FT
REAR SETBACKS - 30 FT
SIDE YARD SETBACKS - 10 FT (EACH SIDE), 22 FT BETWEEN HOMES.
ALL UNITS HAVE AT LEAST 62 FT OF FRONTAGE AT THE FRONT 25 FT SETBACK
- 6) STREETS ARE 60 FOOT WIDE RIGHT-OF-WAY W/23' WIDE ASPHALT WITH 24" MOUNTABLE CONCRETE CURB AND GUTTER (27' WIDE TOTAL) (4,862 LF TOTAL ROAD LENGTH). THE DEVELOPER INTENDS ALL ROADS TO BE PRIVATE.
- 7) SEWAGE DISPOSAL: TO ON-SITE PROPOSED PUMP STATION OUT-LETTING TO MUNICIPAL SANITARY FORCEMAIN SYSTEM (5,066 LF) TO BE CONSTRUCTED ALONG BOGIE LAKE ROAD.
- 8) WATER SUPPLY: AN 8" WATERMAIN IS PROPOSED TO BE CONNECTED TO THE EXISTING 12" MUNICIPAL WATERMAIN ALONG BOGIE LAKE ROAD.
- 9) PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE & CABLE) SHALL BE INSTALLED UNDERGROUND.
- 10) NO BRUSH OR GRASS CLIPPINGS WILL BE STORED OR DISPOSED OF INTO THE COMMON/PARK AREAS OR DETENTION BASIN.
- 11) ALL YARD WASTE TO BE REMOVED FROM SITE.
- 12) PUBLIC SIDEWALKS ARE PROPOSED AS PER EXISTING ORDINANCE REQUIREMENTS.
- 13) INDIVIDUAL PLOT PLANS AND GRADING SHALL BE PREPARED BY A LICENSED ENGINEER OR SURVEYOR.
- 14) PROPOSED SITE GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE WHERE OFF-SITE GRADING RIGHTS DO NOT EXIST.
- 15) ALL DISTURBED AREAS SHALL BE RE-VEGETATED.
- 16) DETENTION BASIN SIDE SLOPES SHALL BE LEFT 1 ON 6.
- 17) REAR AND SIDE-YARD DRAINAGE EASEMENTS WILL BE SHOWN ON THE GRADING PLAN.
- 18) ALL FINAL ROAD GRADES WILL COMPLY WITH ROAD COMMISSION FOR OAKLAND COUNTY STANDARDS.
- 19) TYPICAL UNIT COVERAGE: AVERAGE HOUSE FOOTPRINT = 2,400 SF, AVERAGE DRIVEWAY = 500 SF;
TOTAL UNIT COVERAGE = 2,900 SF
TYPICAL UNIT COVERAGE (%) = 2,900 SF/8,651 SF = 33.5% (OR LESS).
- 20) REQUIRED PERMITS/APPROVALS:
-WHITE LAKE TOWNSHIP - ENGINEERING PLANS APPROVAL
-O.C.W.R.C. - SOIL EROSION PERMIT
-O.C.W.R.C. - WATERMAIN APPROVAL
-O.C.W.R.C. - SANITARY SEWER APPROVAL
-M.D.E.O. - WATERMAIN PERMIT
-M.D.E.O. - SANITARY SEWER PERMIT
-M.D.E.O. - NPDES NOTICE OF COVERAGE PERMIT
-M.D.E.O. - WETLANDS STORM DISCHARGE PERMIT TO OFF-SITE LAKE
-R.C.O.C. - APPROACH & UNDERGROUND PERMITS
- 21) THERE ARE NO WETLANDS ON THIS SITE.
- 22) EACH HOME SHALL HAVE A 2 CAR GARAGE AND DRIVEWAYS WHICH WILL ACCOMMODATE THE REQUIRED OFF-STREET PARKING.
- 23) OFF-SITE IMPROVEMENTS SHALL BECOME PUBLIC.
- 24) ALL SIDEWALKS MUST COMPLY WITH ADA STANDARDS.
- 25) NO STREET LIGHTING IS PROPOSED. EXTERIOR LIGHTS SHALL BE INSTALLED ON INDIVIDUAL HOMES.
- 26) TRASH PICKUP FOR THE HOMES WILL BE CURBSIDE.
- 27) PARKING IS NOT ALLOWED ON ANY OF THE BOULEVARD ROAD SECTIONS. PARKING IS ALLOWED ON ONE SIDE ONLY (OPPOSITE THE FIRE HYDRANTS/WATERMAIN).
- 28) FIRE LANES PROVIDED ALONG BOTH ROADS (27' WIDE).
- 29) INDIVIDUAL HOME ADDRESSES SHALL BE 6' MINIMUM.
- 30) STORM SEWER & STORM WATER MANAGEMENT SYSTEM SHALL BE OWNED, OPERATED & MAINTAINED REGULARLY BY THE CONDOMINIUM ASSOCIATION.
- 31) SINCE ALL PROPOSED HOMES WILL BE SINGLE FAMILY DETACHED HOUSING, THERE COULD BE MANY DIFFERENT TYPES & STYLES OF HOMES. REQUIREMENTS SUCH AS BUILDING MATERIALS & SIZING WILL BE PROVIDED WITHIN FUTURE CONDOMINIUM DOCUMENT.
- 32) THIS DEVELOPMENT IS PROPOSED TO BE RECORDED AS A CONDOMINIUM UNDER THE CURRENT RULES OF THE MICHIGAN CONDOMINIUM ACT.
- 33) LANDSCAPE PLAN PREPARED BY J. EPPINK PARTNERS, INC.
- 34) TWO PROJECT SIGNS WILL BE PROVIDED. SIGN DETAILS WILL BE SUBMITTED BY OTHERS.
- 35) THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
- 36) THERE WILL BE A 10 FT WIDE PRIVATE EASEMENT FOR PUBLIC UTILITIES GRANTED TO THE UTILITY COMPANIES. THERE WILL BE A 20 FT WIDE EASEMENT FOR SANITARY SEWER GRANTED TO WHITE LAKE TOWNSHIP AND CENTERED ON THE UTILITY AS SHOWN. THERE WILL BE A 20 FT WIDE EASEMENT FOR STORM SEWER CENTERED ON THE UTILITY AS SHOWN. THERE WILL BE A 20 FT WIDE EASEMENT FOR WATERMAIN GRANTED TO WHITE LAKE TOWNSHIP.



TYPICAL MINIMUM LOT

LEGEND

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



Overall Site Plan & Notes
"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 3 OF 19
 KE 2025.016

DATE	ISSUE
9-18-2024	PER DLZ (8-26-2024)
10-29-2024	PH COMMUNITIES, LLC
11-12-2024	REVISED PER CLIENT/PLANNER 62' WIDE UNITS (11-7-2024)
12-18-2024	REVISED PER P.C. MEETING (12-4-24) & CLIENT (12-17-24)
3-23-2025	PER TOWNSHIP BOARD MEETING (2-17-25) & DLZ (1-8-25)

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

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







Site/Grading Plan - Southeast
"EDENDALE CROSSING" SITE CONDOMINIUM

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

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FAX (248) 625-7110

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8255 CASCADE AVENUE, SUITE 110

COMMERCE TOWNSHIP, MICHIGAN 48382

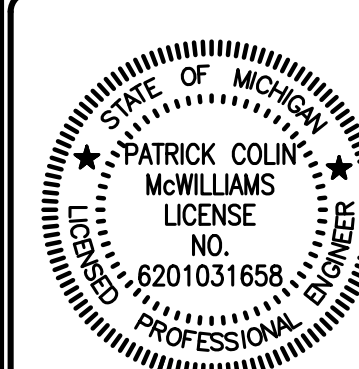
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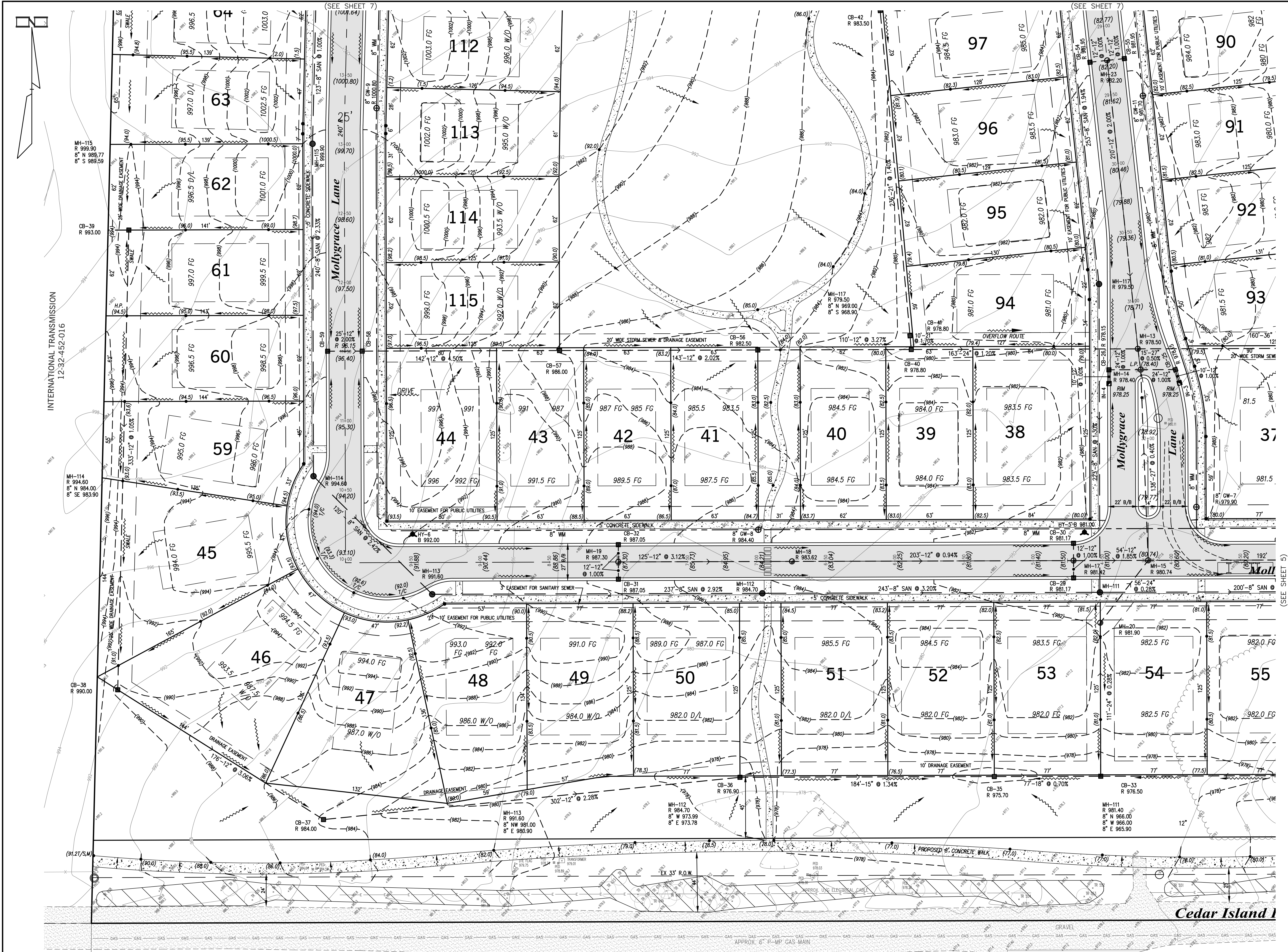
DATE	CDK. BY	DATE
7-2-2025	GF	7-2-2025
DESIGN	PC	SECTION 29



72 HOURS
(3 WORKING DAYS)
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OR 811



SCALE 1" = 30'
SHEET 5 OF 19
KE 2025.010





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11-12-2025	PER DLT 11-12-2025
12-12-2025	PER DLT 12-12-2025
1-12-2026	PER DLT 1-12-2026
2-12-2026	PER DLT 2-12-2026
3-12-2026	PER DLT 3-12-2026

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

DATE	CKD	BY	DATE
7-2-2025			

DATE	DESIGN	PCD	SECTION
7-2-2025			29

T-3-N-R-8-E

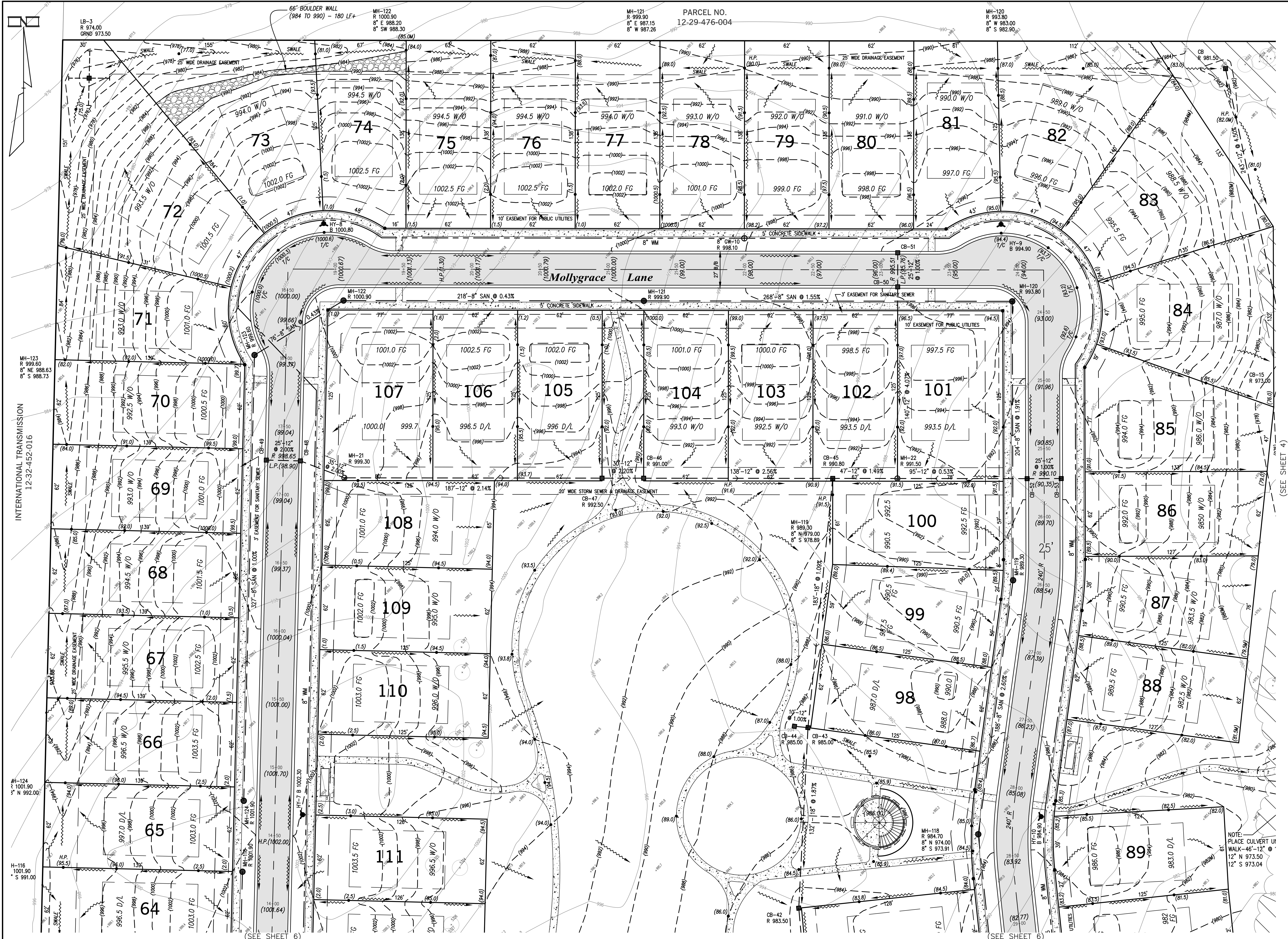
Site/Grading Plan - Southwest Edendale Crossing SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

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SCALE 1" = 30'
SHEET 6 OF 19
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11-12-2025	PER DCA # 25-2025-003
12-12-2025	PER DCA # 25-2025-004

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COMMERCE TOWNSHIP, MICHIGAN 48382
(248) 242-6838

DATE	CKD. BY	DATE
7-2-2025		

DRAWN	DESIGN	SECTION
GF	PCM	29

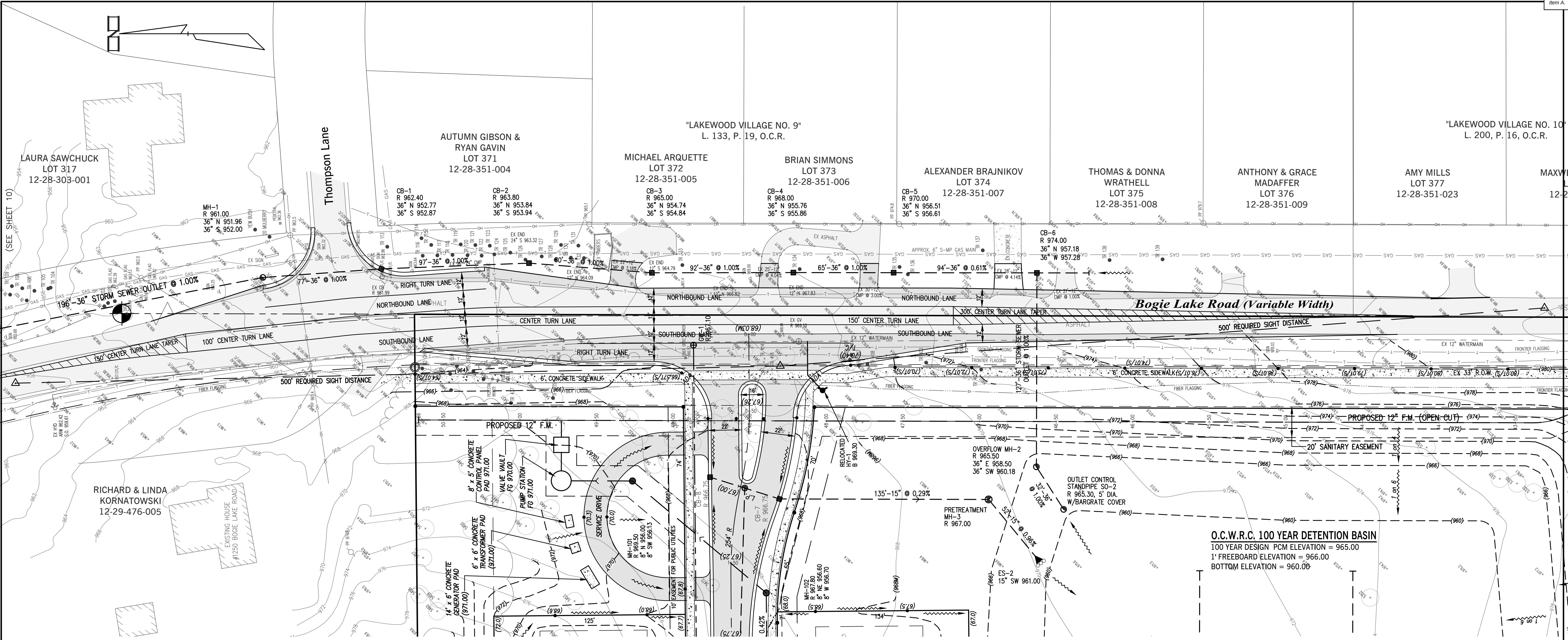
T-3-N-R-8-E

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
KE 2025.010



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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. MEETING (12-4-25) & CLIENT (12-12-25)
3-23-2026	PER TOWNSHIP BOARD MEETING (2-17-26) & D.L.Z. (1-8-26)

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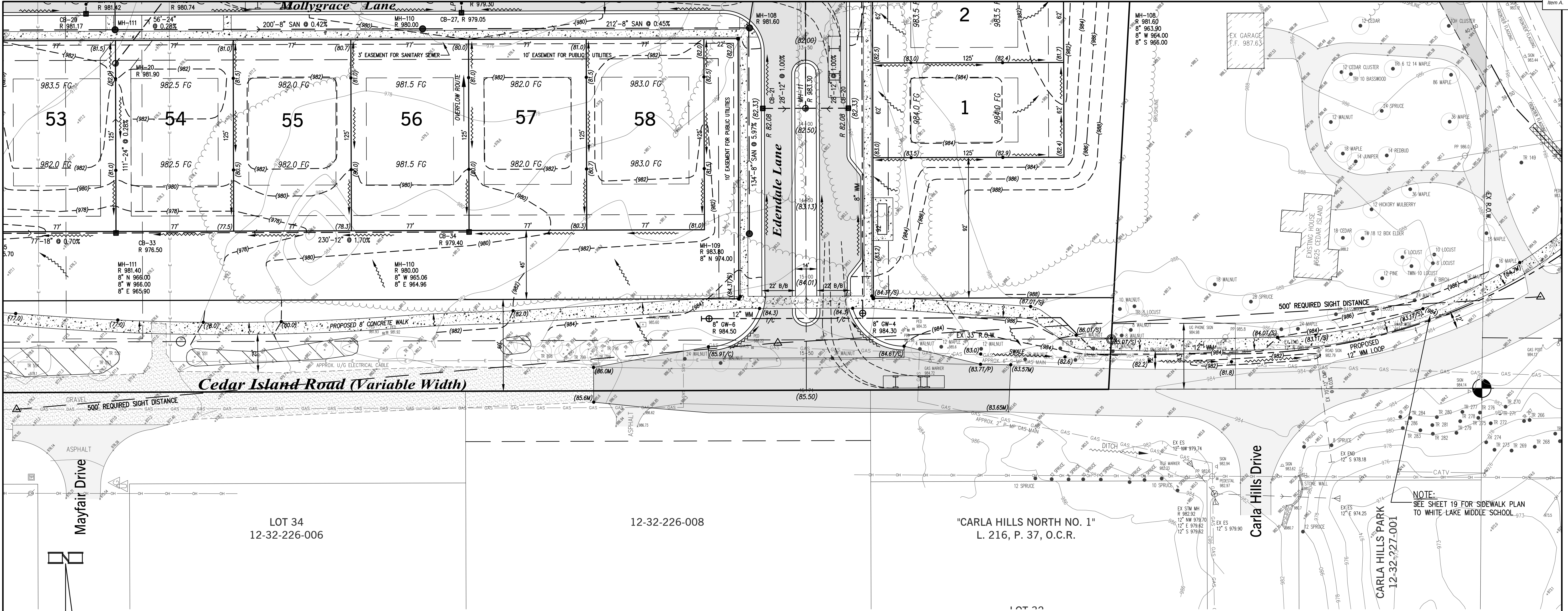
DATE	CKD.	BY	DATE
DRAWN GF			
DESIGN PCM			
SECTION 29	T- 3	-N, R- 8	-E



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	2025.016

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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)

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DESIGN	PCM		
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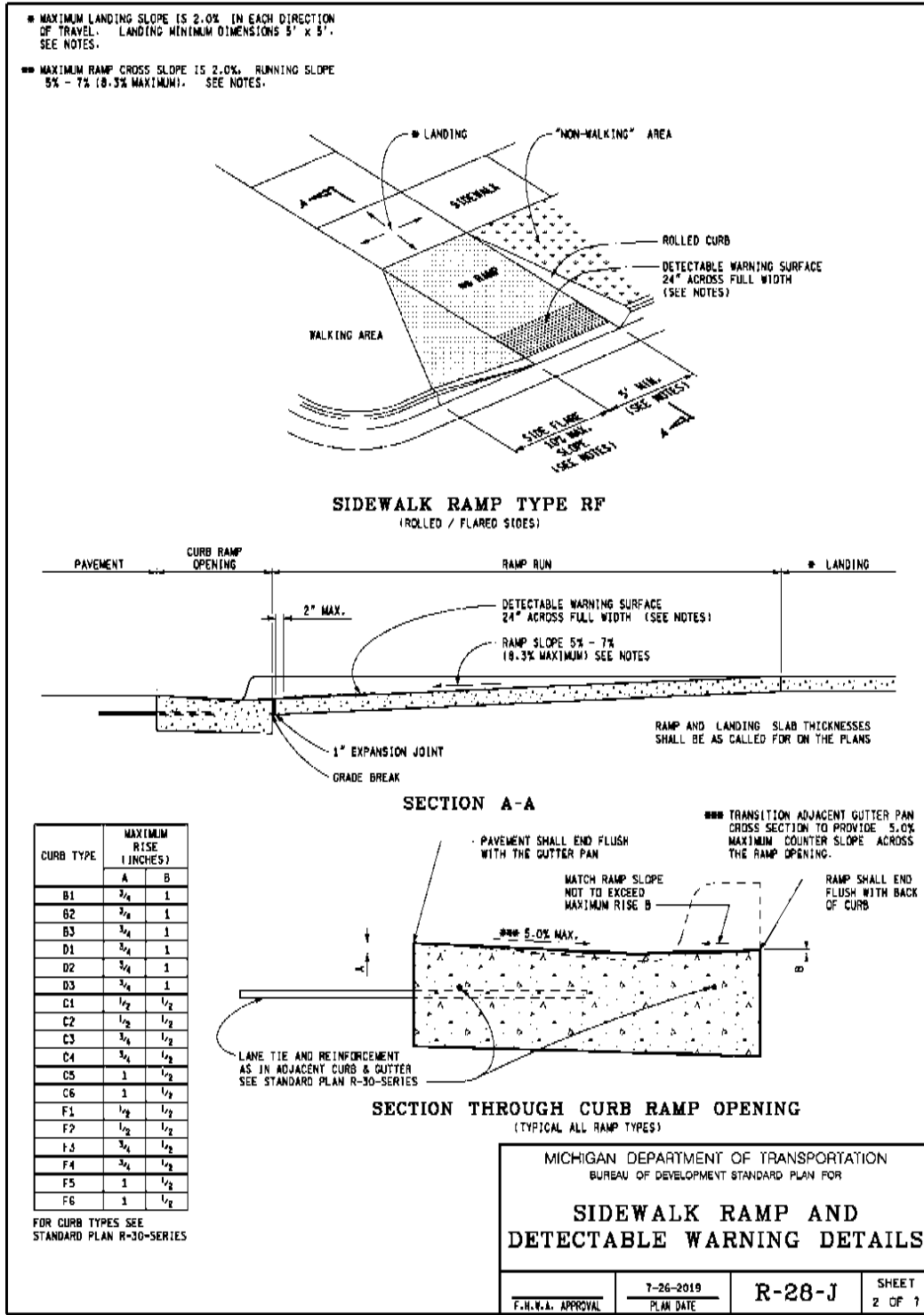
Cedar Island Entrance Plan
"EDENDALE CROSSING" SITE CONDOMINIUM
PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	1" = 30'
SHEET	9 OF 19
KE	2025.010

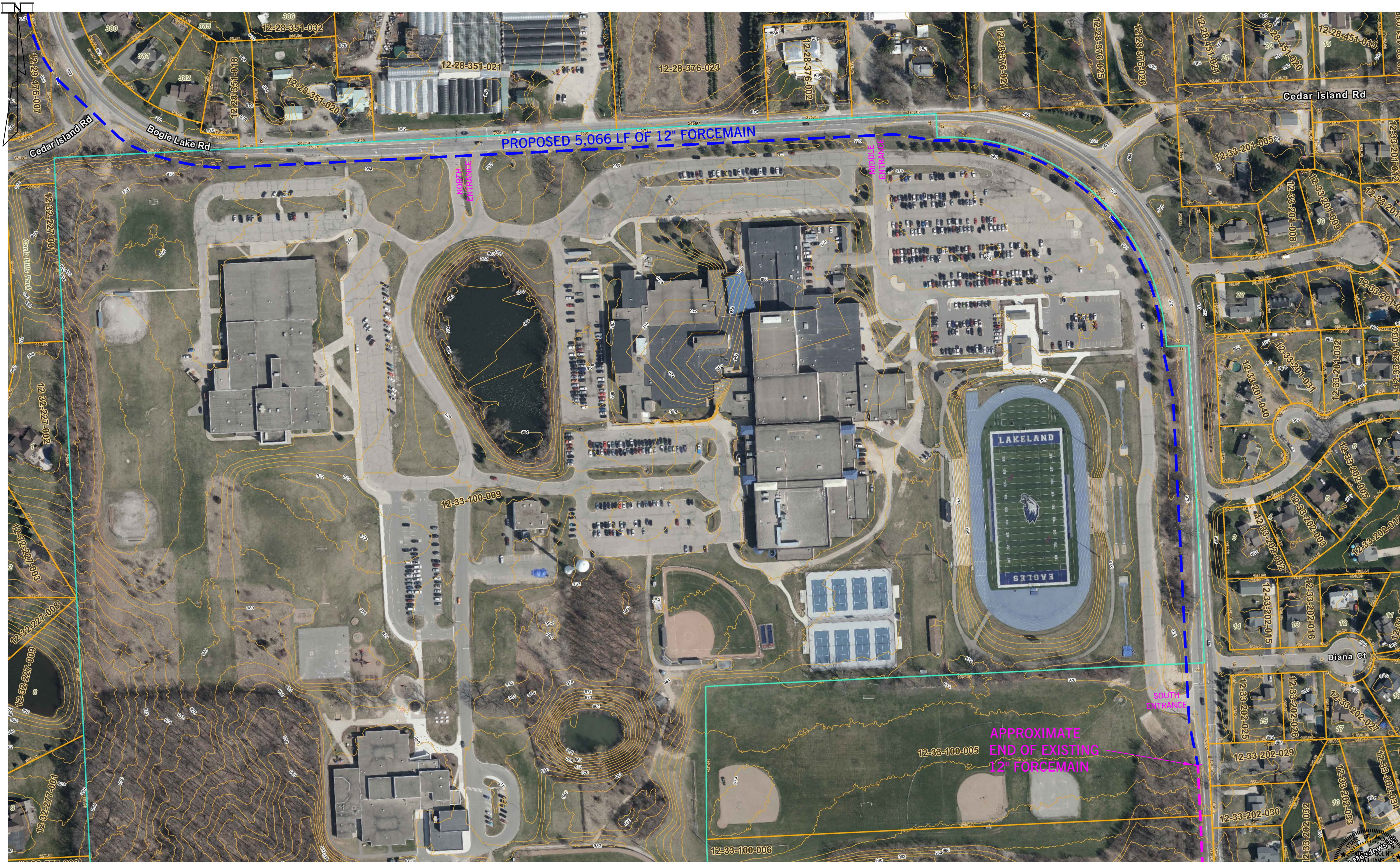
DATE	ISSUE
9-18-2025	PER DLZ (8-28-2025)
10-1-2025	PER ROCOC MEETING (10-2-2025) & DLZ (10-15-2025)
1-23-2026	PER TOWNSHIP BOARD MEETING (2-17-26) & DLZ (1-8-26)

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

SCALE	N/A		
SHEET	11	OF	19
KE 2025.01			



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.



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

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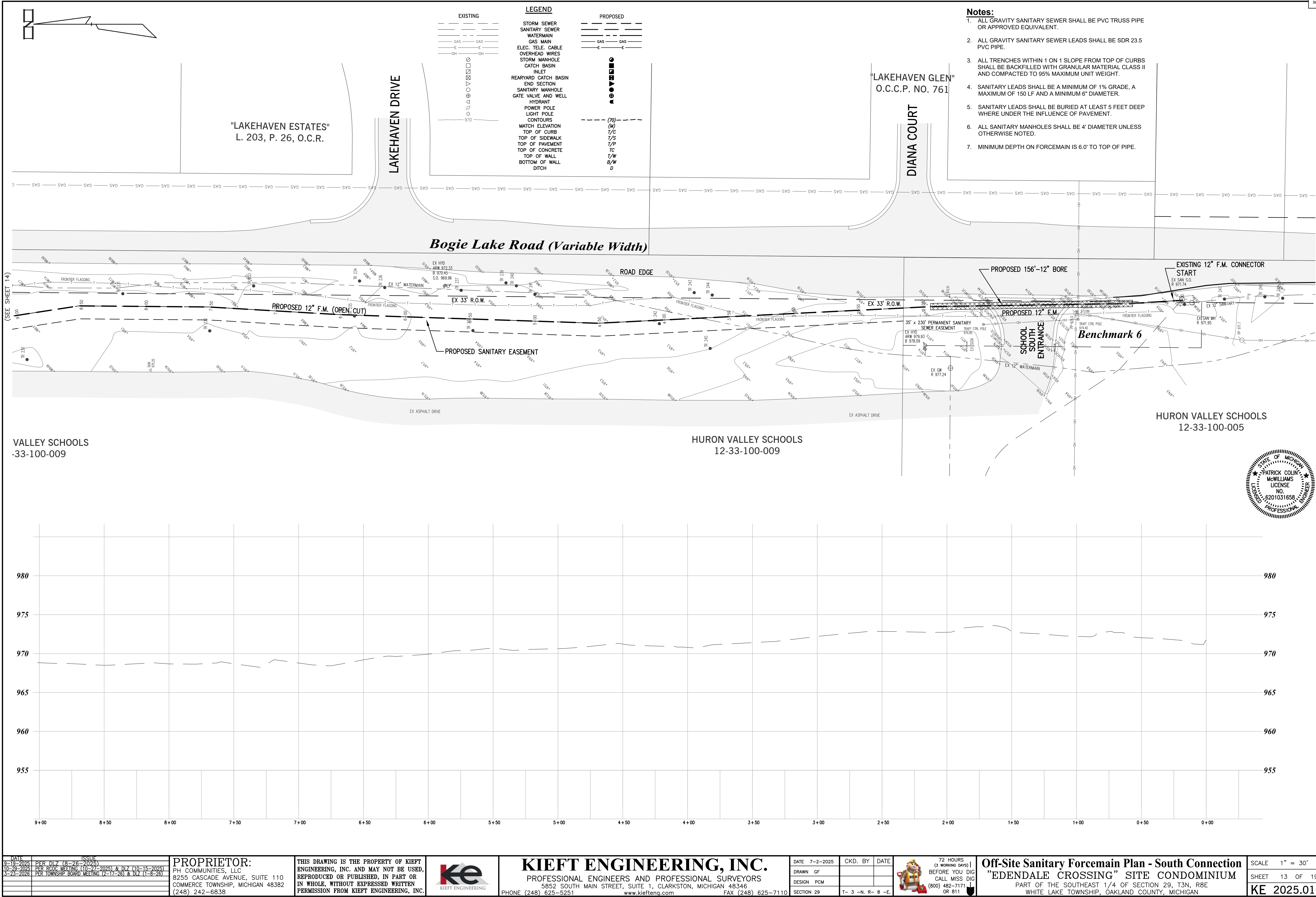
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DESIGN	PCM		
SECTION	29	T- 3 -N. R- 8 -E.	



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	2025.016



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.



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)

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



Off-Site Sanitary Forcemain 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	13 OF 19
KE	2025.016



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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.

LEGEND

EXISTING

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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

PROPOSED

--- (70) ---
 (M)
 T/C
 T/S
 T/P
 TC
 T/W
 B/W
 D



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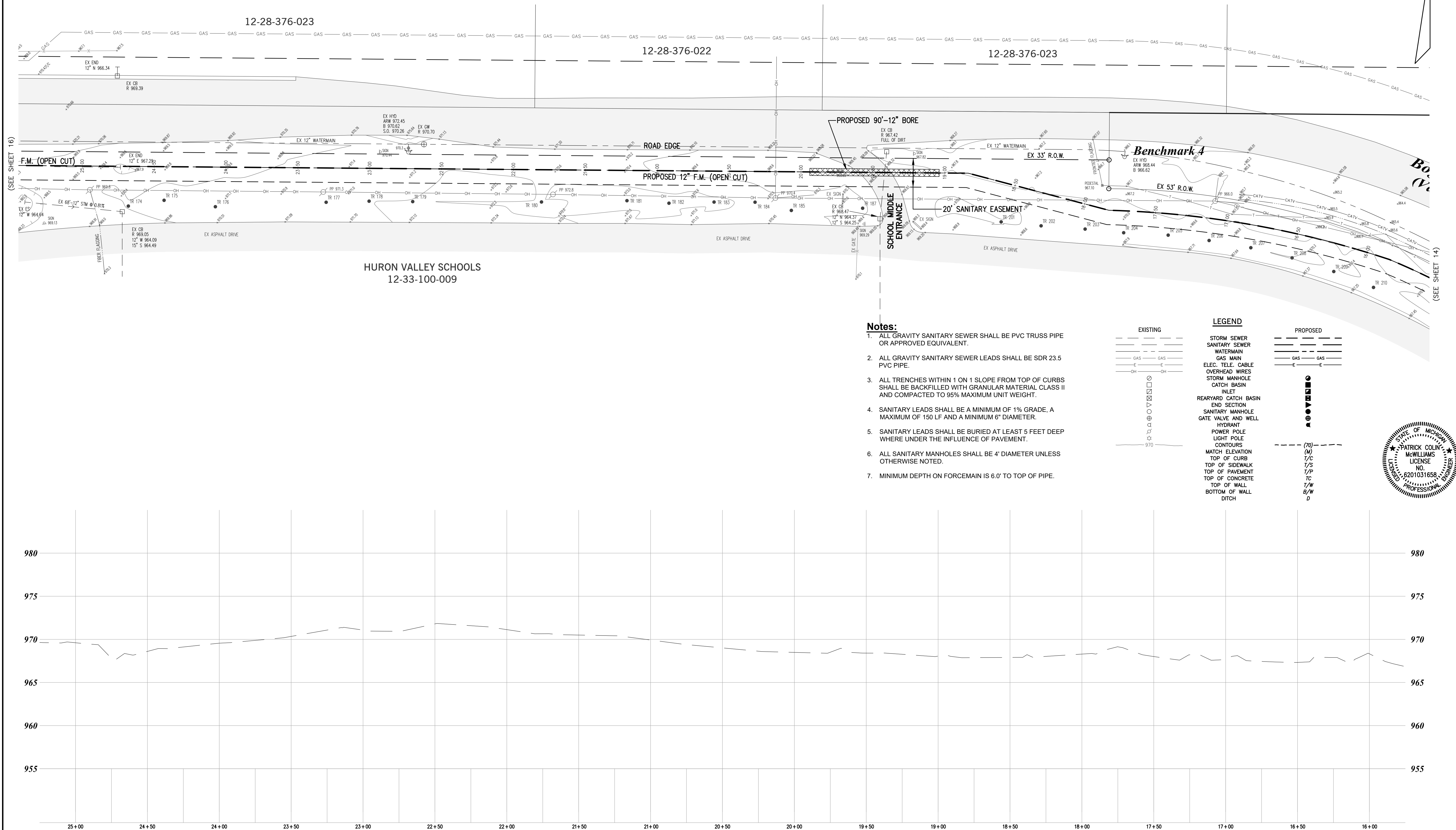
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Off-Site Sanitary Forcemain Plan
"EDENDALE CROSSING" SITE CONDOMINIUM
 PART OF THE SOUTHEAST 1/4 OF SECTION 29, T3N, R8E
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

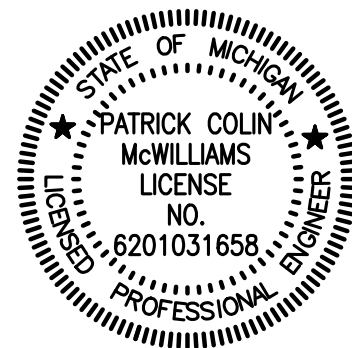
SCALE	1" = 30'
SHEET	14 OF 19
KE 2025.01	

**Notes:**

1. ALL GRAVITY SANITARY SEWER SHALL BE PVC TRUSS PIPE OR APPROVED EQUIVALENT.
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7. MINIMUM DEPTH ON FORCEMAIN IS 6.0' TO TOP OF PIPE.

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)

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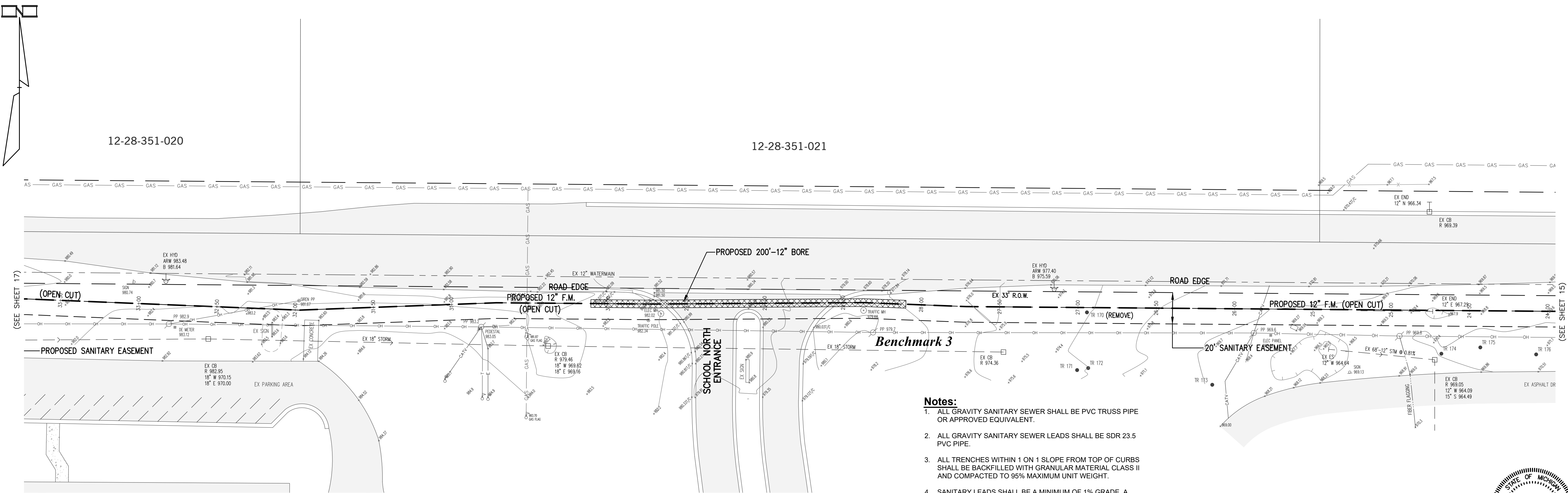
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DRAWN	GF		
DESIGN	PCM		
SECTION	29	T- 3 -N. R- 8 -E.	



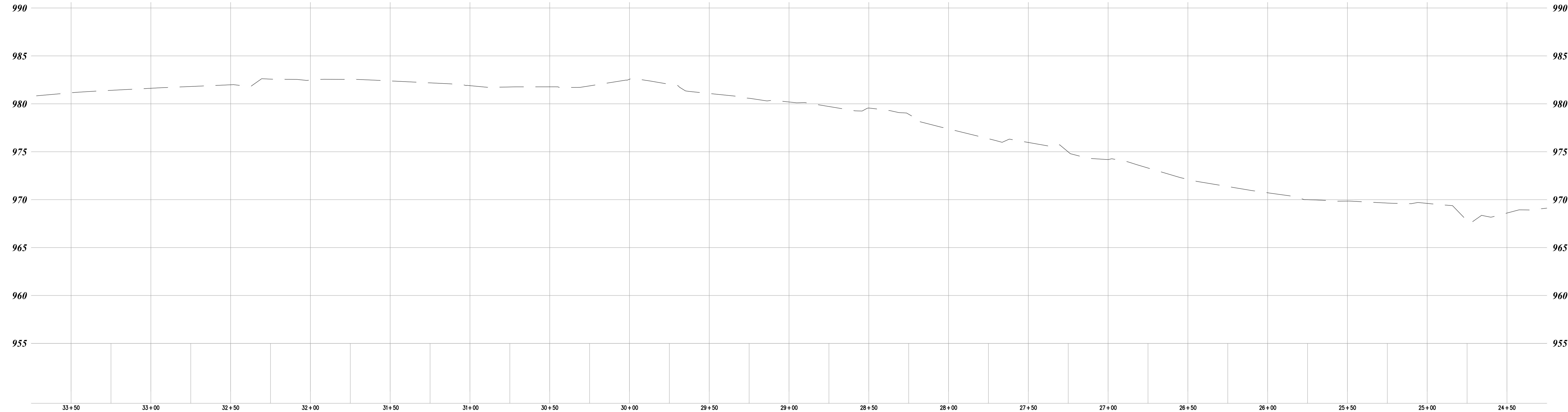
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OR 811

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	15 OF 19
KE	2025.016

**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.



DATE	ISSUE
9-18-2025	PER DLZ (8-26-2025)
10-29-2025	PER RCOO 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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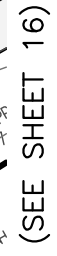
DATE	7-2-2025	CKD. BY	DATE
DRAWN	GF		
DESIGN	PCM		
SECTION	29	T- 3 -N, R- 8 -E.	



72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
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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	16 OF 19
KE	2025.016



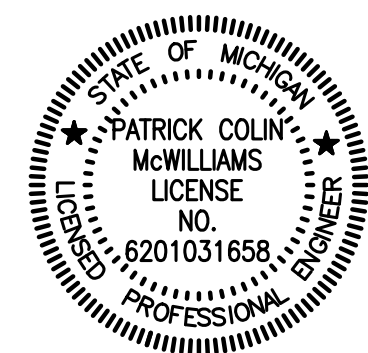
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7. MINIMUM DEPTH ON FORCEMAIN IS 6.0' TO TOP OF PIPE.

PROPOSED 8' SAFETY PATH CONNECTION
TO HURON VALLEY SCHOOL PARKING LOT
NOTE:
SIDEWALK WILL LEAD FROM BOGIE LAKE
ROAD / CEDAR ISLAND ROAD INTERSECTION
TO SCHOOL PROPERTY AND FINAL LOCATION
AND CONNECTION POINT TO BE
COORDINATED WITH HURON VALLEY SCHOOL
DISTRICT

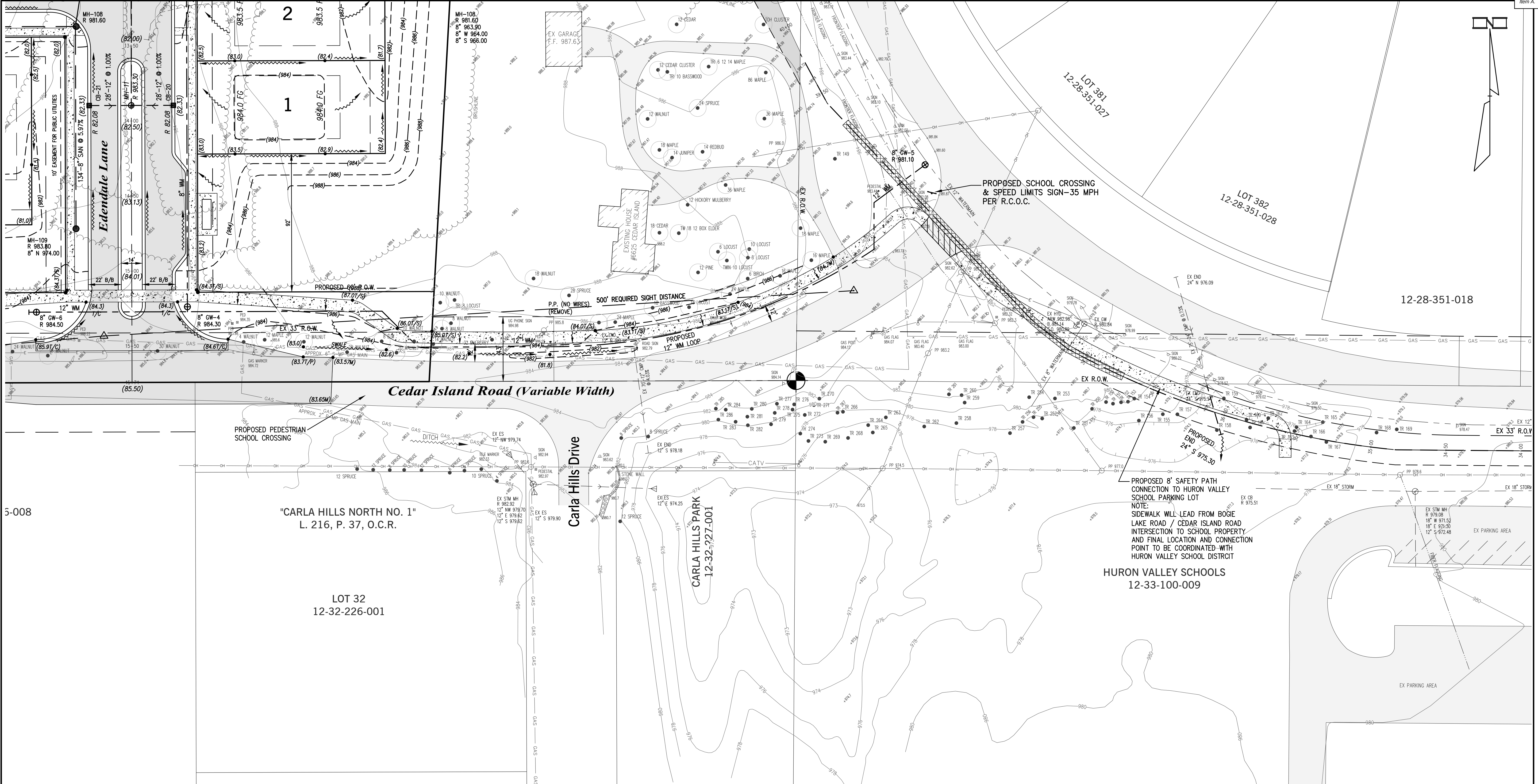
26



1. ALL GRAVITY SANITARY SEWER SHALL BE PVC TRUSS PIPE OR APPROVED EQUIVALENT.
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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)

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

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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	2025.019

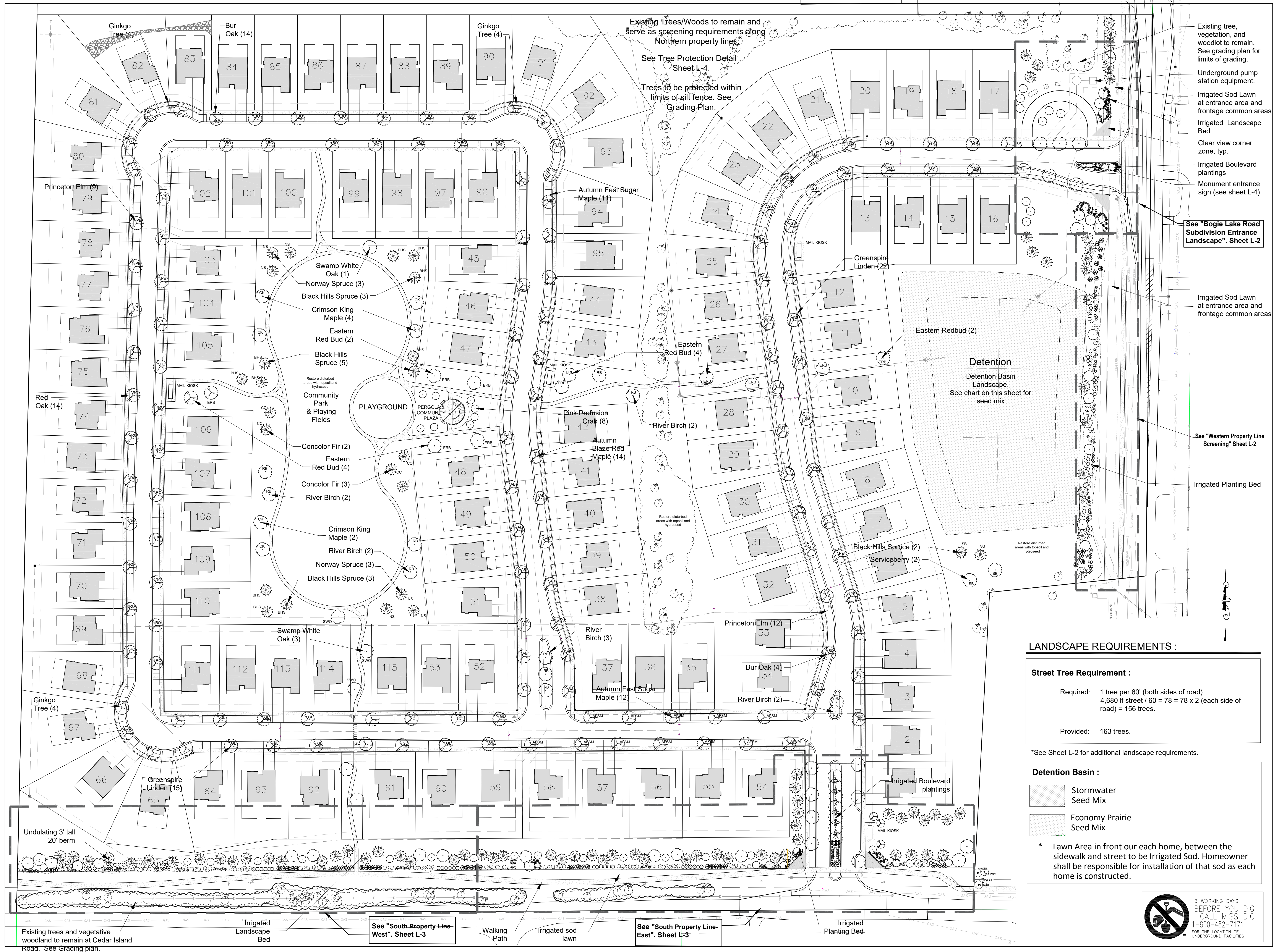
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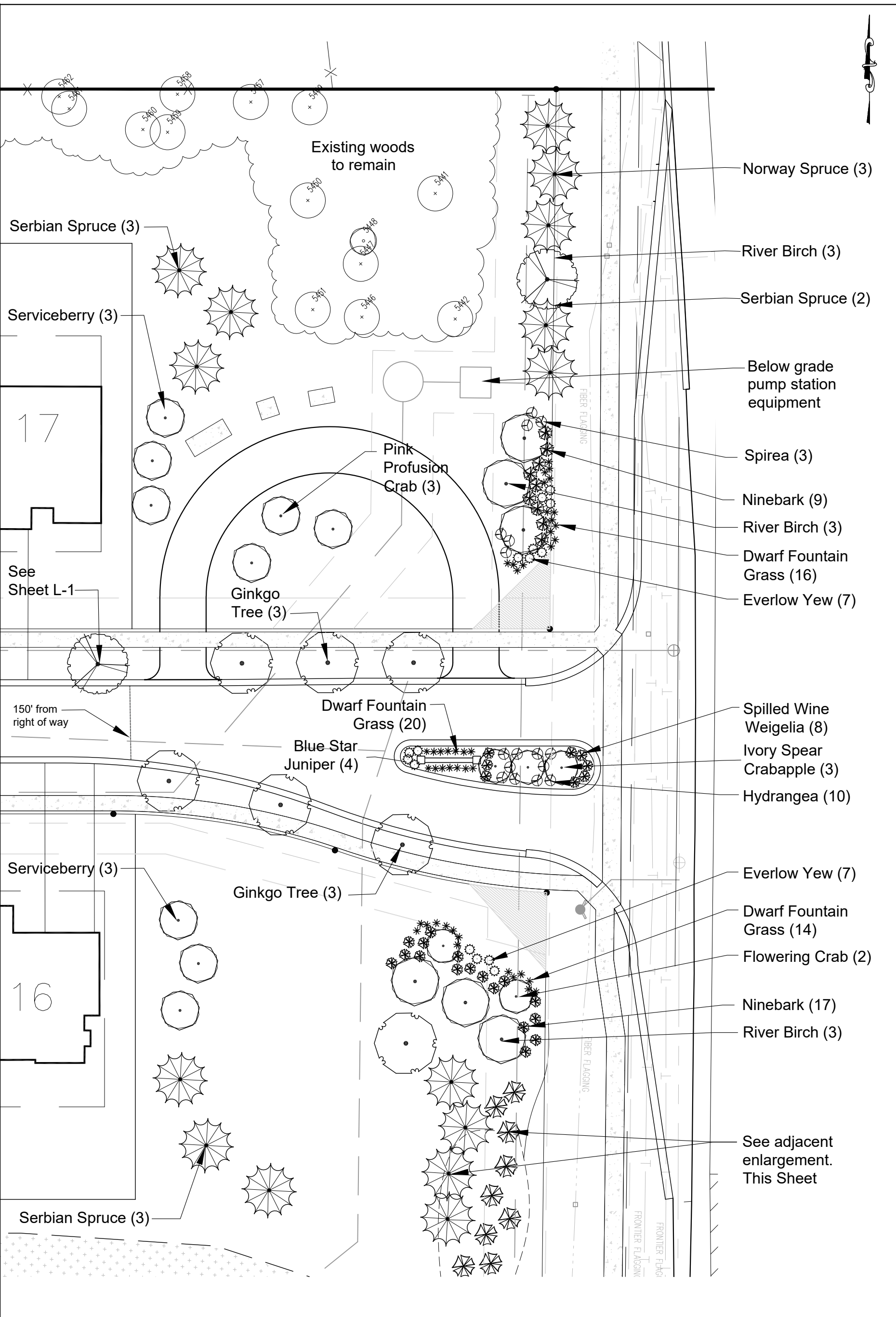
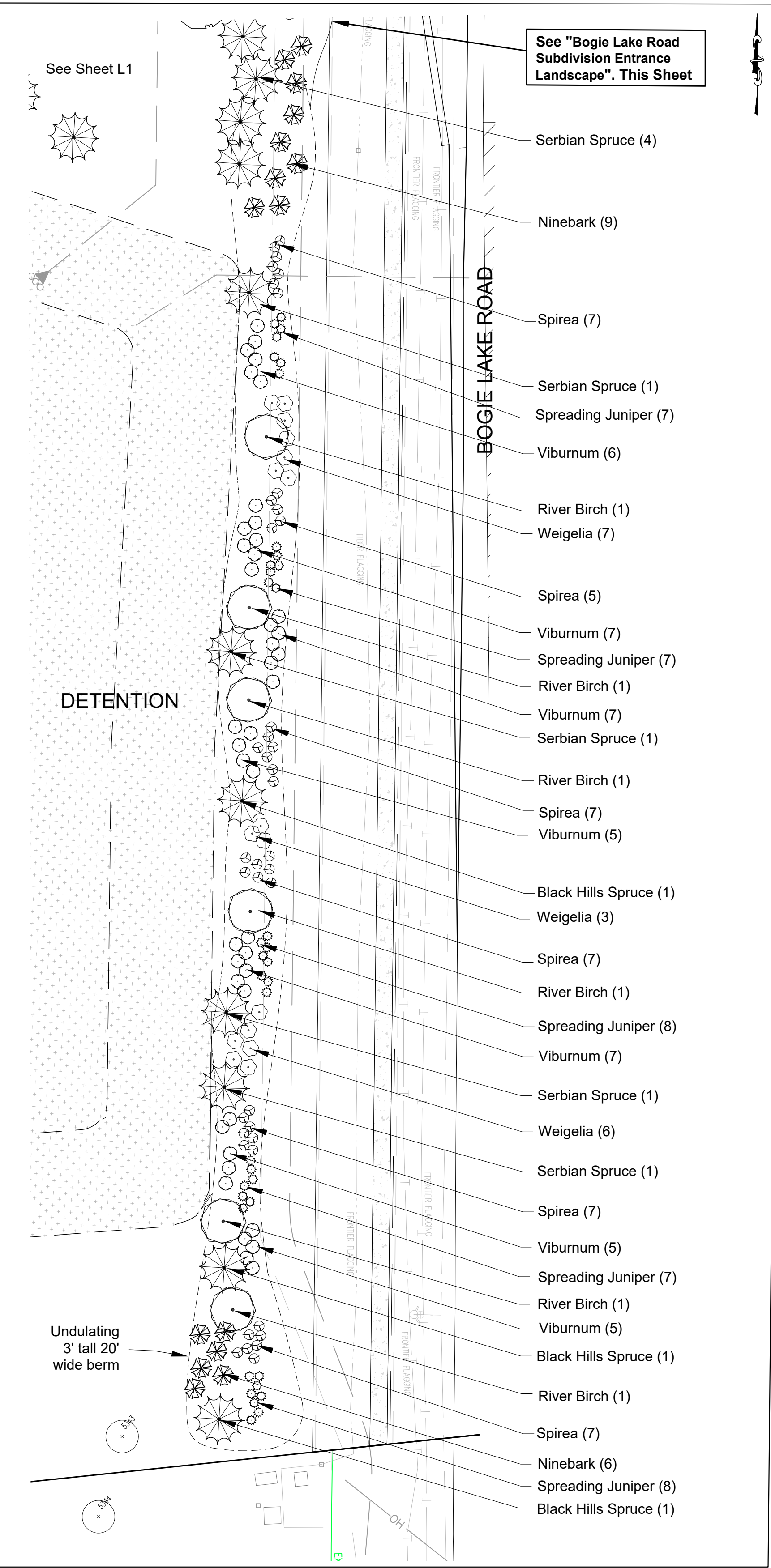
PH Homes
255 Cascade Ave
Suite 110
Commerce Twp, MI 48382
48-242-6838

Issues / Revisions	
Final Site Plan	04-01-26

Not for Construction

29





Bogie Lake Entrance Drive Calculations: See landscape requirements and landscape provided in adjacent chart : this page. (Bogie Lake entrance exceeds Twp landscape requirements)

Residential Entranceway Landscape Calculations :

Township Standard: Section 5.19.F

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
6 Trees Provided

Shrubs: 5 x 3 = 15
15 Shrubs Required
22 Shrubs Provided
within entrance planting area.

South Side of Bogie Lake Road :

Area: 824 sf
824 \ 300 = 2.7 = 3

Trees: 3 x 1 = 3
3 Trees Required
8 Trees Provided

Shrubs: 3 x 3 = 9
9 Shrubs Required
21 Shrubs Provided
within entrance planting area.

Bogie Lake Road Entrance Island:

Area: 947 sf
947 \ 300 = 3

Trees: 3 x 1 = 3
3 Trees Required
3 Trees Provided

Shrubs: 4 x 3 = 12
12 Shrubs Required
19 Shrubs Provided

Cedar Island Road Entrance :

East Side of Cedar Island Road :

Area: 1,736 sf
1,736 \ 300 = 5.7 = 6

Trees: 6 x 1 = 6
6 Trees Required
6 Trees Provided

Shrubs: 6 x 3 = 18
18 Shrubs Required
18 Shrubs Provided

West Side of Cedar Island Road :

Area: 2,082 sf
2,082 \ 300 = 6.9 = 7

Trees: 7 x 1 = 7
7 Trees Required
10 Trees Provided

Shrubs: 7 x 3 = 21
21 Shrubs Required
21 Shrubs Provided

Cedar Island Road Entrance Island:

Area: 2,172 sf
2,172 \ 300 = 7.2 = 8

Trees: 8 x 1 = 8
8 Trees Required
7 Trees Provided

Shrubs: 4 x 3 = 12
12 Shrubs Required
35 Shrubs Provided

*Remaining 1 required trees to be planted along the sides of the road due to spacing constraints in boulevard

Landscape Screening Between Uses Calculations :

Township Standard: Section 5.19.D

Area of Coverage: North, South, East, & Western Boundaries

Requirement: Land Form Buffer (A-2): A 20'-wide, 3'-tall berm with a 3:1 slope max.
1 large deciduous tree + 1 large evergreen tree + 8 shrubs per every 30'.

Northern Property Line : 1,550 lin ft.

Calculation: 1,550 / 30 = 51.6 = 52
"A2" greenbelt required

Required: 52 Deciduous trees
52 Evergreen trees
416 Shrubs

Provided: 56 existing trees and surrounding dense vegetation woodlot to remain and serve as required northern screening. The western portion of the northern boundary is adjacent to the cell-phone tower and the home sites were deliberately moved, at the direction of the Planning Commission, to the north in order to create a larger buffer at Cedar Island.

Waiver Request: Waiver requested at northern boundary to permit existing trees and vegetation to count as vegetative buffer because adjacent property is occupied by a commercial green house and cell tower.

Western Property Line : 1,230 lin ft. (adjacent to AG ITC corridor)

Calculation: 1,230 / 30 = 41
"A2" greenbelt required

Required: 41 Deciduous trees
41 Evergreen trees
328 Shrubs

Provided: No trees or shrubs are proposed along the western boundary. The western boundary is adjacent to the ITC corridor (240' wide) and the existing homes to the west are significantly up hill. The home sites along the western boundary were deliberately moved, at the direction of the Planning Commission, to the west in order to create a larger buffer at Bogie Lake.

Waiver Request: Waiver requested at western boundary omit landscape buffer adjacent to the 240' wide ITC corridor.

Eastern Property Line : 685 lin ft. (Right-of-Way)

Calculation: 685 / 30 = 22.8 = 23

Required: 23 Trees
184 Shrubs
20' wide greenbelt required

Provided: 32 Trees
186 Shrubs
75' - 225' wide greenbelt provided

NO Waiver Requested at Eastern boundary

Southern Property Line : 1,320 lin ft. (Right-of-Way)

Calculation: 1,320 / 30 = 44

Required: 44 Trees
352 Shrubs
20' wide greenbelt required

Provided: 88 Deciduous & Evergreen Trees
369 Shrubs
45' wide greenbelt provided

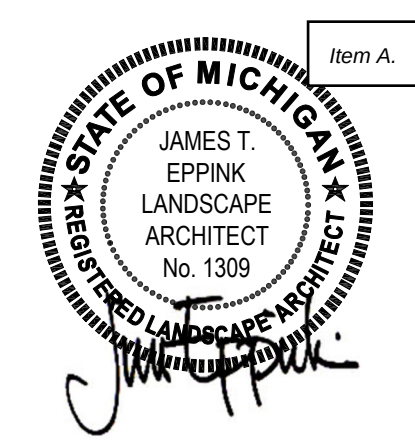
NO Waiver Requested at Southern boundary

Existing Trees to Remian :

474 Existing trees, 6" dbh or greater, have been located on site

128 Existing trees, 6" dbh or greater, are proposed to remain on site

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.



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

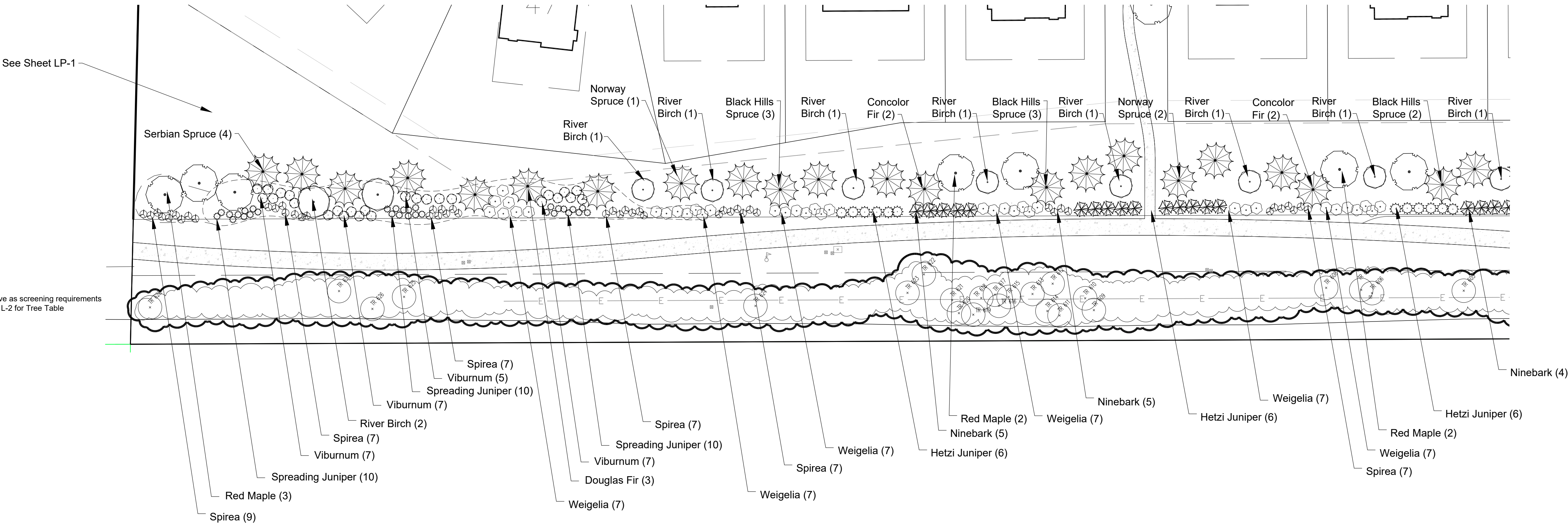
Issues / Revisions
Final Site Plan 04-01-26

Drawn by:
LP
Checked By:
JTE
Date:
April 1, 2026
Scale:
As Noted

Not for Construction
Sheet
L-2

LANDSCAPE PLAN : South Property Line- West

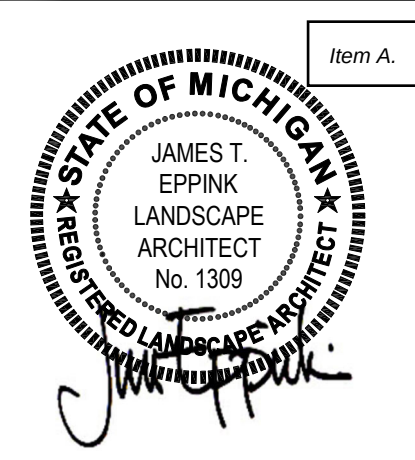
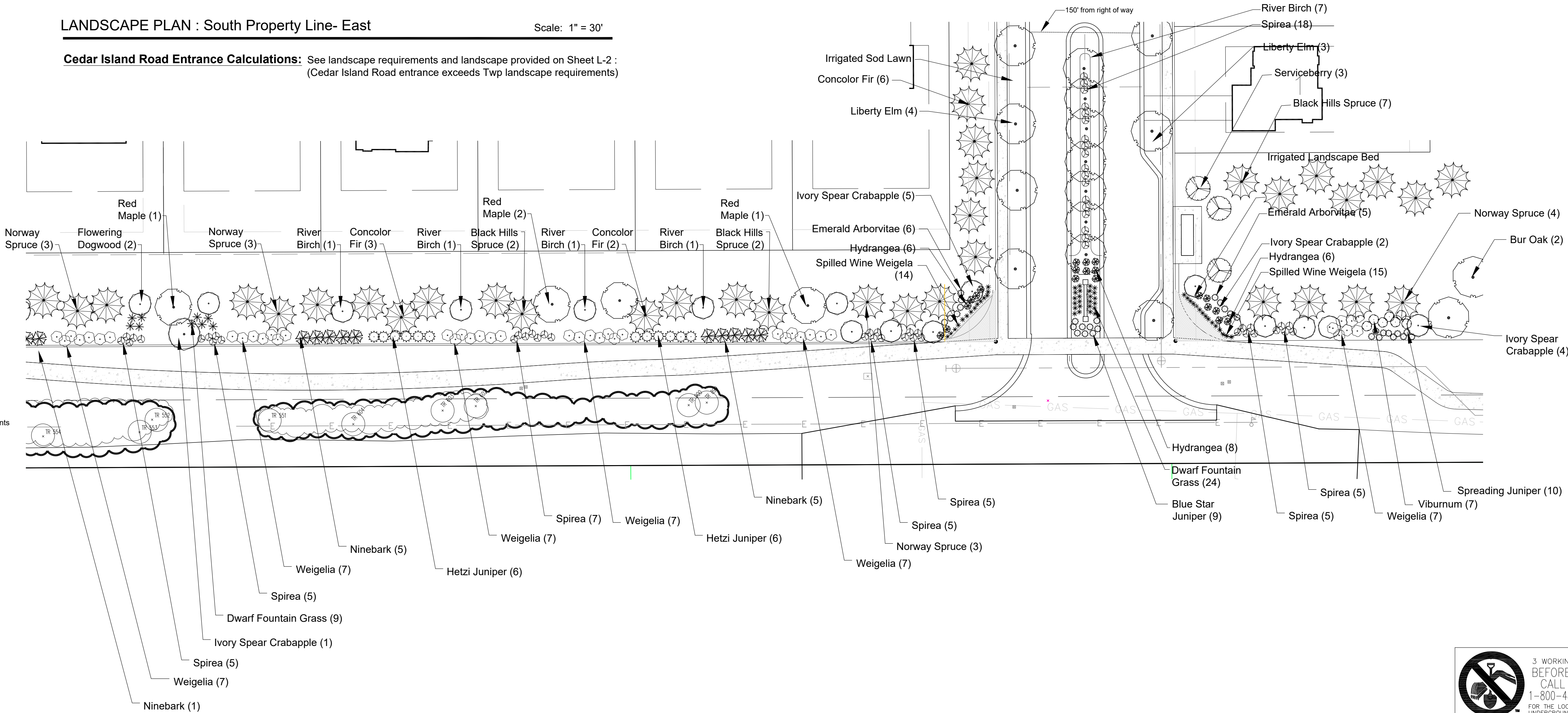
Scale: 1" = 30'



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)



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Landscape Architecture
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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:
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Date
April 1, 2026

Scale
As Noted

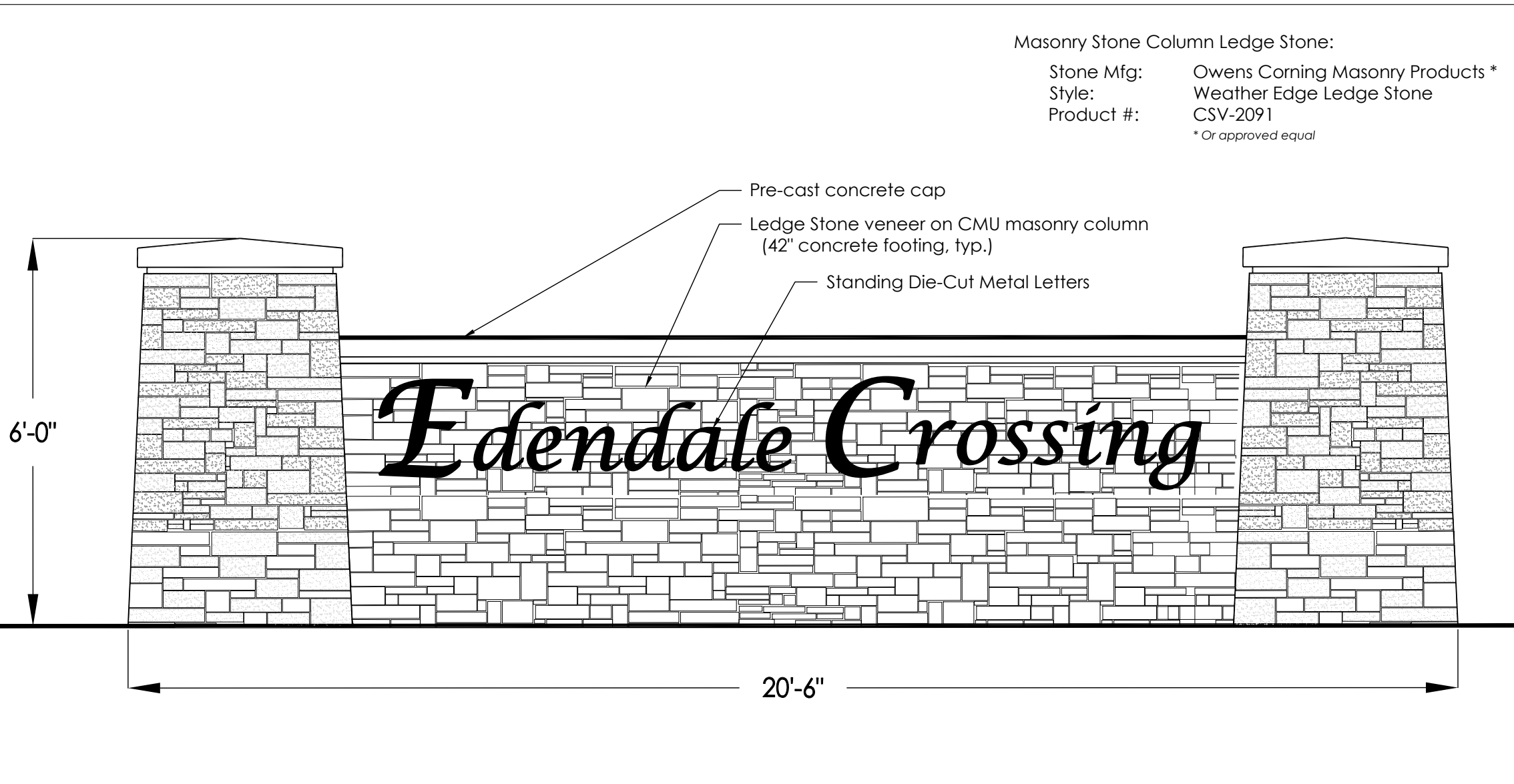
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Sheet
L-3



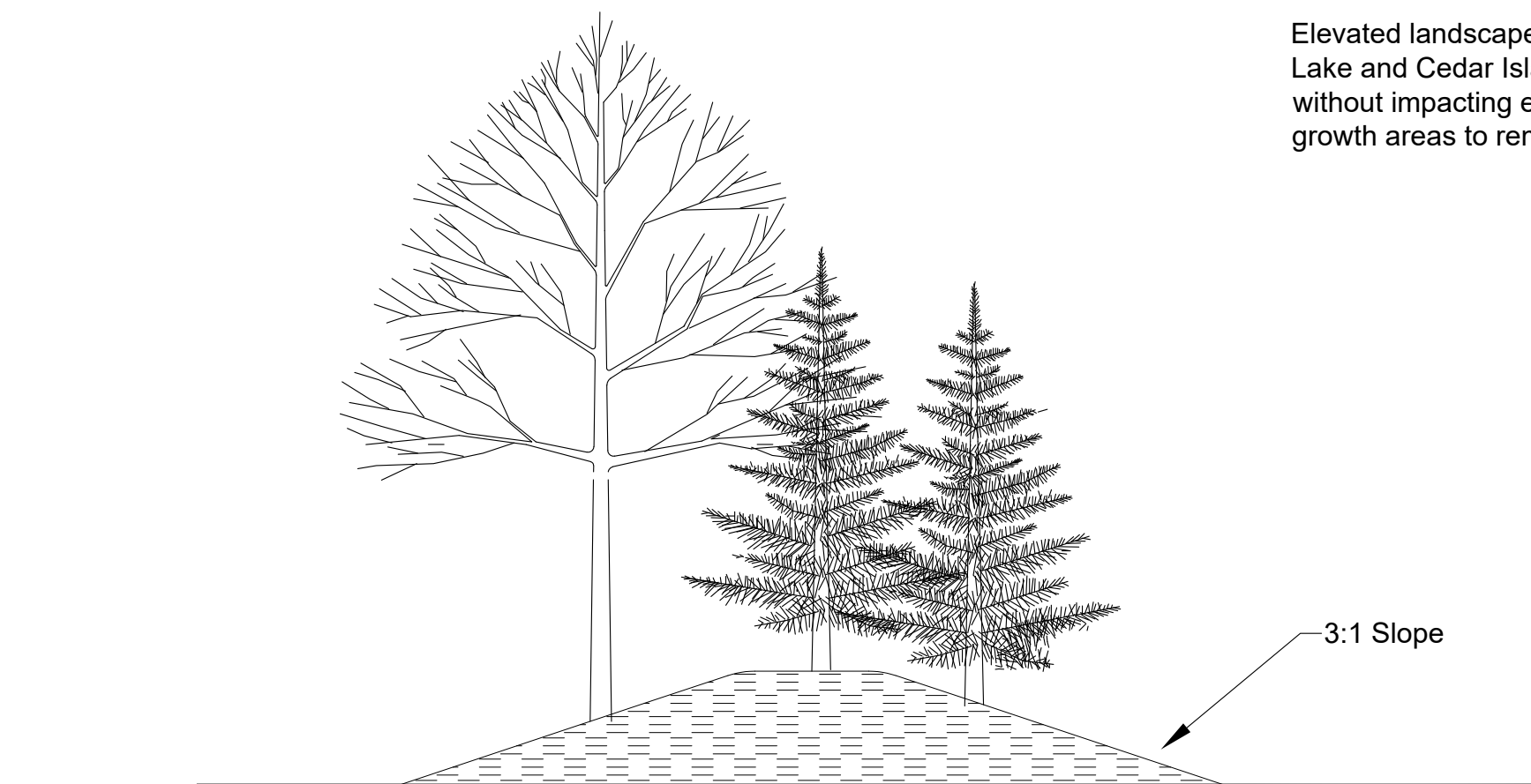
ENTRANCE MONUMENT SIGN (BOGIE LAKE ROAD & CEDAR ISLAND ROAD):

SCALE: 1"= 2'



LANDSCAPE PLAN : Berm Cross Section

Scale: Not to Scale



PLANTING LIST :

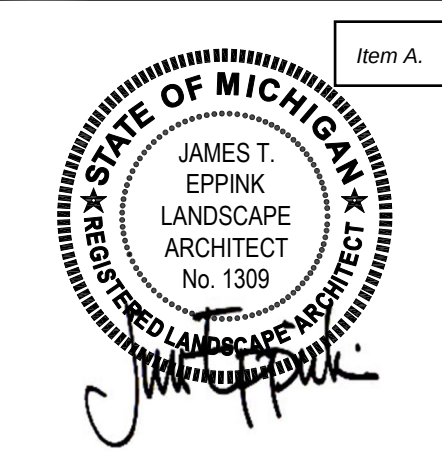
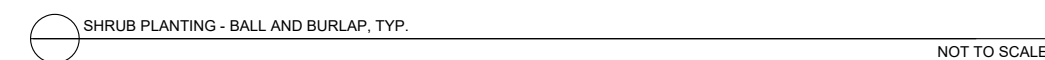
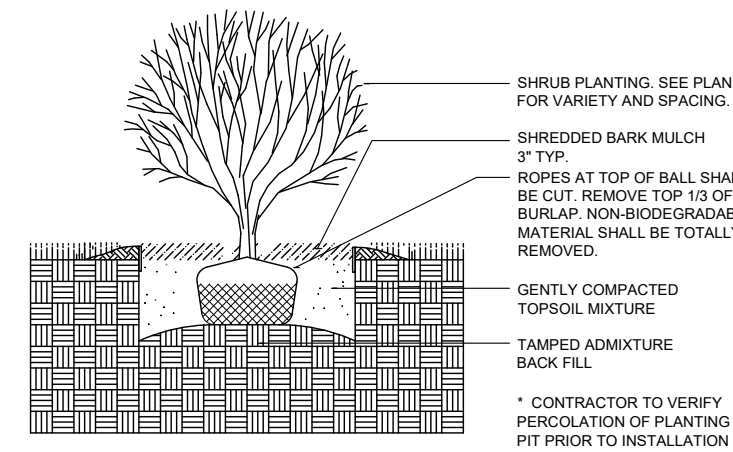
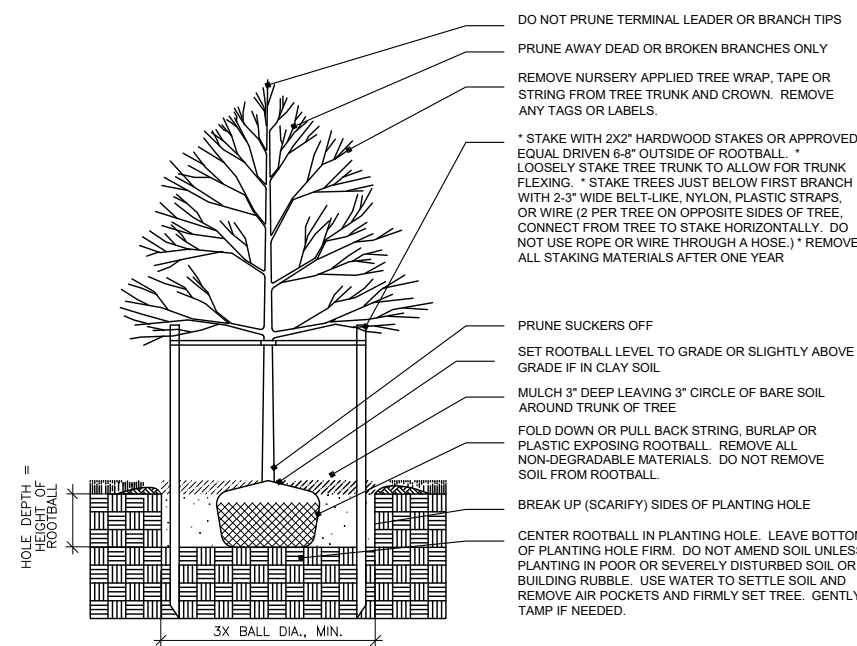
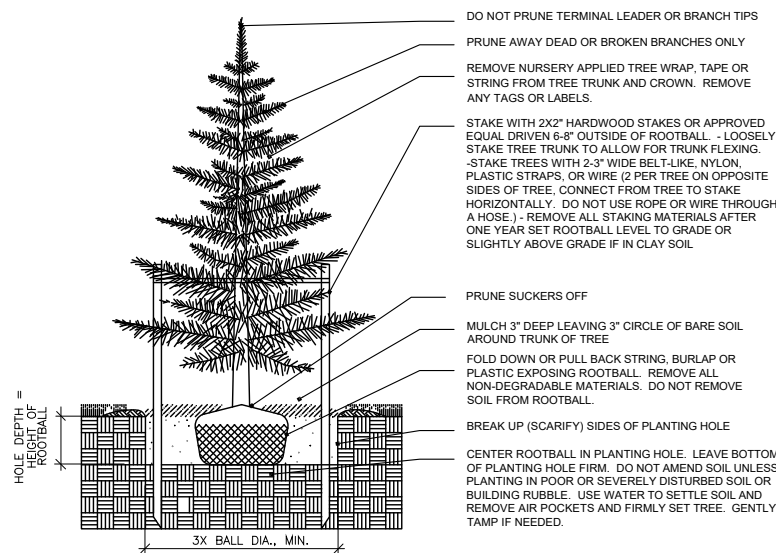
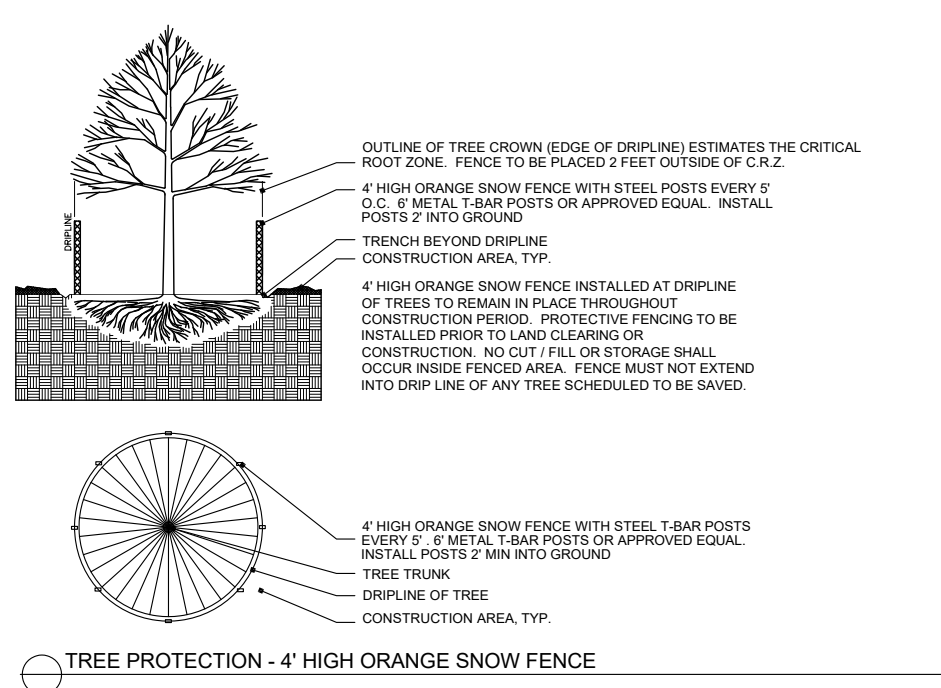
Quant	Description	Size/Root
16	Abies Concolor Concolor Fir	7' / B&B
6	Acer platanoides 'Crimson King' Crimson King Maple	2.5" / B&B
25	Acer Rubrum Red Maple 'Autumn Blaze'	2.2" / B&B
34	Acer saccharum 'JFS-KW8' Autumn Fest Maple	2.2" / B&B
11	Amalanchier arborea	7' / B&B
35	Serviceberry Betula nigra River Birch	7' / B&B
12	Cercis canadensis 'Forest Pansy' Forest Pansy Redbud	2" / B&B
2	Cornus florida Flowering dogwood	2" / B&B
18	Ginkgo biloba Ginkgo	2.5" / B&B
11	Malus ' Pink Profusion' Pink Profusion Crabapple	2" / B&B
15	Malus 'Ivory Spear' Ivory Spear Crabapple	2" / B&B
27	Picea glauca densata Black Hills Spruce	7' / B&B
3	Pseudotsuga mensiesii Douglas Fir	7' / B&B
20	Picea omorika Serbian Spruce	7' / B&B
22	Picea abies Norway Spruce	7' / B&B
37	Tilia cordata Greenspire Linden	2.5" / B&B
20	Ulmus americana 'Princeton' Princeton Elm	2.5" / B&B
7	Ulmus americana 'American Liberty' Liberty Elm	2.5" / B&B
20	Quercus macrocarpa Bur Oak	2.5" / B&B
14	Quercus rubra Red Oak	2.5" / B&B
4	Quercus bicolor Swamp White Oak	2.5" / B&B

Shrubs		
25	Hydrangea paniculata 'Little Quickfire' Little Quickfire Hydrangea	#5 / Container
66	Phisocarpus opulifolius 'Diablo' Diablo Ninebark	#5 / Container
94	Weigelia florida 'Bokraspiwi' Spilled Wine Weigla	#2 / Container
28	Weigela florida 'Alexandra' Wine and Roses Weiglea	#3 / Container
14	Taxus densformus 'Everlow' Everlow Yew	36"
11	Thuja occidentalis Emerald Arborvitae	#5 / Container
135	Spiraea x bumalda Anthony Waterer Spirea	#2 / Container
83	Juniperus horizontalis Blue Rug Juniper	#3 / Container
30	Juniperus Hetzi Col. Hetzi Juniper	#5 / Container
80	Viburnum dentatum 'Ralph Senior' Autumn Jazz Viburnum	#2 / Container
14	Juniperus squamata 'Blue Star' Blue Star Juniper	#3 / Container
Perennials		
83	Pennisetum alopecuroides 'Hameln' Dwarf Fountain Grass	#2 / Container

PLANTING NOTES :

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

PLANTING DETAILS :



J EPPINK PARTNERS, INC
Urban Design Studio

Landscape Architecture
Traditional Town Planning

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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 Details & Plant List

Issues / Revisions

Final Site Plan	04-01-26

Drawn by:
LZ

Checked By:
JTE

Date:
April 1, 2026

Scale:
As Noted

Not for Construction

Sheet

L-4

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

32



The Stratford
4 Bedrooms



Elevation 'A'



Elevation 'B'



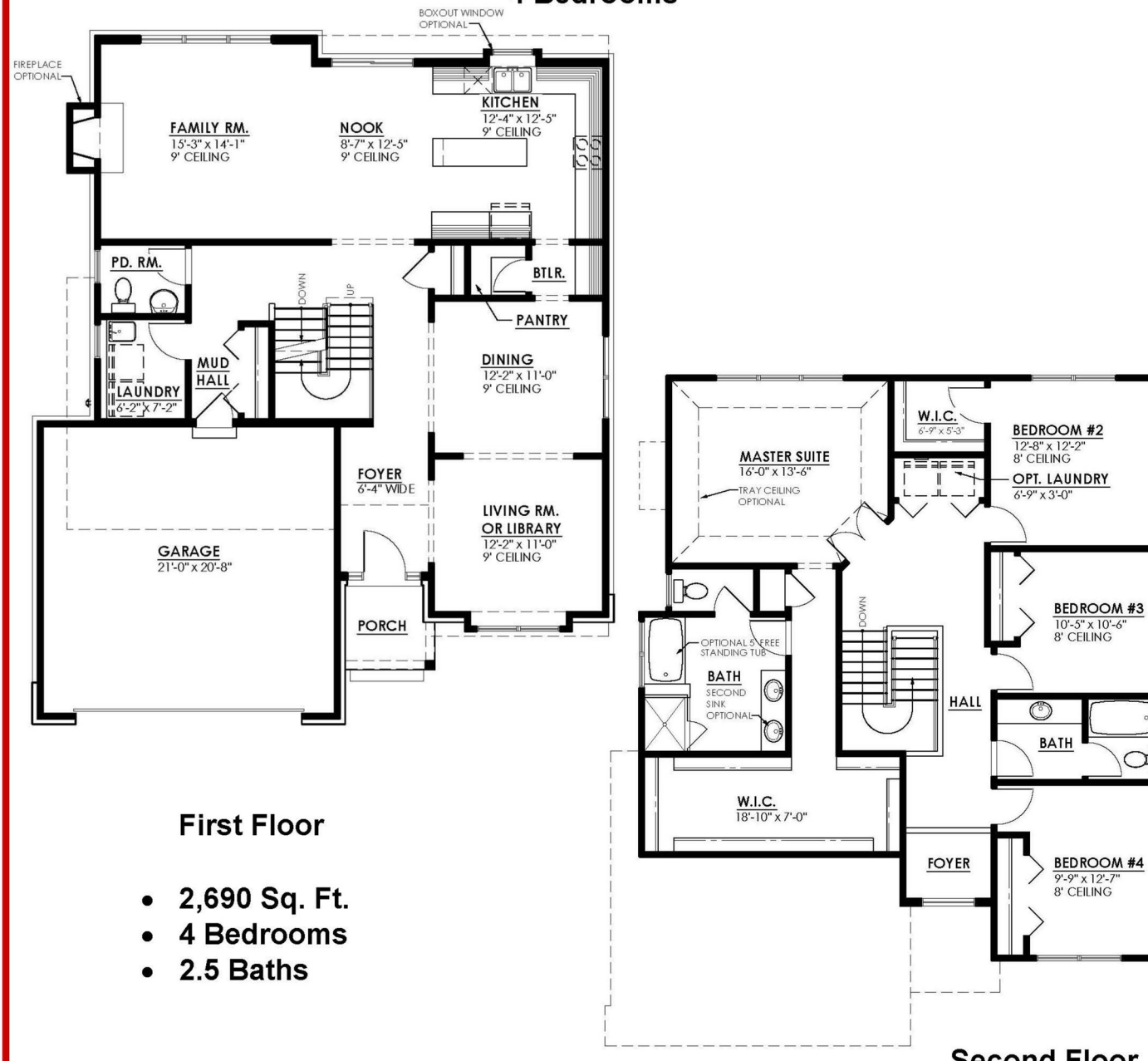
Elevation 'C'

www.mypphome.com
Laura 248.390.7792

The floor plans and elevations are an artist's depiction and are meant as a guide. Renderings do not accurately depict the legal description of the property, boundaries, or dimensions. We cannot provide any guarantees that the actual elevation will not differ from the artist's depiction. The builder reserves the right to make changes in prices, materials, or specifications without notice or obligation.



The Stratford
4 Bedrooms



First Floor

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

Second Floor

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The Manchester
4 Bedrooms



Elevation 'A'



Elevation 'B'



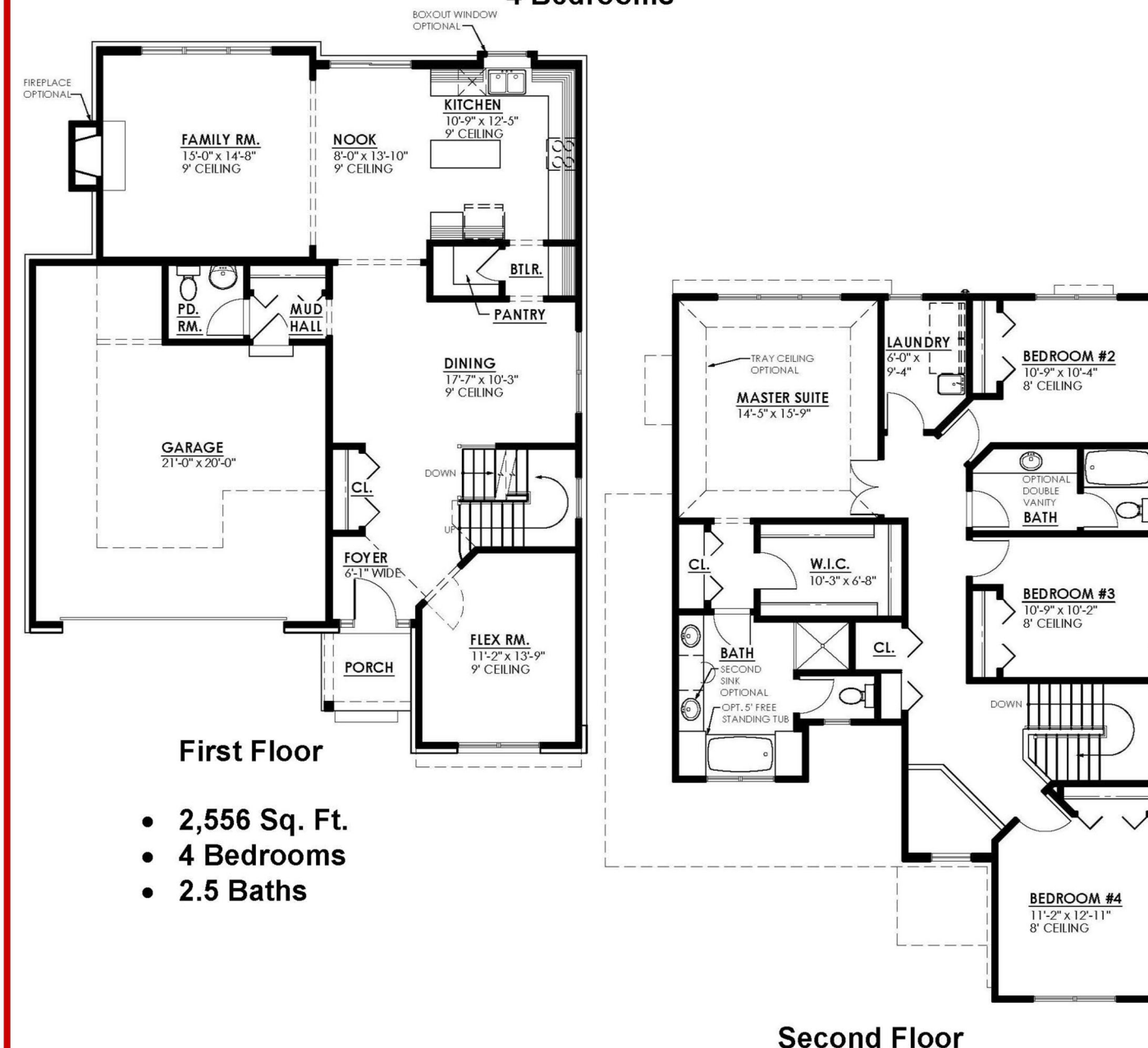
Elevation 'C'

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The Manchester
4 Bedrooms



First Floor

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

Second Floor

www.mypphome.com
Laura 248.390.7792

The floor plans and elevations are an artist's depiction and are meant as a guide. Renderings do not accurately depict the legal description of the property, boundaries, or dimensions. We cannot provide any guarantees that the actual elevation will not differ from the artist's depiction. The builder reserves the right to make changes in prices, materials, or specifications without notice or obligation.



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

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

Architectural Materials and Design Standards:

Exterior Color packages for Single Family Homes

Package 1	Package 2
Siding: Fieldstone Flint	Siding: Heritage Linen
Brick: Port Huron	Brick: North Hampton
Shingles: Rustic Black	Shingles: Natural Timber
Shutters: Black	Shutters: Musket Brown
Package 3	Package 4
Siding: Rich Mocha	Siding: Lakeshore Grey
Brick: Meadow	Brick: Mulberry
Shingles: Thunderstorm Grey	Shingles: Virginia Slate
Shutters: Musket Brown	Shutters: Black
Package 5	Package 6
Siding: Desert Cactus	Siding: Blue Slate
Brick: Bessemer Grey	Brick: Petoskey
Shingles: Weathered wood	Shingles: Aged Wood
Shutters: Tuxedo Grey	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



The Rathmore
4 Bedrooms



Elevation 'A'



Elevation 'B'



Elevation 'C'

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The Rathmore
4 Bedrooms



First Floor

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

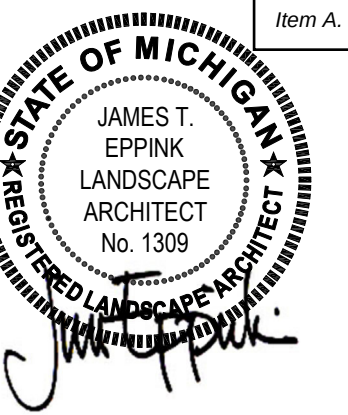
Second Floor

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Laura 248.390.7792

The floor plans and elevations are an artist's depiction and are meant as a guide. Renderings do not accurately depict the legal description of the property, boundaries, or dimensions. We cannot provide any guarantees that the actual elevation will not differ from the artist's depiction. The builder reserves the right to make changes in prices, materials, or specifications without notice or obligation.



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



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

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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:
Architecture

Issues / Revisions
Final Site Plan 04-01-26

Drawn by:
LZ
Checked By:
JTE

Date
April 1, 2026
Scale
As Noted

Not for Construction

Sheet
A-1



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



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*

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

application was submitted concurrently with the site plan. Approval of the final site 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.

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 was provided and reviewed during preliminary site plan review.

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

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

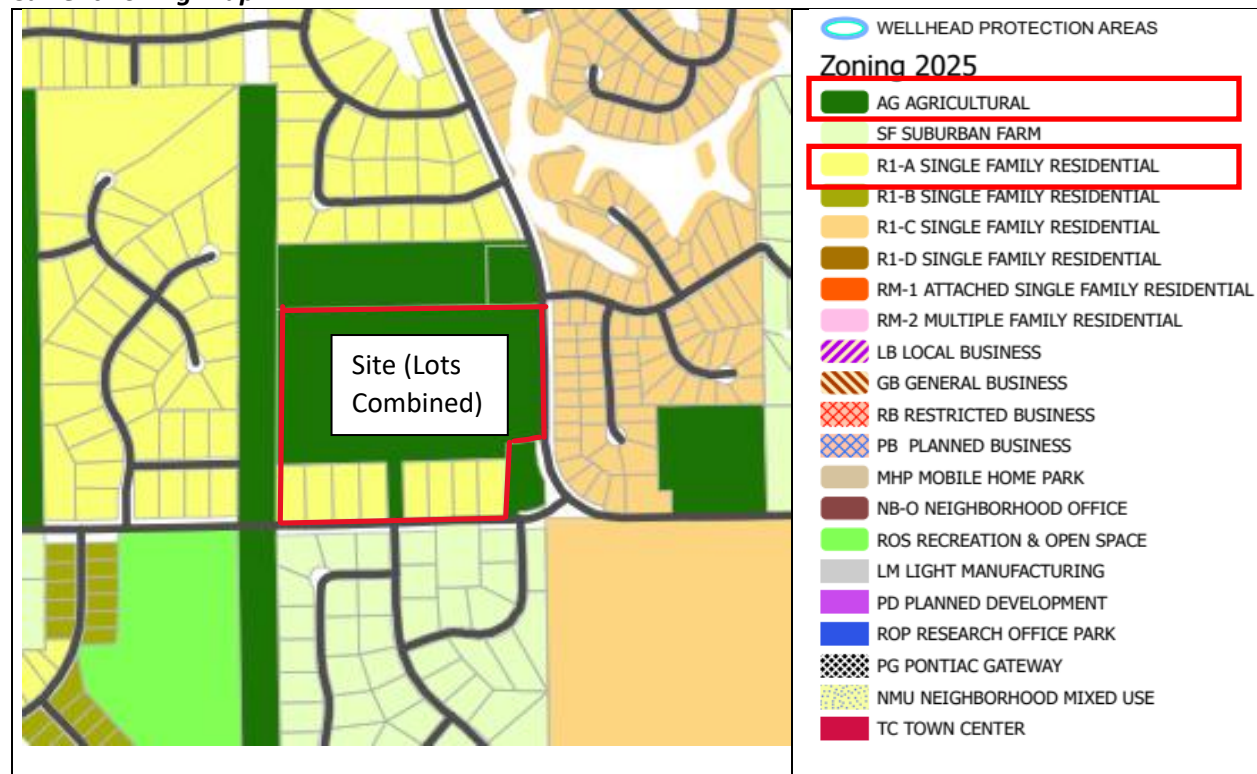
Aerial image of the site



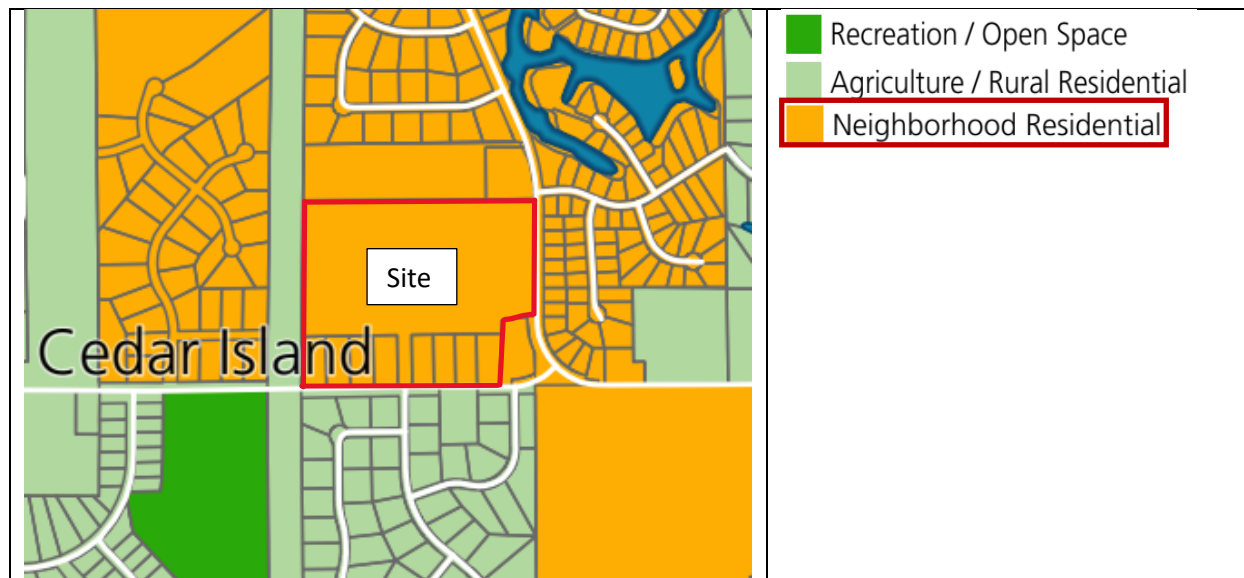
Source: NearMap July 2025

	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
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>
------------------------	--

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.



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

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

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

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

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

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 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
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.

PLANNED BUSINESS DEVELOPMENT AGREEMENT

EDENDALE CROSSING

THIS PLANNED BUSINESS DEVELOPMENT AGREEMENT (the “Agreement”), dated _____, 2026, is made and entered into by and between the **CHARTER TOWNSHIP OF WHITE LAKE**, a Michigan municipal corporation, having the address of 7525 Highland Road, White Lake, Michigan 48383 (the “Township”), and **PH COMMUNITIES LLC**, a Michigan limited liability company, whose address is 8225 Cascade St. Suite 110, Commerce, Michigan 48382 (“Edendale”).

RECITALS:

A. Edendale is the fee owner of the real property in White Lake Township, Michigan, which is more particularly described on **Exhibit A**, attached hereto and made a part hereof (hereinafter referred to as the “Property”).

B. The Property is zoned PB, Planned Business District, and is currently designated as Neighborhood Residential on the 2024 Master Plan Future Land Use Map.

C. This Planned Development is comprised of nine adjacent parcels and consists of 45.47 acres of real property located at the northwest corner of Bogie Lake Road and Cedar Island Road, as described on Exhibit A.

D. Edendale applied to the Township to develop the Property as a 115-unit residential site condominium development using the Planned Development (PD) process under the Township's Zoning Ordinance and submitted a corresponding preliminary site plan. The development was proposed in two phases (60 units in Phase I and 55 units in Phase II).

E. On December 4, 2025, the Planning Commission, after having held a public hearing on that date, recommended approval of the rezoning, subject to various conditions including a recommendation of approval by the Planning Commission of the preliminary site plan; and recommended denial of the preliminary site plan prepared by J. Eppink Partners, Inc., dated July 2, 2025, with a revision date of November 12, 2025.

F. Edendale submitted a revised preliminary site plan prepared by J. Eppink Partners, Inc., dated July 2, 2025, with a revision date of December 18, 2025, and the Planning Commission reconsidered its prior recommendation to deny the preliminary site plan at its January 15, 2026 meeting. The Planning Commission recommended denial of the *revised* preliminary site plan, finding that the *revised* preliminary site plan, revised December 18, 2025, did not meet the intent and goals of the Township’s Master Plan.

G. On January 20, 2026, the Township Board considered the *revised* preliminary site plan, prepared by J. Eppink Partners, Inc., dated July 2, 2025, with a revision date of December 18, 2025, and voted to remand the *revised* preliminary site plan back to the Planning Commission for reconsideration with the recommendation from the Township Board that Edendale remove five lots including lot 17, lot 18 and three lots along Cedar Lake Road, thereby reducing the number of residential units from 120 to 115.

H. Edendale submitted a *second revised* preliminary site plan, prepared by J. Eppink Partners, Inc., dated July 2, 2025, with a revision date of January 25, 2026, which *second revised* preliminary site plan incorporated the Township Board's recommended reductions.

I. On February 5, 2026, the Planning Commission voted to reconsider its prior recommendation, considered the *second revised* preliminary site plan, prepared by J. Eppink Partners, Inc., dated July 2, 2025, with a revision date of January 25, 2026, and voted to recommend denial of the *second revised* preliminary site plan, due to concerns regarding traffic, sewer not being a public benefit, lack of water extension, and density.

J. On February 17, 2026, the Township Board considered the *second revised* preliminary site plan, and the recommendation from the Planning Commission and voted to approve the *second revised* preliminary site plan, prepared by J. Eppink Partners, Inc., dated July 2, 2025, with a revision date of January 25, 2026. The Township Board also considered the first reading of the rezoning from R1-A (Single Family Residential) and AG (Agricultural) to PD (Planned Development).

K. On March 17, 2026, the Township Board approved the rezoning from R1-A (Single Family Residential) and AG (Agricultural) to PD (Planned Development).

L. Following Township Board approval, Edendale submitted a revised site plan for final site plan approval, prepared by J. Eppink Partners, Inc. dated July 5, 2025, with a revision date of March 23, 2026, which has been determined by the Community Development Director to be in substantial conformance with the Preliminary Site Plan approved by the Township Board.

M. On _____, 2026, the Planning Commission considered and recommended approval/denial of the Final Site Plan, dated _____ at its _____, 2026 meeting. The Final Site Plan, attached hereto as **Exhibit B** shall be hereinafter referred to as the "PD Plan."

N. The Township considered and relied upon the representations by Edendale of certain public benefits of the Edendale PD, which benefits were summarized in Edendale's Community Impact Statement, dated November 11, 2025, and updated December 18, 2025.

O. In accordance with the Township Zoning Ordinance, Sec. 6.7 B.i.b.(1), Edendale has represented to the Township its objective to be achieved by the development is to provide attainable single-family housing.

P. In accordance with the Township Zoning Ordinance, Sec. 6.7 B.i.b.(2), Edendale has represented to the Township that it intends to construct single-family residential housing that would be attractive to families due the close proximity and connection with the local public school complex and for active empty nesters desiring to stay in the community but wanting more manageable lot sizes with both on-site and accessible off-site amenities, including walking trails and nearby parks and connected school recreational facilities.

Q. In accordance with the Township Zoning Ordinance, Sec. 6.7 B.i.b.(4) and (5), the Traffic Impact Study, prepared by Fleis & Vandenbrink, dated September 28, 2025, and the

Community Impact Statement, dated November 11, 2025, were provided and considered during preliminary site plan review by the Planning Commission at its December 4, 2025 meeting.

The Township desires to ensure that the real property that is depicted on the PD Plan is developed in accordance with, and used for the purposes permitted by the approved PD Plan, the related documents and undertakings of Edendale, and all applicable laws, ordinances, regulations, and standards; and Edendale's desire to proceed with obtaining engineering approval of the proposed site plan and the issuance of permits required to develop the Property in accordance with the approved PD Plan.

NOW, THEREFORE, it is hereby agreed as follows:

1. The Township has granted its approval of the PD Plan and this Agreement under the Planned Development Approval Process of Section 6.7 of the Township's Zoning Ordinance, which approval is subject to the terms and conditions of this Agreement. The parties agree and acknowledge that the Property shall be developed only in accordance with:

(a) all applicable provisions of the White Lake Township Code of Ordinances, including (without limitation) Section 6.7 of the Zoning Ordinance relating to Planned Developments; and

(b) the PD Plan, as such PD Plan was approved by the Township Board on _____, which PD Plan shall also constitute the approved final site plan, lighting and landscape plan for the Development, because Edendale chose to submit the PD Plan in sufficient detail so as to allow the PD Plan to act as the final site plan, lighting and landscape plan for the Development; and

(c) engineering construction plan review and approval by the Township's Engineering Consultant, which plans shall be submitted by Edendale in accordance with all applicable laws, ordinances, regulations and standards; and

(d) this Agreement.

The items listed in 1(a) through (d) above are referred to in this Agreement as the "PD Documents."

2. The permitted use of the Property shall be those permitted in the PD, Planned Development District.

3. The Township's approval of the PD Documents, and the use of the Property and any development thereof, are subject to compliance with this Agreement and the following conditions:

a. Submission by Edendale of engineering construction plans and approval by the Township's Engineering Consultant. Such plans shall comply with all applicable ordinances, standards, rules, regulations, and requirements of the Township as determined by the Engineering Consultant, including without limitation its comments in the May 4, 2026 correspondence to the Community Development Director relating to the PD Plan.

- b. The requirements of the Township as determined by the Planning Consultant, including without limitation its comments in the Report, issued by Mr. Matteo Passalacqua, of Carlisle Wortman Associates, Inc., the Township's Planning Consultant, dated May 4, 2026, relating to the PD Plan.
- c. The requirements of the Fire Department, including without limitation, the requirements set forth in correspondence dated April 30, 2026, issued by the Fire Department to the Community Development Director, and applicable fire and safety codes adopted by the Township.
- d. Edendale shall take all actions necessary to complete the condominium in accordance with the requirements of the Condominium Act, Act 59 of 1978, as amended, and Sec. 6.1 of the Township's Zoning Ordinance, including the provision of covenants, restrictions and master deed and by-laws for the Condominium (together referred to as "Condominium Documents"). The Condominium Documents shall be subject to review and approval by the Township attorney for compliance with this Agreement and Township ordinances, rules, regulations, standards, policies or practices prior to execution or recordation. Prior to the issuance of building permits, Edendale shall combine all lots into one parcel. The Township agrees to take all reasonable steps to approve such combination in a timely manner.
- e. Edendale is required to provide documentation and design details, satisfactory to the Township, demonstrating its agreement with the Huron Valley School District ("HVSD") to construct the pathway along Bogie Lake Road to HVSD's property at a location to be agreed upon between Edendale, HVSD and the Township as confirmed by the approved Final Engineering Plans. The pathway should be designed with safe pedestrian circulation in mind and not terminate directly into a drive lane or parking area. Crosswalk or pathway indicator paint may be necessary to clearly demarcate where pedestrian traffic can access the buildings onsite. Edendale, at its sole cost and expense, shall be required to secure the necessary off-site easements for the installation by Edendale and future maintenance by the respective property owner of the pathway easement from the Huron Valley School District.
- f. Edendale, at its sole cost and expense, shall be required to secure the necessary off-site easements for the installation by Edendale and future maintenance by the Township of the sewer force main, which falls outside of the Bogie Lake Road right of way.
- g. Conditions imposed on the Development by the Township Board in connection with its approval of the PD Plan and this Agreement, conditions recommended by the Township's Planning Consultant and Engineer and any other staff, and any other reasonable conditions, which may be subsequently imposed on the site plan, landscape plan, and engineering plans that are not contrary to or inconsistent with this Agreement and the approved PD Plan.

- h. All improvements shown on the PD Plan and PD Documents completed at Edendale's sole cost and expense, in accordance with applicable ordinances, rules, standards and regulations.
- i. The only deviation from otherwise applicable Township ordinances that shall be permitted are those deviations described below:
 - i. The front yard building setback requirement for the R1-D district is 30 feet. The PD Plan proposes a 25-foot front yard setback.
 - ii. The minimum lot area per unit for the R1-D district is 12,000 sq. ft. The PD Plan proposes approximately 7,750 sq. ft. (minimum) and 8,651 (average).
 - iii. The minimum lot width per unit for the R1-D district is 80 feet. The PD Plan proposes 62 feet.
 - iv. The maximum lot coverage per unit for the R1-D district is 30%. The PD Plan proposes 33.5%.
 - v. The front yard development setback requirement for the R1-D district is 40 feet. The PD Plan proposes 25 feet from the Cedar Island Road right of way.
 - vi. The rear yard development setback requirement for the R1-D district is determined by the Planning Commission. The PD Plan proposes zero (0) feet at west lot line and zero (0) feet at north lot line.
 - vii. The development density requirement for the R1-D district for this Property is determined by net acreage/3 units per acre. The PD Plan proposes 3.2 units per acre.
 - viii. The development minimum lot area for a PUD development is 10 acres. The PD Plan proposes 45.47 gross acres.
 - ix. The development depth to width standard for the R1-D district is 4 to 1. The PD Plan proposes less than 1 to 1.
 - x. The watermain along Cedar Island Road does not extend to the western property line and ends just south of Unit 54.
 - xi. The sanitary sewer main does not extend to the western property line and ends just south of Unit 54.
 - xii. The access drive off Bogie Lake Road is required by Sec. 6.4 of the Township Zoning Ordinance to be 350 from Thompson Lane. The PD Plan does not meet that standard.

- xiii. The access drive off Cedar Island Road is required by Sec. 6.4 of the Township Zoning Ordinance is required to be 350 from Carla Hills Drive. The PD Plan does not meet that standard.
 - xiv. The development requires 53 deciduous trees, 53 evergreen trees, and 424 shrubs along the north property line. The PD Plan proposes 56 existing trees.
 - xv. The development requires 43 deciduous trees, 43 evergreen trees, and 344 shrubs along the west property line. The PD Plan proposes no new plantings.
 - j. Edendale shall ensure that the proposed use on the Property shall not exceed the performance criteria found in the Township's Zoning Ordinance, Section 5.18.
 - k. Architectural style, elevation features and materials must be consistent with the architectural style, elevation features and materials as depicted in the PD Plan, but deviations to home elevations that are consistent with the quality and nature of materials shown in the concept elevations provided by Edendale may be considered minor modifications as defined by the Zoning Ordinance.
 - l. The proposed development schedule for the development of the Property is attached as Exhibit C, which may be modified by Edendale as necessary or appropriate, with the Township's consent, such consent not to be unreasonably withheld, conditioned or delayed.
4. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.
5. Except for deviations specifically approved by the Township under this Agreement and the approved PD Documents, the Township Code of Ordinances, Zoning Ordinance and all applicable regulations of the Township shall apply to the Property, and any violation of such Codes, Ordinances and regulations by Edendale, its successors or assigns, or occupant of the Property shall be deemed a breach of this Agreement, as well as a violation of the Township Code or Ordinance.
6. (a) Any breach of this Agreement shall constitute a nuisance *per se* which shall be abated. The parties therefore agree that, in the event of a breach of this Agreement by Edendale, which is not cured in accordance with this Agreement, the Township, in addition to any other relief to which it may be entitled at law or in equity, shall be entitled under this Agreement to an order of a court of competent jurisdiction providing for relief in the form of injunctive relief or specific performance requiring abatement of the nuisance *per se*.
- (b) In the event of a breach of this Agreement, the Township may notify Edendale of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Edendale shall not be in the breach hereunder if Edendale commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such

notice shall, in addition to the remedy provided in subsection (c) below and any other relief to which the Township may be entitled in equity or at law, render Edendale liable to the Township in any suit for enforcement for actual costs incurred by the Township including, but not limited to, reasonable attorneys' fees, expert witness fees and the like.

(c) In addition to the above described remedies, in the event the breach is due to a failure to maintain the Property in a first class condition, using commercially reasonable standards consistent with the PD Plan and this Agreement, and the Township provided the notice described in subsection (b), above, which notice sets forth the date, time and place of a hearing before the Township Board for the purpose of allowing Edendale and/or its successors or assigns, including, but not limited to, the Condominium Association to the extent Edendale and/or its successors or assigns are responsible for the maintenance of the Property (each of which is referred to as a "Responsible Party"), to be heard as to why the Township should not proceed to perform the maintenance which has not been undertaken. In that hearing, the time for curing such deficiencies and the hearing itself may be extended. If, following the hearing, the Township Board shall determine that the deficiency has not been cured within the time specified at the hearing, then upon five (5) days written notice to the Responsible Party, the Township shall thereupon have the power and authority, but not the obligation, to enter upon the Property or cause its agents or contractors to enter upon the Property to cure such deficiency as reasonably found by the Township to be appropriate and/or necessary, in a manner so as to reasonably minimize any interference with the business operations on the Property and the cost and expense of such curative action, including the cost of notices by the Township and reasonable legal, planning, and engineering fees and costs incurred by the Township, shall be paid by the Responsible Party. Such amount shall constitute a lien on the Property and the Township may require such costs and expenses to be paid prior to the commencement of work. If such costs and expenses have not been paid within sixty (60) days of a billing to the Responsible Party, all unpaid amounts may be a) placed on a delinquent tax roll of the Township as to the Property and shall accrue interest and penalties and shall be collected as and shall be deemed delinquent real property taxes according to the laws made and provided for the collection of delinquent real property taxes in the discretion of the Township; or b) assessed against the Responsible Party and collected as a special assessment on the next annual Township tax roll; or c) collected by use of the applicable provisions of Michigan law providing for foreclosure by advertisement, the Responsible Party having specifically granted the Township the required power of sale to do so; or d) collected by suit against the Responsible Party. If suit is initiated, the Responsible Party shall pay all the Township's legal fees and costs. The selection of remedy shall be at the sole option of the Township, and election of one remedy shall not waive the use of any other remedy.

7. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. Minor modifications to the approved PUD Plans may be approved administratively to the extent permitted by the Zoning Ordinance or as required to comply with the engineering plans hereafter approved by the Township Engineer.

8. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the

parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

9. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. In the event of any litigation relating to this Agreement or the PD, the parties consent to the venue in and to the exclusive jurisdiction of the courts of and in the State of Michigan, including the federal courts.

10. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the Township's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.

11. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represent that the execution of this Agreement has been duly authorized and is binding on such parties.

12. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Register of Deeds by the Township. The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement. All references to "Edendale" in this Agreement shall also include its heirs, successors, and assigns.

13. (a) Edendale has negotiated with the Township the terms of the PD Documents, including this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Edendale and the Township.

(b) The parties agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Edendale has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Edendale, all of which undertakings and obligations the parties agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the parties, as authorized under applicable Township codes and ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended. It is also agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PD, and are, without exception, clearly and substantially related to the Township's legitimate interests in protecting the public health, safety and general welfare. Furthermore, Edendale fully accepts and agrees to the final terms, conditions, requirements and obligations of the PD

Documents, and Edendale shall not be permitted in the future to claim that the effect of the PD Documents results in an unreasonable limitation upon uses of all or any portion of the Property, or claim that enforcement of the PD Documents causes an inverse condemnation, other condemnation or taking of all or any portion of the Property.

14. Edendale acknowledges that, at the time of the execution of this Agreement, Edendale has not yet obtained final engineering approvals for the development of the Property. Edendale acknowledges that the Township's Engineering Consultant may impose additional conditions other than those contained in this Agreement during their plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the PD Plan or PD Documents and shall not change or eliminate any development rights authorized thereby. The engineering plans approved by the Engineering Consultant and any conditions imposed thereby, shall be incorporated into and made a part of this Agreement automatically upon issuance of the Engineering Consultant's approval of same and without the necessity of amending this Agreement, and shall be enforceable against Edendale in the event it proceeds with the development of the Property.

15. It is understood that construction of some of the improvements included in the PD Documents may require the approval of other governmental agencies.

16. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Edendale and the Township.

17. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

18. This Agreement, together with the PD Documents, are intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions, which may be attached to site plan approvals as stated in Section 14 above.

19. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives that would form the basis for interpretation construing a different intent and, in any event, expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

20. Where there is a question with regard to applicable regulations for a particular aspect of the development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PD Documents which apply, the Township Board, in the reasonable exercise of its discretion, shall determine the regulations of the Township's Zoning Ordinance, as that Ordinance may have been amended, or other Township Ordinances that shall be applicable, provided that such determination is not inconsistent with the

nature and intent of this Agreement and the PD Documents. In the event of a conflict or inconsistency between two or more provisions of the PD Documents, the more restrictive provision, as determined in the reasonable discretion of the Township Board, shall apply. In the event there exists any conflict between this Agreement and the PD Plans and current and future Township Zoning Ordinance provisions, this Agreement and the PD Plans shall apply.

[Signatures on Next Page]

DRAFT

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year set forth with the notarization of their signatures.

EDENDALE:

PH COMMUNITIES LLC, a Michigan
limited liability company

By: _____

Its: _____

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this ____ day of _____, 2026, before me personally appeared _____ the _____ of PH Communities, LLC, a Michigan limited liability company, who acknowledged that he/she signed this agreement on behalf of said company.

Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: _____

TOWNSHIP:

**CHARTER TOWNSHIP OF WHITE
LAKE, a Michigan municipal corporation**

By: Rik Kowall
Its: Township Supervisor

By: Anthony Noble
Its: Township Clerk

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this ____ day of _____, 2026, before me personally appeared Rik Kowall, the Township Supervisor, and Anthony Noble, the Township Clerk, who acknowledged that they signed and attested to this Agreement on behalf of the Township of White Lake.

Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: _____

Exhibits:
A — Property Legal Description
B — PD Plans
C — Development Schedule

Drafted Jointly By:
Lisa J. Hamameh, Esq.
Rosati Schultz Joppich & Amtsbuechler
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When Recorded, Return To:
Township Clerk
Township of White Lake
7525 Highland Road
White Lake, MI 48383

and
Alan M. Greene, Esq.
Dykema
39577 Woodward Ave., Suite 300
Bloomfield Hills, MI 48304

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

DRAFT

EXHIBIT B

PD PLANS

DRAFT

Exhibit C

DEVELOPMENT SCHEDULE

127682.000001 4910-6269-4346.1

DRAFT

WHITE LAKE TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: August 26, 2026
TO: Merrie Carlock, Chair
Planning Commission
FROM: Sean O'Neil, Community Development Director
SUBJECT: Capital Improvement Plan 2027-2032



Please find attached the final draft of the White Lake Township Capital Improvement Plan (CIP) for the 2027-2032 cycle. After reviewing the draft CIP on August 20th, the Planning Commission will now hold a public hearing on September 3, 2026, prior to taking action on the document. The draft Township Board resolution, 26-027, is also included in the document, for your reference.

I appreciate your consideration, and I look forward to discussing the CIP with you at the September 3rd Planning Commission meeting. Please let me know if you have any questions or require any additional information.

Thank you.

CHARTER TOWNSHIP OF WHITE LAKE

2027–2032

Capital Improvement Plan

CIP Snap Shot



Aerial view of the new White Lake Township Civic Center Campus, under construction — August 21, 2026

Prepared from the Planning Commission's 2027–2032 CIP

A Six-Year Roadmap for Township Investment

The Capital Improvement Plan (CIP) is White Lake Township's six-year game plan for the big-ticket public investments — new buildings, water and sewer upgrades, fire and police equipment, and parks and pathways. Required annually under the Michigan Planning Enabling Act because the Township runs its own water and sewer systems, the CIP turns long-range goals into a scheduled, funded, and prioritized list of projects the Planning Commission and Township Board can act on.

Every project is scored with a standardized rating system that weighs health & safety impact, legal obligations, consistency with adopted plans, and community benefit — so a fire truck replacement and a pathway extension can be compared on the same scale.

2026 in the Rearview: A Landmark Year

The headline story of the last CIP cycle is the new Civic Center Campus — an 11-acre development on Elizabeth Lake Road bringing together a new 46,000 SF Public Safety Building and a new 36,000 SF Township Hall. Design wrapped in spring 2024, bidding and award followed that year, and construction has been underway since fall 2024. As of the August 21, 2026, project status update, both buildings are deep into interior finishes — paint, flooring, millwork, ceiling grids, and doors — with occupancy targeted for fall 2026.



New Public Safety Building — brick installation complete on the hose tower wall (8/21/26)

Also worth celebrating: Stanley Park — 59 acres off Elizabeth Lake Road — opened to vehicular traffic on July 1, 2026, with Phase II improvements (see the 2027 priority list below).

Supervisor Kowall, Clerk Noble, and Treasurer Roman officially unlocking the Stanley Park gates to vehicular traffic.



Top 5 Priorities to Tackle in 2027

The full 2027 project list spans Fire, Water, Sewer, Parks, Police, Facilities, and Internal Services — but by the CIP's own project-rating system, these five rise to the top as the most important next projects to consider in 2027:

#1 Rating 143	Upgrades & Equipment Replacement — 7 Sanitary Sewage Pump Stations 2027 funding: \$716,667 (installment toward a \$6.99M multi-year project) Replacing pumps, controls, and adding variable-frequency drives and iron filtration across seven pump stations for better system control and long-term operating savings.
#2 Rating 141	Brush Truck Replacement <i>(Fire Protection / EMS)</i> 2027 funding: \$90,000 The department's current brush truck and its skid-mounted pump/hose unit are nearing the end of useful life and need replacing.
#3 Rating 140	Fire Station No. 2 Replacement <i>(Fire Protection / EMS)</i> 2027 funding: \$100,000 (2027 start toward a \$4.0M project) Construction of a new satellite fire station with living quarters and three bays begins moving forward in 2027, funded through grants, a bond issue, and the Building Authority.
#4 Rating 139	Water Tanker (Tender) Truck <i>(Fire Protection / EMS)</i> 2027 funding: \$500,000 After selling off two aging tankers in recent years, the department needs a replacement tanker to maintain water-supply capability at fire scenes.
#5 Rating 127	Repaint Water Tower 1 & Water Tower 2 <i>(Water Supply)</i> 2027 funding: \$932,750 (combined — WS-0021 & WS-0022) Exterior overcoat and interior repainting for both elevated water towers. The CIP flags these two as a natural pairing, since bidding them together can save on mobilization and traffic control costs.

Other notable 2027 activity includes Stanley Park Phase II improvements (\$1,000,000), continued Twin Lakes I well upgrades, a new ambulance, extrication tools, and structural firefighting gear.

The Money Picture

Most CIP projects draw on a dedicated enterprise or millage fund rather than the General Fund — which matters, because the CIP is explicit that the General Fund balance alone is not enough to cover the Township's full capital share across all departments. Grants, bonds, and special assessment districts are expected to fill much of the remaining gap, though as of this draft many of those grants have not yet been secured.

Fund	2026 Balance (12-31-25)
General Fund	\$8,058,037
Water Supply Fund	\$8,711,768
Sewer Fund	\$5,059,722
Police Fund	\$6,186,253
Fire Protection Fund	\$5,924,401
Improvement Revolving Fund	\$9,988,762
Parks & Recreation Fund	\$2,757,920
Total	\$46,686,863

2027-2032 Capital Improvement Plan (CIP)



CHARTER TOWNSHIP OF WHITE LAKE
Oakland County, Michigan

2027-2032 Capital Improvement Plan (CIP)

ACKNOWLEDGEMENTS

White Lake Township Board of Trustees

Rik Kowall, Supervisor | Anthony L. Noble, Clerk | Mike Roman, Treasurer |
Scott Ruggles, Trustee | Liz Fessler Smith, Trustee | Andrea C. Voorheis, Trustee | Steve Anderson, Trustee |

White Lake Township Planning Commission

Merrie Carlock, Chair | Robert Seeley, Vice-Chair | Debby Dehart, Secretary & ZBA Liaison | T. Joseph Seward |
Scott Ruggles, Township Board Liaison | Mona Sevic | Peter Meagher |

White Lake Township Department Heads

Rik Kowall, Supervisor | Anthony L. Noble, Clerk | Mike Roman, Treasurer |
David Hieber, Assessor | Aaron Potter, DPS Director | David Feichtner, Fire Chief |
Daniel T. Keller, Chief of Police | Sean O'Neil (AICP), Community Development Director |
Kathy Gordinear, Dublin Community Senior Center Director | David Waligora, Parks and Recreation | Nick Spencer,
Building Official |

White Lake Township Community Development Department — Planning Division

Sean O'Neil (AICP), Community Development Director | David Waligora, AICP, Senior Planner |
Hannah Kennedy-Galley, Building Specialist | Paige Myers, Executive Secretary |

The CIP Team

Community Development Department — Planning Division | Staff and Administration of White Lake Township

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Resolution of Adoption

White Lake
Oakland County, Michigan

Capital Improvement Plan 2027-2032
Resolution #26-027

Motion by _____, supported by _____, that the White Lake Township Board of Trustees accept the Capital Improvement Plan for the years 2027-2032. The White Lake Township Board has determined the following:

WHEREAS, the Michigan Planning Enabling Act, Act 33 of 2008, requires the White Lake Township Planning Commission to annually prepare a Capital Improvement Plan for the benefit of the health, safety, and welfare of the community as those criteria relate to the physical development of the Charter Township of White Lake; and

WHEREAS, the Township's professional engineering consultant and Community Development Director have consulted with the Township's professional staff who carry on the business of planning and providing for the present and future needs of the citizens of the Charter Township of White Lake; and

WHEREAS, the Capital Improvement Plan is intended to consider the present and future needs and goals of the Charter Township of White Lake, as identified by the public, department heads, the Township Board of Trustees, and the Township Planning Commission, in consideration of existing projects and plans as well as anticipated resources; and

WHEREAS, the Capital Improvement Plan is a flexible document, intended to be reevaluated and updated on an annual basis to project into the six (6) succeeding years, and further amended as necessary to address the policies and philosophies of relevant Township Boards, Planning Commissions, and other stakeholders; and

WHEREAS the Capital Improvement Plan is a guide and forum to aid the Township Supervisor and Township Board of Trustees in making decisions regarding the physical development and infrastructure maintenance of the Township and determining what, if any, resources can and should be available to carry out the Township Board's policies and budgetary decisions; and

WHEREAS, the draft of the Capital Improvement Plan has been available for public review via the Township website and copies made available at the office of the Township Community Development Department, and has been an agenda item for discussion and review by the Planning Commission and Township Board at several public meetings, and has been the subject of a duly-noticed Public Hearing held before the

Resolution of Adoption, continued

White Lake Township Planning Commission on September 3, 2026 and will be reviewed, revised, and updated by the Planning Commission on an annual basis; and

WHEREAS, the Capital Improvement Projects included within the Capital Improvement Plan have been evaluated utilizing a point-system of variables that included, among other things, whether a Capital Improvement Project has already begun, whether funds have been committed to the Project, the sources of funds committed to a Project, whether the Project is required per a legal obligation, or whether the projects is part of a Township-adopted policy, plan, or program; and

WHEREAS the White Lake Township Planning Commission on September 3, 2026, moved to adopt the 2027-2032 Capital Improvement Plan.

NOW THEREFORE BE RESOLVED, that the Capital Improvement Plan presented during the Public Hearing on September 3, 2026, and revised by the public comments received during that Public Hearing, and adopted by the White Lake Township Planning Commission on September 3, 2026, IS ACCEPTED BY THE WHITE LAKE TOWNSHIP BOARD OF TRUSTEES; and

BE FURTHER RESOLVED, that this Capital Improvement Plan should be published and attested to according to State law.

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED.

I HEREBY CERTIFY, that I am duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, and the keeper of the records of the proceedings of said Township as authorized by the Township Board, and the foregoing is a true and correct copy of a resolution duly adopted by a majority vote at a regular meeting of the Township Board legally held on the September 15, 2026, at which a quorum was present.

Anthony L. Noble, Clerk
White Lake Township
Oakland County, Michigan

1. Overview

The 2027-2032 White Lake Township Capital Improvement Plan (CIP) will serve as a tool to assist White Lake Township in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for White Lake Township under the Michigan Planning Enabling Act of 2008. The following report identifies the major capital improvements needed and/or planned for the community, the time-frame for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality. Capital improvements cover multiple departments within White Lake Township, and include new Township facilities, water and sewer extensions, fire protection vehicles and equipment, police equipment, parks and recreation facilities, non-motorized pathways, and professional services.

The following subsections within this first chapter include an introduction to capital improvement planning, the community of White Lake Township, and the capital improvement planning process. In subsequent chapters, this report summarizes existing facilities (Chapter 2), provides detailed components for all major Township departments, facilities, and systems (Chapter 3), and presents the projected cost and revenue sources for all covered improvements (Chapter 4).



1a. Overview - CIP Overview

What is a Capital Improvement Plan (CIP)?

A Capital Improvement Plan is a six-year schedule of public physical improvements which identifies the needs for major public infrastructure improvements, and the sources of funding to make those improvements. It provides a schedule of expenditures for constructing, maintaining, upgrading, and/or replacing a community's physical inventory. The CIP, therefore, is a tool to assess the long-term capital project requirements (the "big jobs") of White Lake Township. Since capital improvement projects are spread across multiple community needs (fire protection, police, water and sewer, parks and recreation, municipal administration, etc.), the CIP prioritizes these projects across the entire community and over time, providing an "apples-to-apples" comparison of the community's various needs and wants.

What are Capital Improvement Projects?

Capital improvement projects are major and infrequent expenditures, such as the construction of a new facility, a major rehabilitation or repair of an existing facility, or the purchase of major equipment. Capital improvement projects are nonrecurring expenditures that tend to be large both in physical size and in cost, and have a long-term usefulness (10 years or more). Examples of capital improvement projects can include:

- Construction of a new township hall
- Construction of a new fire station
- Extension of a water/sewer line
- Purchase of a new fire truck
- Major rehabilitation of a township's community/senior center
- Creation of a new township park

Examples of expenditures which would not usually constitute a capital improvement project include:

- Purchase of new office furniture
- Purchase of small equipment (lawn mowers, copiers, individual computers, etc.)
- Recurring maintenance of existing facilities
- Minor repairs of existing buildings and equipment
- Minor improvements to existing buildings (carpet, painting, etc.)

The term “major expenditure” is relative; what is “major” to one community might be “minor” to another. The City of Ann Arbor, for example, sets a minimum threshold of \$100,000 for projects to be included in the City’s CIP, while the City of Rochester Hills sets a minimum of \$25,000. White Lake Township’s policy for determining a Capital Improvement is defined in the following section.

What is White Lake Township’s Capital Improvement Policy?

A capital improvement project is a major, nonrecurring expenditure that meets one of more of the following criteria:

- Any acquisition of land for a public purpose which costs \$75,000 or more.
- Any construction of a new public facility (Township building, water/sewer lines, pathways), or any addition to an existing public facility, the cost of which equals \$50,000 or more and has a useful life of three or more years.
- A nonrecurring rehabilitation (not to include annual/recurring maintenance) of a building, its grounds, a facility, or equipment, the cost of said rehabilitation being \$50,000 or more with a useful life of three or more years.
- Purchase of major equipment which, individually or in total, cost \$75,000 or more with a useful life of three or more years.
- Planning, feasibility, engineering, or design studies related to an individual capital improvement project, or program implemented through individual capital improvement projects, with a cost of \$50,000 or more and a useful life of three or more years.

Why a CIP for White Lake Township?

The Michigan Planning Enabling Act of 2008 requires a Capital Improvement Program for any Michigan township which owns and/or operates a water supply or sewage disposal system. Since White Lake Township owns and manages both a public water and sanitary sewer system, adopting and annually updating a Capital Improvement Plan is a requirement per State law.

What are the benefits of preparing a CIP?

The CIP is more than just a State requirement; it is an essential planning tool in addition to a statement of budgetary policy. It informs the taxpayers of White Lake Township how the Township plans to prioritize, schedule, and coordinate capital improvement projects over the next six (6) years. The benefits of creating and annually updating the CIP include:

- Prudent use of taxpayer dollars
- Focusing the Township expenditures on the needs of the community
- Prioritizing projects across the needs of the community
- Generating community support by inviting public input
- Promoting economic development
- Improving the Township’s eligibility for State and Federal grants

- Providing an implementation tool for the goals and objectives of the Township Master Plan
- Transparency in identification of high-priority projects
- Coordination/cost-sharing between projects

What is the role of the Township Planning Commission in the CIP process?

The Capital Improvement Plan is a dynamic planning document, intended to serve as a tool to implement the White Lake Township Master Plan. The Master Plan should correspondingly include capital improvement projects as well as guide long-term capital planning. The White Lake Township Planning Commission is uniquely qualified to manage the development and annual update of the Township's CIP, based on its role in creating and updating the Township Master Plan. The Planning Commission's role will ensure that public works projects are consistent with the land uses identified within the Master Plan. By making a recommendation of approval for the CIP to the Township Board, the Planning Commission agrees that the projects outlined within it reasonably address the Township's capital improvement needs.

The CIP is an essential link between planning for capital improvement projects and budgeting for them. Once approved by the Township Board, the CIP can be used to develop the capital project portion of the Township's budget. Those projects included in the CIP's first year (2027) potentially form the basis for the upcoming year's capital project budget. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the Township's annual budget. The annual update to the CIP will occur in advance of the preparation of the Township's budget.



1b. Overview - White Lake Township Overview

White Lake Township, Oakland County's "Four Seasons Playground," prides itself as a community which continues to promote economic growth, sustainable development, and a strong sense of place. White Lake's character as a premier residential community, with ample recreational opportunities and superior public and private schools, sets it apart and establishes the Township's unique identity.

The Township continues to promote sound fiscal policy while maintaining appropriate levels of service to meet the needs of its growing population. Public utilities infrastructure, police, fire and emergency services, parks, recreation and senior services, as well as planning, building inspection and administrative services are all designed to provide residents with the full-service amenities of a modern municipality in a cost-effective, fiscally responsible, and sustainable manner.

Principal Land Uses

While the commercial base of White Lake Township continues to grow, the principal land use within the Township remains single-family residential. Based on existing land use data from Oakland County Economic Development and Community Affairs, 46.7% of the Township's nearly 24,000 acres is developed as single-family residential. The second largest land use in the Township (in terms of land area) is recreation/open space, comprised of two State Recreation Areas (Pontiac Lake and Highland), a regional Metropark (HCMA's Indian Springs), and an Oakland County-owned golf course (White Lake Oaks). Combined, the recreation/open space land uses within the Township comprise over 25% of the land area (6,000 acres). The Township's commercial, industrial, and office uses comprised 2.2% of the land area in 2019. The majority of the commercial, industrial, and office uses in White Lake Township are located along the Highland Road (M-59) corridor, although some are scattered elsewhere throughout the Township, mostly in the southeast quadrant. There is also a small industrial concentration in the Township's northeast corner. The 21 lakes within White Lake Township comprise almost 11% of its total land area. Figure 1-1 displays the 2024 Existing Land Use Map.

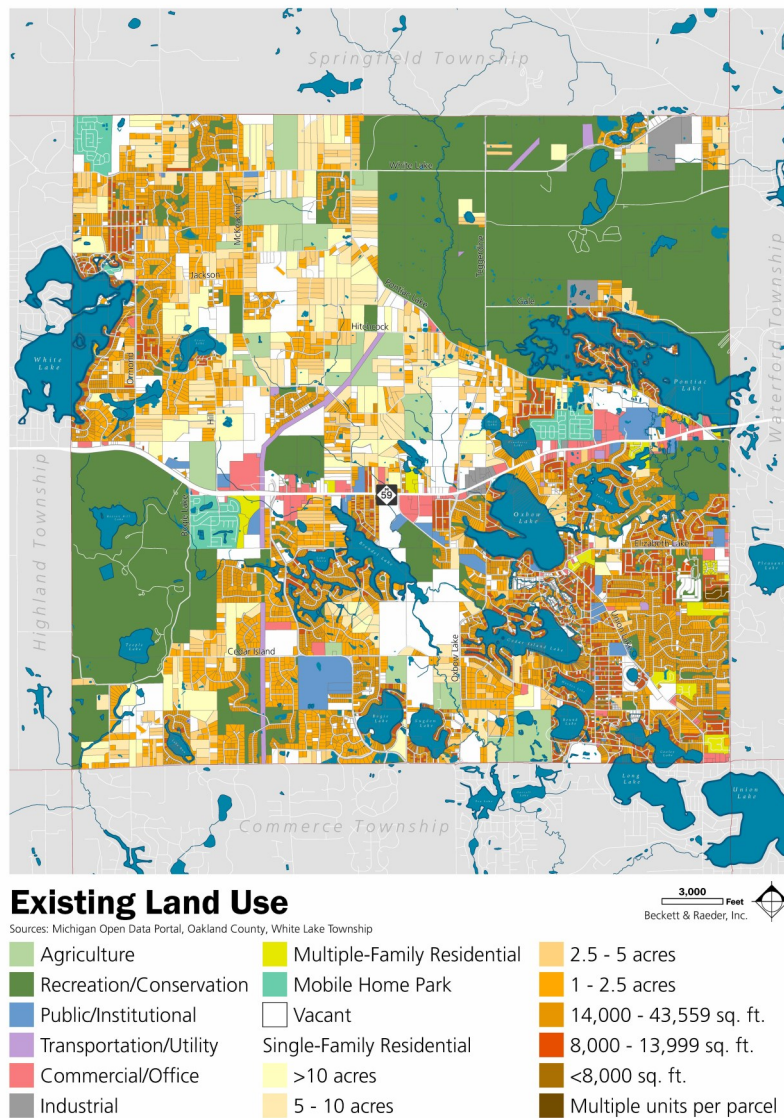
Population

As of the 2020 Census, the population of White Lake Township was 30,950, a 3.1% increase from the 2010 Census (30,019). Population projections by the Southeast Michigan Council of Governments (SEMCOG) estimate the population of White Lake Township will only increase slightly over the next twenty years, with a forecasted population of 32,236 in 2040. This projection is subject to change based on economic and social factors.

Employment

SEMCOG Community Data for White Lake Township shows the two highest employment sectors within the Township to be Retail Trade (approximately 21% of total employment) and Information and Financial Activities (approximately 15%).

FIGURE 1-1 EXISTING LAND USE, 2024



1c. Overview - CIP Process Overview

Background

The development and the adoption of a CIP is driven by a statutory requirement at the State level. The State of Michigan has set forth the requirement for a CIP under the Michigan Planning Enabling Act, Act 33 of 2008. This reporting requirement for townships was effective September 1, 2008. The following excerpt from Act 33 sets forth the requirement of a township to adopt a CIP:

“(2) Any township may prepare and adopt a capital improvement program. However, subsection (1) is only mandatory for a township if the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system.”

The contents of the CIP are set forth under the Government Accounting Standards Board Statement 34 that basically **requires** the CIP to report on the value of their infrastructure. GASB 34 requires state and local governments to begin reporting all financial transactions, including the value of their infrastructure assets, roads, bridges, water and sewer facilities, and dams, in their annual financial reports on an accrual accounting basis.

The Charter Township of White Lake is not a road agency under Public Act 51 of the laws of the State of Michigan. Accordingly, public road and bridge projects are not reported in this CIP. **All other infrastructure components with construction costs in excess of \$50,000 per year are reported in this CIP.**

The following sections outline the Program Areas of the White Lake Township CIP:

1. Data Collection Process
2. Data Compilation Process
3. CIP Adoption Process

PROGRAM AREAS

The components of the CIP are compiled and reported by Program Areas. The following table (Figure 1-2) displays the Program Areas used in this CIP (each assigned with a color). These program areas represent the stakeholders in the CIP.

FIGURE 1-2. CIP PROGRAM AREAS	
Label	Definition / Description
BP / PK	Bike paths, trail ways, and park facilities/services
FA	Township-owned buildings and facilities (offices, storage buildings, museums, etc.)
FD	Fire protection / EMS facilities and equipment
IS	Internal support services (IT, GIS, fleet vehicles, communications, etc.)
PD	Police Department facilities and equipment
SS	Sanitary sewerage disposal system
WS	Water supply system

1. Data Collection

Each of the stakeholders outlined above has either a master plan or schedule that defines the needs and resource level within their respective area of responsibility. This information is in varied formats and cannot be readily compiled without a significant amount of interpretation. To resolve this interface situation, standard forms were created that allow the stakeholders to define their projects and resource allocation levels. The standard forms used for data collection are found in the Appendix. At a meeting with the stakeholders, the CIP process and the forms were explained in detail along with a request for the forms to be filled out based on what information was available. The information generated from these forms has been systematically compiled as the core of the CIP. A definition of the forms is provided as follows:

- **Project Application Form** - Consists of project descriptions, schedules, necessity, and possible sources of funding. The information provides an understanding of the overall scope of each project and how it is valued within its program area and within the Township. While stakeholders may be aware of major projects further out on the horizon, only those planned for within the six-year window of the 2027-2032 CIP were included.
- **Project Cost Detail Form** - Consists of a matrix of six (6) budget years across the top of the form and a listing of costing components along the side of the form. The form is split into two (2) parts; the upper half is the capital cost for the project and the lower half is the cost of operations or maintenance for that project, if applicable. Recognition of the operations and maintenance costs of a project is a valuable tool in forecasting future needs for resource allocation. Investment in a new facility is only worthwhile if there are funds available to operate and maintain it.

- **Project Rating Form** - Used to rate both the importance and impact of a project within its program area and within the Township (an “apples-to-apples” comparison). The rating number is not an absolute in itself but is important in distinguishing between projects that are similar in scope. The ratings are weighted with emphasis given to those projects that are mandated by law, by agreement, or because they are a matter affecting health, safety, and welfare.

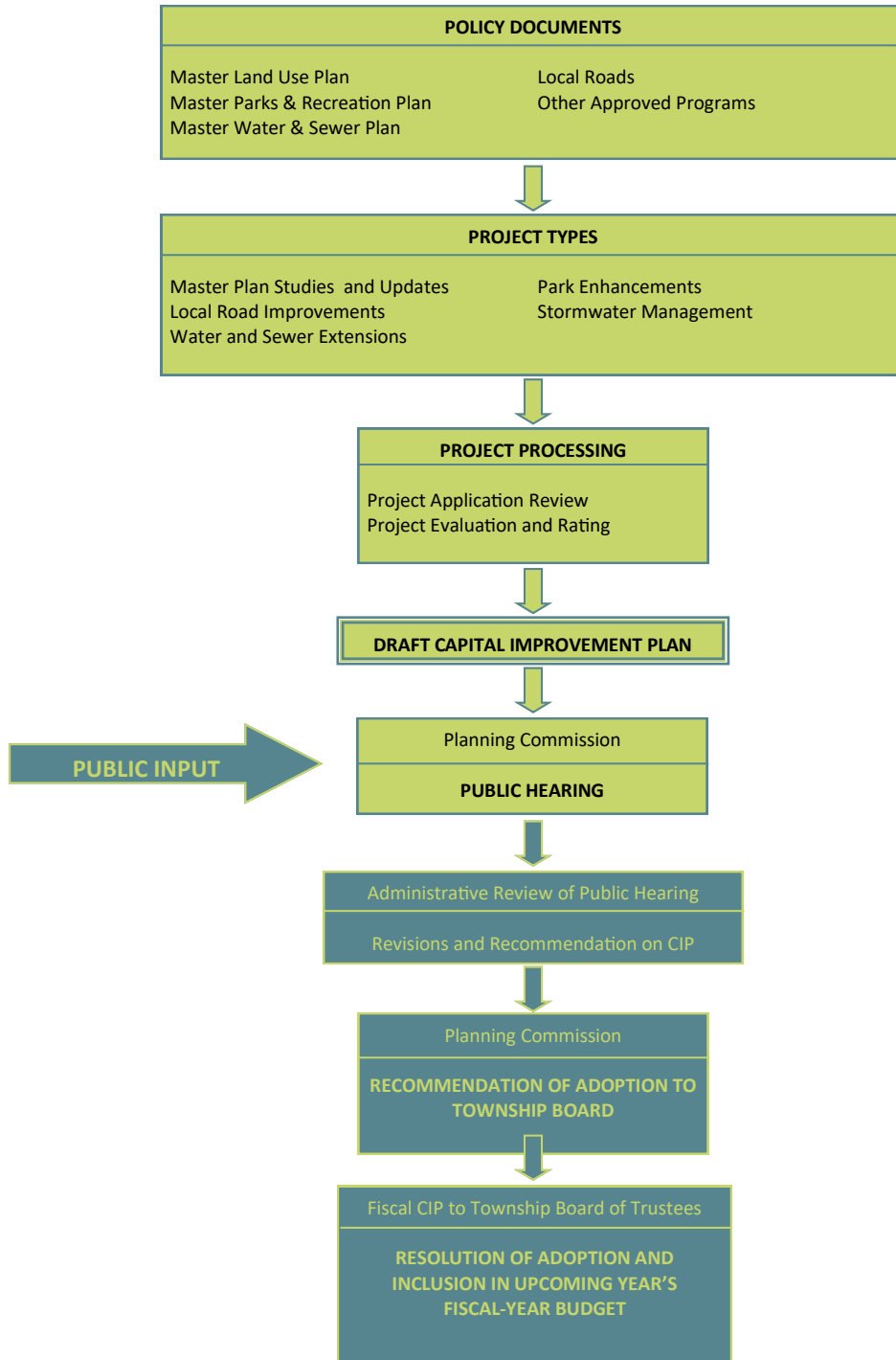
2. Data Compilation

The information received from the stakeholders has been compiled into a Project Summary Worksheet. This worksheet contains all of the projects in the CIP over six (6) budget years with a cost summary of each budget year by program area and for the entire CIP. Included with the worksheet is the listing of possible funding sources and an estimate of the Township’s share for each project. The Project Summary Worksheet can be found in the Appendix of this CIP.

3. CIP Adoption Process

The adoption process involves a public hearing to solicit citizen input. The CIP will then be modified (if necessary), approved by the Township Planning Commission (via a formal recommendation for approval to the Township Board), and forwarded to the Township Board for adoption. Adoption of the CIP by the Township’s Board of Trustees does not constitute an authorization to commit resources to any project. This approval is recognition of a plan for projects within the community that may move toward implementation in the future. The projects included within Year 1 of the Capital Improvement Plan potentially form the basis for the upcoming year’s capital projects budget. An outline of the process is displayed in Figure 1-3 on the following page.

FIGURE 1-3. CIP ADOPTION PROCESS



2. Existing Capital Facilities

In developing a Capital Improvement Plan, communities often find it essential to develop an inventory of their existing capital facilities. Before a community develops a list of “What we need,” it is important to first look at “What we have.” As stated in White Lake Township’s Master Plan, “A municipality’s public facilities are an important part of community life and are directly related to important issues such as quality of life and protection of the public health, safety, and welfare.” The following is a summary of White Lake Township’s major capital facilities and their current condition (where applicable), as determined by the directors of the respective departments. The location of existing Township facilities is noted on the Existing Facilities Map (Figure 2-1).

White Lake Township Hall

7525 Highland Road

Year Built: ±1948

Last Major Improvement: 1996

Houses: Supervisor, Clerk, Treasurer, Assessing, Building, Planning, Water, Sewer, Maintenance

Condition: Fair

Extent of Use: Heavy



White Lake Township Fleet Vehicles

Includes: Administrative vehicles, inspection vehicles; does not include Fire Dept. vehicles

Year Acquired: Varies

Condition: Varies

Extent of Use: Varies

Average Duty Cycle: Approximately 7 years



Fire Hall Number 1 (Headquarters)

7420 Highland Road

Year Built: ±1948

Last Major Improvement: Parking Lot Replacement

Serves: M-59 corridor; northeast and southwest quadrant

Condition: Fair

Extent of Use: Heavy



Fire Hall Number 2

Address: 860 Round Lake Road
 Year Built: ±1973
 Last Major Improvement: ±1996
 Serves: Southeast quadrant
 Condition: Fair
 Extent of Use: Heavy



Fire Hall Number 3

4870 Ormond Road
 Year Built: ±1979
 Last Major Improvement: ±1996
 Serves: Northwest quadrant
 Condition: Fair
 Extent of Use: Moderate



White Lake Township Police Station

7525 Highland Road
 Year Built: ±1949
 Last Major Improvement: 2001 (expansion)
 Condition: Poor
 Extent of Use: Heavy



White Lake Township Police Garage

Location: Behind Police Station
 Year Built: 2004
 Last Major Improvement: None
 Condition: Poor
 Extent of Use: Heavy



White Lake Township Police Communications System

Year Acquired: New in 2010
 Last Major Improvement: None
 Condition: Good
 Extent of Use: Heavy



White Lake Township Police Vehicles

Includes: 18 Vehicles
 Year Acquired: Varies
 Condition: Excellent
 Extent of Use: Heavy

**Fire and EMS Equipment**

Includes: three engines, two tankers, two ambulances / transporting units, one light duty rescue (no pumping or water carrying capabilities), one pick-up style grass truck with a skid-mounted pump and tank, four fleet vehicles, one drone aircraft, two cardiac monitors, and breathing apparatus
 Year acquired: Varies; between 1997 and 2022
 Condition: Varies; from Fair to Excellent
 Extent of Use: Varies; primarily Moderate to Heavy

**Township Office Annex**

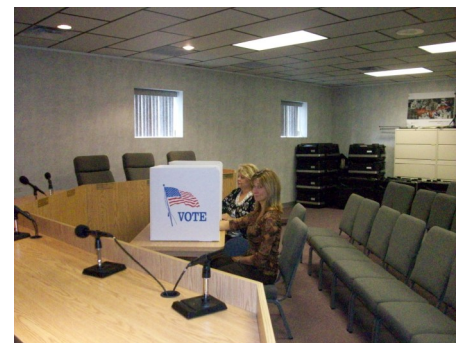
7527 Highland Road
 Year Built: 1985
 Last Major Improvement: 2020 remodel
 Condition: Good
 Extent of Use: Moderate

**Dublin Community Senior Center**

685 Union Lake Road
 Year Built: approx. 1950
 Last Major Improvement: 2001
 Condition: Good
 Extent of Use: Heavy

**White Lake Township Clerk's Equipment**

Includes: Voting tabulation machines (18)
 Voter assist terminals (13)
 Year acquired: Varies; between 2018 and 2022
 Condition: Excellent
 Extent of Use: Varies



White Lake Township Water System

Includes: Approx. 55 miles of water main ranging in size from 4 to 16 inches in diameter, service supply laterals, 15 pressure control valves, approx. 1,000 gate valves, approx. 700 fire hydrants and hydrant valves, 2 one million gallon elevated water storage tanks, 5 water treatment plants, 9 water supply wells

Year Built: Ongoing

Last Major Improvement/Extension: 2020 Hillview Well House & 2019 Twin Lakes II Well House

Condition: Varies; primarily Good to Excellent

Extent of Use: Varies; primarily Moderate to Heavy

**White Lake Township Sanitary Sewer System**

Includes: The Township's wastewater collection system serves approximately 4,500 people in the Township. Sewer mains were constructed largely in 1999 or later. There are approximately 20 miles of gravity sewer mains and approximately 22 miles of pressured mains. The Township's sanitary system contains ten (10) pumping stations. The wastewater flow is ultimately discharged into Commerce Township's collection system and is conveyed to the Commerce Township Wastewater Treatment Plant for treatment.

Year Built: Ongoing since 1998

Last Major Improvement/Extension: 2012

Condition: Good to Excellent

Extent of Use: Light to Moderate

**Water Tower 1**

360 Woodsedge Drive

Year Built: 1994

Last Major Improvement: 2007

Condition: Good

Extent of Use: Heavy

**Water Tower 2**

6055 Highland Road

Year Built: 2004

Last Major Improvement: None

Condition: Excellent

Extent of Use: Moderate



Hidden Pines Park

Location: Intersection of White Lake Road and Hidden Pines Drive.

Size: 9 Acres

Includes: Baseball Field and parking area

**Township-Owned Land**

Total acreage: approx. 177 acres (including Township parks)

**Judy Hawley Park**

Location: Behind Township Hall, just east of the Township Annex

Size: 12 acres

Includes: Soccer fields, pavilion, play structure, basketball courts, sand volleyball court, and pathway

**Ferdinand C. Vetter Park**

Location: Behind Dublin Community Center on Union Lake Road

Size: 6 acres

Includes: Baseball field, picnic shelter, pathway, and play structure

**Bloomer Park**

Location: West side of McKeachie Road, between Grass Lake and Jackson Roads

Size: Approximately 28 acres

Description: Picnic shelter, scenic overlook, and nature trails



Stanley Park

Location: West side of Elizabeth Lake Road, south of White Lake Library

Size: 59 acres

Description: Park opened to vehicular traffic on July 1, 2026. Phase 2 anticipated construction in 2027.



White Lake Community Hall

Address: 7500 Highland Road

Year Built: 1875 (State-designated historic site)

Last Major Renovation: 2013 (Interior)

Condition: Good

Extent of Use: Light



Civic Center Campus

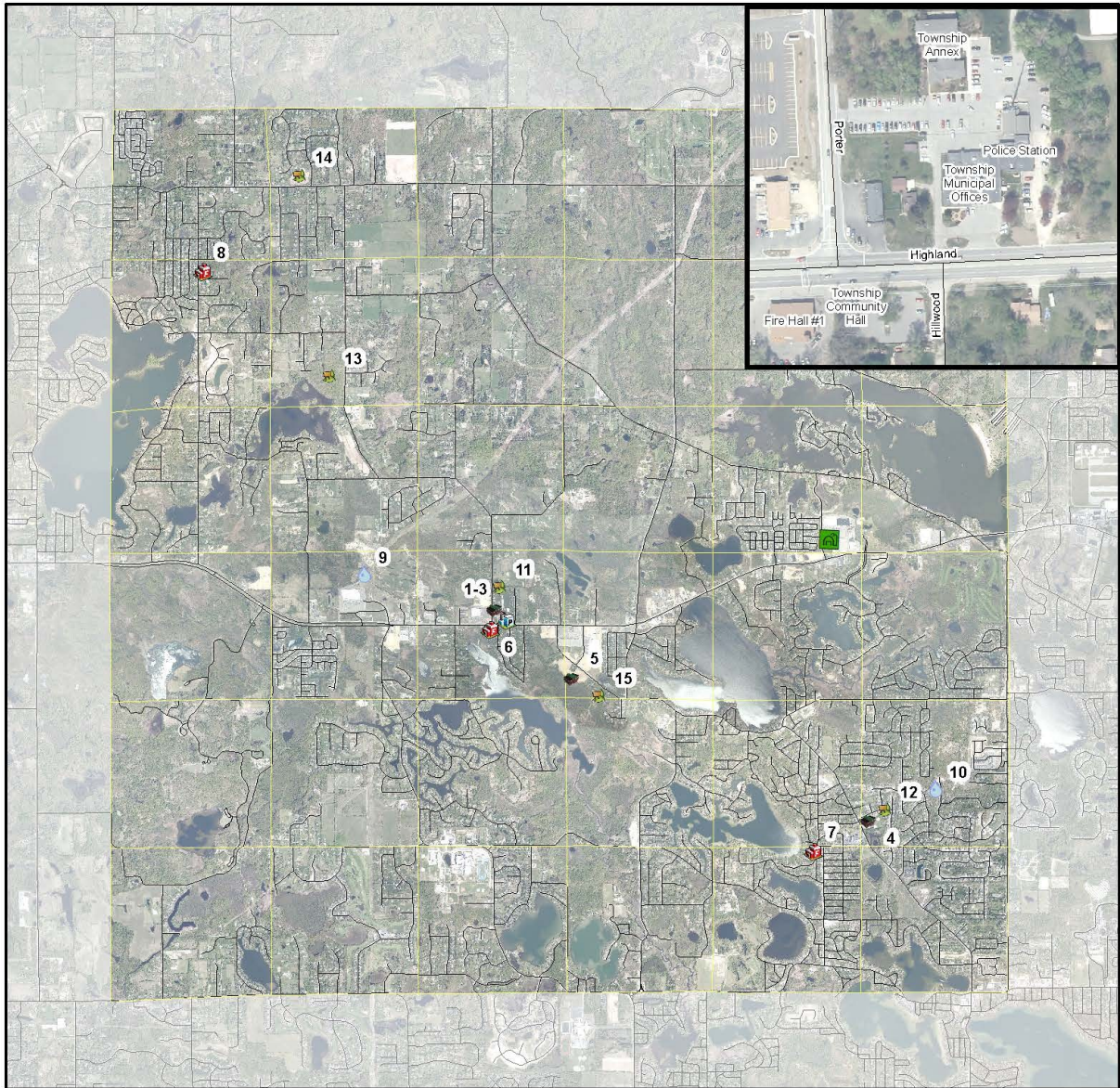
Location: West side of Elizabeth Lake Road, south of White Lake Library

Size: 29 acres

Description: Currently under development, anticipated completion for Fall 2026.



FIGURE 2-1



White Lake Charter Township



Existing Facilities

- | | | | |
|---|--------------------------------|---|-------------------------------|
|  | Public Facilities |  | Water Towers |
| | 1 - Township Municipal Offices | | 9 - Water Tower #1 |
| | 2 - Community Hall | | 10 - Water Tower #2 |
| | 3 - Township Annex |  | Township Parks |
| | 4 - Dublin Community Center | | 11 - Judy Hawley Park |
| | 5 - Civic Center Property | | 12 - Ferdinand C. Vetter Park |
|  | Fire Stations | | 13 - Bloomer Park |
| | 6 - Fire Hall #1 | | 14 - Hidden Pines Park |
| | 7 - Fire Hall #2 | | 15 - Stanley Park |
| | 8 - Fire Hall #3 |  | Fisk Farm |
|  | Police Station | | |



3. Executive Summary

Stakeholders

The level of input from the stakeholders has greatly contributed toward the formulation of the CIP. Project profiles consisting of the Project Application Form, the Project Cost Detail Form, and the Project Rating Form were received from Parks and Recreation, Senior Center, Police Department, Fire Protection, Facilities, and Department of Public Services. Though some of the information received will require further detail, it is the most current information available until future refinements are made to the project profile.

Project Histories

Just as important as tracking current and future projects is cataloging the past accomplishments of the Capital Improvement Plan. Located in the back of the plan is a Project Histories Summary Table. This table illustrates those past projects that have been completed or canceled. Some projects are changed over time; the original project number may be dropped and new project numbers created in its place. The Project Histories Summary can be used to track the priorities of the Township over time and can help track overall investment in the community based on geographic regions.

2026 Project Histories

The capital improvement projects, outlined in the 2026-2031 CIP, completed during 2026 were Township Civic Building (FA-0007) and Public Safety Headquarters (FA-0006).

Projects

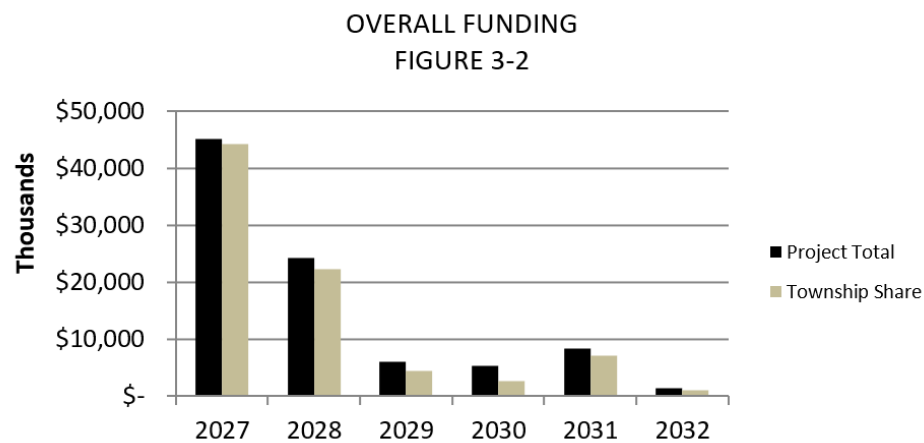
Review of the Project Summary Worksheet (found in the Appendix of this report) indicates that there are several individual projects located in the same geographic area. There are potential cost savings that can be realized by combining projects. At a minimum, mobilization, traffic control, and restoration are just some of the potential cost savings achieved by combining projects for construction. The potential grouping of projects are identified in Figure 3-1 below:

FIGURE 3-1	
Location	Project Labels
M-59, Teggerdine east 0.3 miles	BP-0003 & PK-0006
Stanley Park Phase II & Pickleball Courts	PK-0013 & PK-0014
Elizabeth Lake Road, south of White Lake Library	FA-0006 & FA-0007
Repaint Water Tower 1& 2	WS-0021 & WS-0022

If the funding and timing of these projects can be orchestrated, the savings are significant. The exact savings cannot be determined until a detailed project costing and analysis of the common scope between the projects is performed. Also, in the future other projects such as new facilities can be studied to determine if combining operations can realize a cost savings. Other benefits include providing a list of projects in advance in order to help establish the need for grants and funding opportunities.

Funding

This CIP has many projects that are unfunded. The limitations of funding will likely cause projects to be delayed, deferred or cancelled. Each project has a potential funding source and many are dependent on a contribution from the Township's General Fund (GF). Many projects list funding sources from State and Federal grant programs, but those grants have not yet been secured. The following chart depicts the relationship between total project costs, and the Township's share of those costs. Additional revenue for projects that are not completely funded by the Township will come from grants and other funding sources.



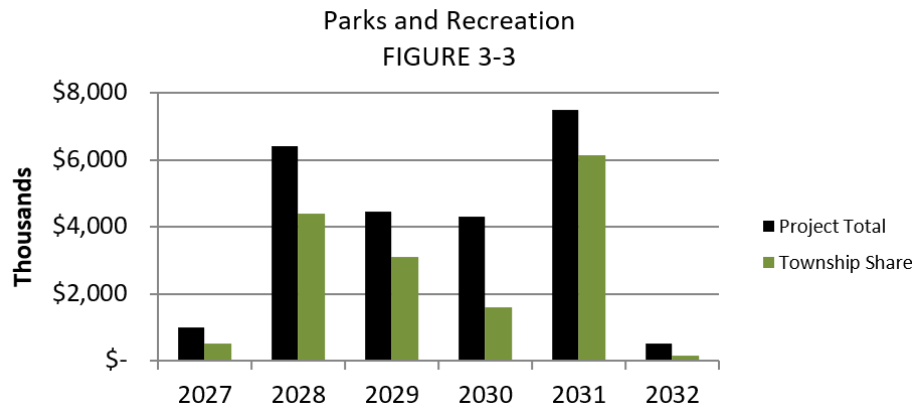
The Township's General Fund balance at the end of fiscal year 2025 was \$8,058,037. That amount is inadequate to support the Township's share of the CIP, which is shown in Figure 3-2 above.

Funding Components

In the following section, each of the funds shown on the Project Summary Worksheet are graphed and reported as part of the CIP with the exception of the projects listed under Internal Services.

Parks and Recreation

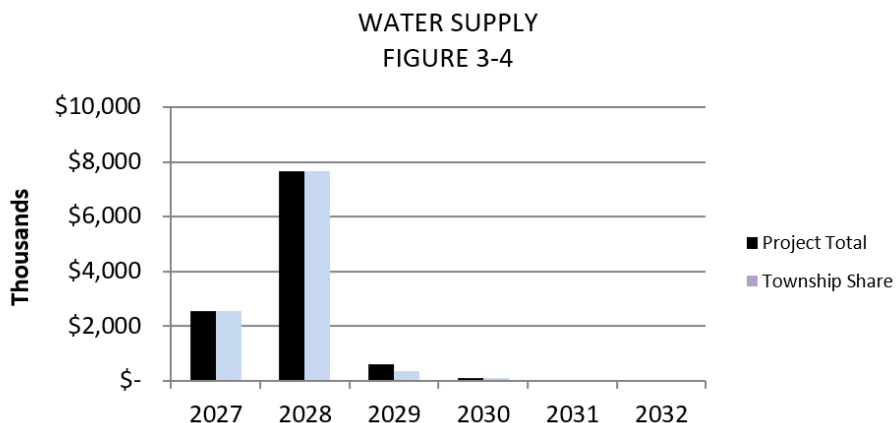
The Parks and Recreation Fund had a fund balance of **\$2,757,920** as of December 31, 2025, as shown in the Township's 2025 Audit Report. The 2026 Budget carries forward a beginning fund balance of **\$2,757,920.22** for the Parks and Recreation Fund. These funds, together with any awarded grant funds, may be used to support and leverage future park improvement projects.



Careful budgeting of the Parks and Recreation Fund will allow the level of service and maintenance of the Township's current and future park facilities to occur until additional parks funding can be established.

Water Supply Fund

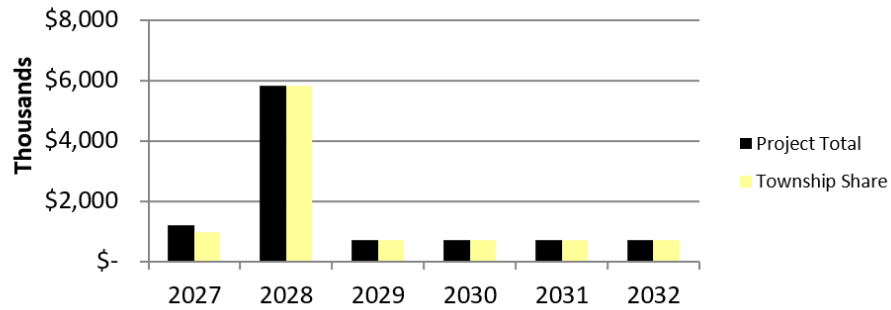
The Water Supply Fund (WF) is an enterprise fund that is not dependent on support from the General Fund. The Water Supply Fund (WF) has a balance of \$16,316,762 as of the close of 2025. Several projects in this program area are funded using the Drinking Water Revolving Fund supplemented by the Water Supply Fund balance.



Sewerage Disposal System

Development of sewer has been done either by private development or special assessment districts (SADs). As of 2025, the Sewer Fund (Enterprise Fund) has a balance of \$31,887,477.

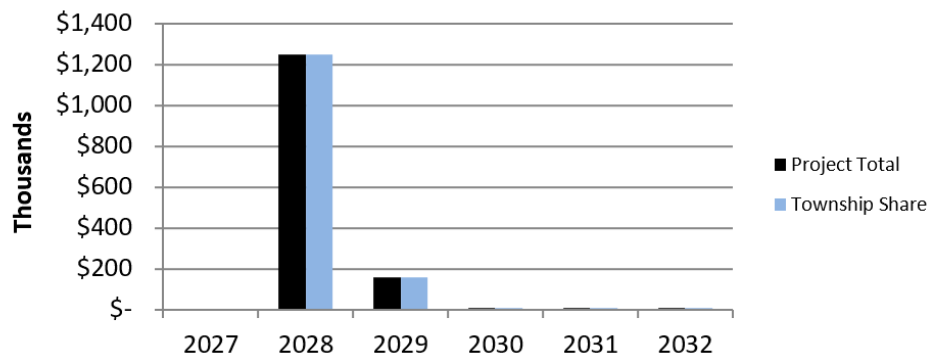
SEWERAGE DISPOSAL
FIGURE 3-5



Police Department

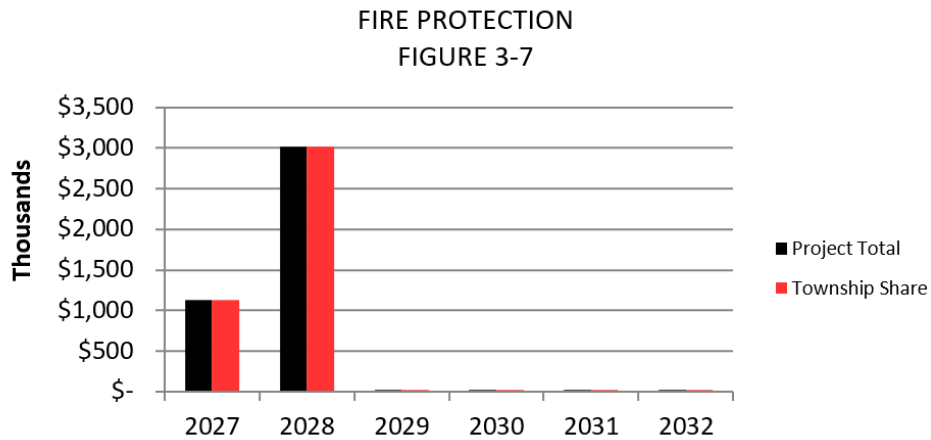
The 2025 CAFR reports a balance of \$6,186,253 in the Police Fund. The Police Department is currently funded by a Township Millage.

POLICE DEPARTMENT
FIGURE 3-6



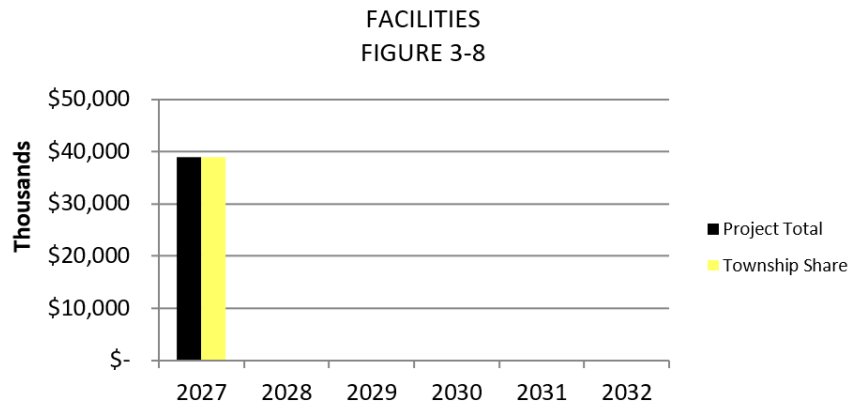
Fire Protection

The Fire Protection Fund has a balance of \$5,924,401 as reported in the 2025 CAFR. The Fire Protection Fund is supported solely through millage money.



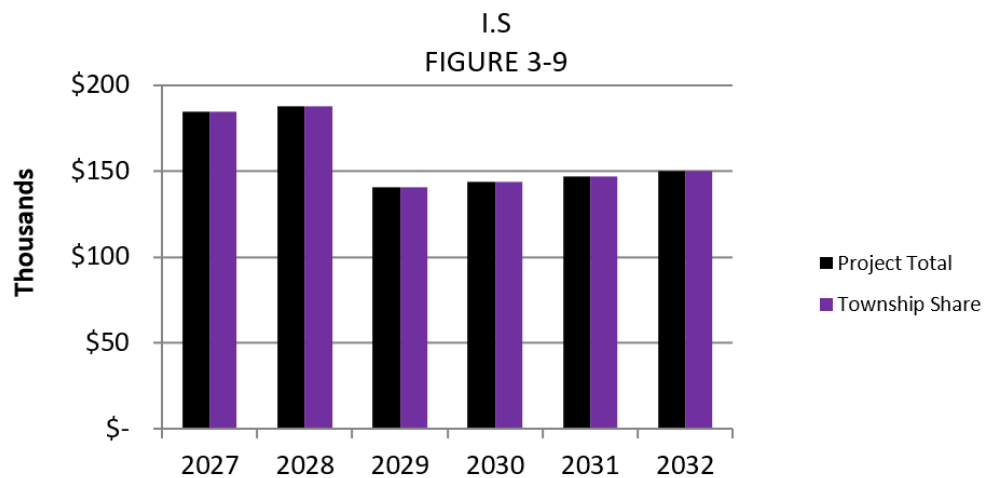
Facilities

The Township Civic Center district will have a new Public Safety Headquarters that will cost approximately \$25 million dollars and a new Civic Center Building to replace the current Township Offices at an approximate cost of \$20 million dollars. This money will come from the Capital Project Fund and the issuance of bonds. The Township currently has \$10,166,676 available for a new Township Municipal Complex in an Improvement Revolving Fund listed in the 2025 CAFR.



Internal Services

The Internal Services used to support the operating departments are included in the CIP due to their costs that are in excess of \$50,000. As these services are collected as a charge back to the operating departments, there is no special fund involved.



4. CIP Components

The components of the Capital Improvement Plan have been compiled and reported by the following seven program areas, each representing a stakeholder in the CIP.

Section 1a. Facilities	Section 4e. <u>Police Department</u> PD-0002 - Mobile Command Center PD-0002 - Public Safety Firearms Range
Section 4b. <u>Fire Protection / Emergency Medical Services</u> FD-0002 - Fire Station 2 Replacement FD-0006 - Fire Ladder Truck FD-0009 - Fire Station 3 Replacement FD-0017 - Structural Firefighting Gear FD-0019 - Engine / Pumper Replacement	Section 4f. <u>Sanitary Sewerage Disposal System</u> SS-0005 - Western Outlet Sanitary Extension Phase 2 SS-0006 - Pump Station at Lakeland High school SS-0008 - Upgrades & Equipment Replacement of 7 Sanitary Sewage Pump Stations
Section 4c. <u>Internal Services</u> IS-0002 - Fleet Vehicles (excluding Fire) IS-0003 - Document Management Program	Section 4g. <u>Water Supply System</u> WS-0004 - Twin Lakes Well Replacement and Upgrades WS-0012 - 6 - Inch Diameter Water Main Replacement WS-0015 - Twin Lakes I Well House Updates WS-0017 - Interconnection of High Pressure Districts (Elizabeth Lake Road) WS-0018 - Residual Chlorine Analyzers at Water Towers WS-0019 - Residential and Commercial Meter Replacement with AMR System WS-0021 - Repaint Water Tower 1 WS-0022 - Repaint Water Tower 2 WS-0023 - Backhoe Machine WS-0024 - Waterford / White Lake Emergency Interconnection WS-0025 - DPS Storage / Maintenance Building
Section 4d. <u>Parks and Recreation</u> BP-0002 - M-59 Pathway (Phase I) BP-0003 - M-59 Pathway (Phase II) BP-0004 - M-59 Pathway (Phase III) BP-0005 - Union Lake Rd. Pathway BP-0006 - Bogie Lake Rd. Pathway PK-0002 - Four Seasons Trail (Phase I) PK-0003 - Four Seasons Trail (Phase II) PK-0004 - Four Seasons Trail (Phase III) PK-0008 - Hidden Pines Park Phase II PK-0009 - Teggerdine Trail Design PK-0010 - Bloomer Park (Phase II) PK-0013 - Stanley Park (Phase II) PK-0014 - Pickleball Courts	

Funding Sources Abbreviations

Building Authority	BA
Fire Protection Fund	FPF
General Fund	GF
Federal Housing and Urban Development	HUD
Michigan Dept. of Transportation Enhancement Grant	MDOT-EG
Michigan Natural Resources Trust Fund Grant	MNRTFG
Michigan Safe Routes to School Program	MSRSP
Parks & Recreation - Special Township Revenue Fund	P&RF
Police Department Fund	PDF
Road Commission Tri-Party Program	RCOCTP
Special Assessment District	SAD
Sewer Fund (Township Enterprise Fund)	SF
State Revolving Fund	SRF
United States Dept. of Transportation	USDOT
Drinking Water Revolving Fund	DWRF
Water Supply Fund (Township Enterprise Fund)	WF
Private Developer	PD

4a. CIP Components - Facilities

Overview

Facilities play an important role in providing an environment that is conducive to supporting the various operating departments that provide services directly to the residents in the Township. Facilities can be new building projects, building renovations, building expansions or the cost of services to support the existing buildings if this cost is significant. Identification of significant costs to support existing building operations is an important tool in determining the cost effectiveness of operating existing public buildings.

Funding for supporting existing Facilities is normally derived by either a charge back to the budgets from the operating departments or done as a direct operating cost to General Fund. Funding for new Facilities can be accomplished by a building authority. The Township has a legally established Building Authority that would be the governing body to finance and construct any new public buildings in the Township.

On the following page, each of the Facilities projects are listed along with their cost and funding sources.

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intentionally left blank.*

4b. CIP Components - Fire Protection/EMS

Overview

Fire Protection/Emergency Medical Services provides a variety of vital services to Township residents. Fire Protection facilities are provided at several locations within the Township. In the CIP, new Fire Protection facilities, new Fire Protection equipment, and new Fire Protection vehicles are included under this section.

Fire Protection is principally funded by a Township Millage. Potential sources of funding for projects are the Fire Protection Fund balance, bond issue, or grants. Another possibility would be to use the Township's Building Authority to finance new fire stations.

On the following pages, each of the Fire Protection projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY FIRE PROTECTION (FD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0001	Extrication Tools	New Equipment	106	GF, FPF	\$120,000	\$120,000	\$--
<u>Project Description</u> We need to upgrade our extrication tools every 8-10 years or so due to construction methods of vehicles. Our tools are 10 years old.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0003	Brush Truck	New Equipment	141	GF, FPF	\$90,000	\$90,000	\$--
<u>Project Description</u> We currently have one brush truck. It is nearing its end of life for both the vehicle and the skid unit (pump, hose, etc. that goes in the bed).							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0004	Water tanker (tender) truck	New Equipment	139	GF, FPF	\$500,000	\$500,000	\$--
<u>Project Description</u> We currently have one (1) tanker (tender) truck. Several years ago, the department sold the third tanker (tender). We recently sold our second one that was beyond its useful life. We need to replace it.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0005	Ambulance	New Equipment	111	GF, FPF	\$300,000	\$300,000	\$--
<u>Project Description</u> We currently have three (3) excellent ambulances. Should one go down for a short or longer period of time, we need to have a reliable backup. A good used remounted ambulance should suffice.							

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY FIRE PROTECTION (FD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0002	Fire Station 2 Replacement	New Construction	140	Grant, Bond Issue, BA	\$4,000,000	\$4,000,000	\$--
<u>Project Description</u> Construct a satellite fire station with living quarters and three bays.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0006	Fire Ladder Truck	New Equipment	108	FPF	\$1,500,000	\$1,500,000	\$--
<u>Project Description</u> 100-foot fire-fighting ladder truck.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0009	Fire Station 3 Replacement	New Construction	112	Grant, Bond Issue, BA, GF	\$5,000,000	\$5,000,000	\$--
<u>Project Description</u> Restoration and Addition to the existing Fire Station 3.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0017	Structural Firefighting Gear (30 sets)	New Equipment	102	FPF	\$126,000	\$126,000	\$--
<u>Project Description</u> Structural Firefighting Gear. \$4,200 per set = \$126,000							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0019	Engine/Pumper Replacement	New Equipment	112	FPF	\$3,000,000	\$3,000,000	\$--
<u>Project Description</u> Specification process beginning in 2027.							



4c. CIP Components - Internal Services

Overview

Internal Services play an important role in supporting the various operating departments that provide services directly to the residents in the Township. While Internal Services in itself is not a “project,” the cost of this internal support is significant and bears inclusion as part of the CIP. Internal Services in this CIP are defined as computer networks, geographic information service (GIS), document storage, communications, and fleet vehicles.

There is no dedicated fund for Internal Services. Funding for Internal Services is normally derived by a charge back to the budgets from the operating departments that use or are supported by these services.

On the following page, each of the Internal Services projects are listed along with their cost and funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY INTERNAL SERVICES (IS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
IS-0002	Fleet Vehicles	New Equipment	80	PD / GF	\$ 873,000	\$ 873,000	\$--
<u>Project Description</u> Replacement of cars and trucks (except Fire Department) on an annual basis to systematize the vehicle replacement process. Estimates are for a combination of three (3) cars and two (2) trucks each year, for a total of six (6) years.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
IS-0003	Document Management Program	Equipment / Professional Services	90	GF	\$100,000	\$100,000	\$--
<u>Project Description</u> Project includes providing Township Departments with the necessary software and hardware needed to continue digitizing the Township's document files. Project also includes funding for contracting with private firms to help expedite the process.							

4d. CIP Components - Parks & Recreation

Overview

The Parks and Recreation Master Plan outlines a variety of services to Township residents. Parks and Recreation is principally funded by a non-major special revenue fund. Potential funding for projects can be from Parks and Recreation Fund balance, grants such as Michigan Department of Natural Resources Trust Fund, County based tri-party funding, Michigan Safe Routes to School Program, Michigan Department of Transportation Enhancement Grant, or Federal Housing and Urban Development.

In January 2023 the Township Board adopted the 2023-2027 Parks and Recreation Master Plan. The Plan outlines goals and objectives illustrating the vision for parks and recreation over the next five plus years, and documents desired capital improvements to meet the goals, and categorizes them as short-, mid-, long-term, or ongoing priorities including magnitude of cost of the proposed capital improvements. The Plan also identifies potential funding sources that might best align with the various capital projects. The CIP incorporates several of the capital projects identified in the 2023-2027 Parks and Recreation Master Plan.

On the following pages, each of the Parks and Recreation projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY PARKS AND RECREATION (BP and PK)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0002	M-59 Pathway (Phase I)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0003	M-59 Pathway (Phase II)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0004	M-59 Pathway (Phase III)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0005	Union Lake Road Pathway	New Construction	98	MNRTFG; RCOCTP; P&RF	\$1,500,000	\$1,150,000	\$350,000

Project Description

The Union Lake Road corridor is the area of White Lake that contains the highest density of residential development in the Township. A pathway along the corridor is critical to provide residents with safe, non-motorized access to homes, churches, schools, parks, retail, and other places in the area.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0006	Bogie Lake Road Pathway	New Construction	83	MDOT-EG; P&RF; MSRSP	\$5,500,000	\$5,000,000	\$500,000

Project Description

An important, long term, high-priority objective is the development of a Township wide system of pathways connected to the regional network. This pathway provides the north-south connection from M-59 (north) to the Township's southern boundary and connects a complex of 3 schools to neighborhoods throughout the length of the corridor.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0002	Four Seasons Trail (Phase I)	New Construction	67	MNRTFG; P&RF; USDOT	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0003	Four Seasons Trail (Phase II)	New Construction	67	MNRTFG; P&RF; USDOT	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0004	Four Seasons Trail (Phase III)	New Construction	67	MNRTFG; P&RF; USDOT	\$2,000,000	\$1,500,000	\$500,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0008	Hidden Pines Park Phase II	New Construction	80	MNRTFG; P&RF, Passport Grant	\$500,000	\$150,000	\$350,000

Project Description

This property would be further developed using the Hidden Pines Park Master Plan that was completed in 2012. Improvements would include a playground as well as other park amenities.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0009	Teggerdine Trail Development Design	New Construction	78	MNRTFG, P&RF	\$150,000	\$150,000	-

Project Description

The Teggerdine Road Pathway would connect M-59 in the south to Indian Springs Metro Park in the north. This pathway would provide access at certain points to the Pontiac Lake Recreation Area. This pathway would connect to regional pathways through Indian Springs Metro Park, and through the potential development of a trail inside of the ITC transmission corridor in White Lake.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0010	Bloomer Park Phase II	New Construction	60	MNRTFG, P&RF	\$305,000	\$105,000	\$200,000

Project Description

With the completion of Bloomer Park's Phase I redevelopment in 2013, the Township seeks to complete the restoration of the northern half of the park. The second phase of development would include completing the pathway network and providing other park amenities including park benches.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0013	Stanley Park Phase II	Improvements	91	MNRTFG; P&RF; GF; Donations	\$2,250,000	\$1,250,000	\$1,000,000

Project Description

Balance of Stanley Park improvements.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0014	Pickleball Courts	New Construction	91	Grant(s); P&RF	\$450,000	\$100,000	\$350,000

Project Description

Location to be determined. This recreational amenity is identified in the Parks and Recreation Master Plan.

4e. CIP Components - Police Department

Overview

The Township Police Department provides a variety of vital services to Township residents. The costs of operations and the demand for services create financial circumstances that are difficult to predict. In this CIP, special police equipment is listed as projects. Standard police cars are included as Internal Services under Fleet.

Police Department operations are funded by a major special revenue fund. Potential funding for projects can be from the Police Fund balance, grants from sources such as Homeland Security, and drug forfeitures. The Police also have a 10-year operating millage that will collect through 2031.

On the following page, each of the Police Department projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY POLICE DEPARTMENT (PD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PD-0002	Mobile Command Center	New Equipment	65	Grants; Drug Forfeitures	\$152,000	\$152,000	\$--
<u>Project Description</u> A Mobile Command Center is a vehicle-based police facility, usually built around a motor home chassis. It allows command officers to provide on-scene command and control of large scale events or catastrophes.							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PD-0003	Public Safety Firearms Range	New Construction	99	Grants; Drug Forfeitures; PDF	\$1,250,000	\$1,250,000	\$--
<u>Project Description</u> Outfitting of the Public Safety Building Firearms Range by moving forward with construction of the range, the Firearms Instruction Unit will be able to provide training to officers on a consistent basis. Additional benefits to White Lake Township are that area agencies will be able to utilize this range for training purposes for a fee that will help offset the cost of the outfitting.							

4f. CIP Components - Sanitary Sewerage Disposal System

Overview

Sanitary Sewerage Disposal Systems do not currently provide service to all Township residents. Sewerage Disposal Systems that do exist are operated by the Water Resources Commissioner for Oakland County.

A Sanitary Sewerage Disposal Enterprise Fund was created in 2022.

The Department of Public Services completed an asset management plan in 2019 following a roughly three year study of the condition of the Township wastewater system. Potential sources of funding for projects are the Sewer Fund, Special Assessment Districts (SADs), and the State Revolving Fund (SRF) loan program.

On the following page, each of the Sanitary Sewerage Disposal projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY Sanitary Sewer (SS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0005	Western Outlet Sanitary Extension Phase Two	New Construction	80	SF, SRF	\$5,329,711	\$5,329,711	\$--
<u>Project Description</u> The proposed project will provide public force main sewer from the HVS Lakeland Campus north to M-59. The scope of the project will include the placement of 12" HDD directionally drilled pressure sewer (force main) with related appurtenances, pipe rework within the temporary diversion district, traffic control, pavement replacement, and restoration.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0006	Pump Station at Lakeland	New Construction	110	SF, SRF, Private Development	\$500,000	\$260,250	\$--
<u>Project Description</u> Installation of intermediate booster pumping station on sanitary sewer force main consisting of two submersible pumps, and building housing controls and generator.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0008	Sanitary Sewer Pump Stations (11)	Rehabilitation	139	SF, SRF	\$6,994,348	\$6,994,348	\$--
<u>Project Description</u> Replacement of pumping equipment, controls, and addition of VFDs (Variable Frequency Drive) and iron filtration. VFDs will provide better system control and operational cost savings.							

4g. CIP Components - Water Supply System

Overview

The Municipal Water Supply System that is owned and operated by the Township and administered by the Department of Public Services does not provide service to all Township residents. The Municipal Water Supply System derives its water from underground aquifers and is used for fire protection and domestic consumption. Many areas of the Township currently operate with private wells as their source of potable water supply.

The Township has a Water Enterprise Fund managed by the Department of Public Services.

The Department of Public Services completed an asset management plan in 2017 following a roughly three-year study of the condition of the Township water system. Potential sources of funding for Water Supply projects are the Water Fund balance, Drinking Water Revolving Fund (DWRF), revenue bonds, special assessment districts (SADs), or contributions from General Fund.

On the following pages, each of the Water Supply projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0004	Twin Lakes I Well Replacement and Upgrades	Rehabilitation	126	DWRF, WF	\$500,000	\$484,000	\$16,000
<u>Project Description</u> The Township proposes to install a new well and pump at Twin Lakes I well site to replace the smaller capacity well at the site. This will require discussion with the MDEQ water bureau, site investigation using test/production well(s) to evaluate aquifer capacities, engineering design, permitting, identifying funding sources, contract administration and construction. This will have to be combined with WS-0015.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0012	6-Inch Water Main Replacement (9,000ft)	Rehabilitation	114	WF, DWRF	\$2,723,516	\$2,723,516	\$--
<u>Project Description</u> Replace 6-inch diameter water main in Colony Heights, Twin Lakes Village, and Suburban Knolls for better system pressure and fire flow.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0015	Twin Lakes Well House Upgrades	Rehabilitation	108	WF, DWRF	\$3,123,000	\$3,123,000	\$--
<u>Project Description</u> Update controls, piping, iron filtration, and instrumentation to allow efficient operation of the Twin Lakes well house. New in 2027 is well replacement.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0017	High Pressure Districts Elizabeth Lake Road	New Construction	90	WF, DWRF	\$3,928,148	\$3,928,148	\$--
<u>Project Description</u> The interconnect will allow the high pressure district to utilize both elevated towers for storage at Aspen Meadows and Village Acres well houses for water supply. This will increase system reliability.							

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0019	Meter Replacement	Rehabilitation	82	WF, DWRF	\$500,000	\$500,000	\$--

Project Description

The water system meters in older subdivisions are reaching or exceeding their useful life. As meters age they deteriorate and develop inaccuracies in readings. Replacing meters will provide homeowners with the proper readings and provide accurate billing of water usage.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0021	Repaint Water Tower 1	Rehabilitation	127	WF, DWRF	\$658,672	\$658,672	\$--

Project Description

Exterior overcoat polyurethane paint. Complete wet interior repaint.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0022	Repaint Water Tower 2	Rehabilitation	127	WF, DWRF	\$312,300	\$312,300	\$--

Project Description

Exterior overcoat polyurethane paint. Dry interior partial repaint.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0023	Backhoe Machine	New Equipment	74	WF, DWRF	\$100,000	\$100,000	\$--
<u>Project Description</u> Purchase a Backhoe Machine to assist in day-to-day department operations.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0024	Waterford / White Lake Emergency Interconnection	New Construction	103	WF, DWRF, Waterford	\$500,000	\$250,000	\$--
<u>Project Description</u> Construction of a second interconnection between the Waterford and White Lake water systems to increase reliability and capacity.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0025	DPS Storage / Maintenance Building	New Construction	58	SF, WF	\$1,457,400	\$1,457,400	\$--
<u>Project Description</u> Currently gathering estimates and developing preliminary site plan.							



Appendix

Excerpt from the Michigan Planning Enabling Act of 2008:

MICHIGAN PLANNING ENABLING ACT (EXCERPT) Act 33 of 2008

125.3865 Capital improvements program of public structures and improvements; preparation; basis.

Sec. 65.

(1) To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements.

(2) Any township may prepare and adopt a capital improvement program. However, subsection (1) is only mandatory for a township if the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system.

History: 2008, Act 33, Eff. Sept. 1, 2008

Charter Township of White Lake Capital Improvement Plan – Project Application

Project Title: [Click here to enter text.](#)
 Program Area: [Choose an item.](#)
 Prepared By: [Click here to enter text.](#)
 Date Prepared: [Click here to enter a date.](#)
 CIP ID #: [Click here to enter text.](#)

Project Description: Provide a brief (1-2 paragraph) description of project:

[Click here to enter text.](#)

Planning Context: Is the project part of an Adopted Program, Policy or Plan?

Yes or No

[Choose an item.](#) If yes, identify Program, Policy or Plan

[Click here to enter text.](#)

List the adopted program or policy, and how this project directly or indirectly meets these objectives:

[Click here to enter text.](#)

Planning Context: Is the Township Legally Obligated to perform this service? (E.G. Federal or State Law, Consent Judgment, etc.)

Yes or No

[Choose an item.](#)

If yes, please describe Township's Obligation:

[Click here to enter text.](#)

Schedule: Estimated project beginning and ending dates. If project will take several years to complete, fill out Form 2. If applicable, be sure to include any work done in prior years, including studies or other planning:

[Click here to enter text.](#)

Coordination: Please identify if this project is dependant upon one or more other CIP projects, and describe what the relationship is:

[Click here to enter text.](#)

Project Priority: Low, Medium, High

[Choose an item.](#) Priority within Program Area

[Choose an item.](#) Priority for the Township

Form 1 - Page 1 of 2

Capital Improvement Plan – Project Application

Prior Approval: Is this project included the prior year's budget?
Has this project been approved by the Township Board, Commission or Authority?

Yes or No

Choose an item.

If Yes, Choose an item.

Total Estimated Cost: In today's dollars (Amount shown here should agree with total on Form 2)

[Click here to enter text.](#)

List all funding options available for this project.

[Click here to enter text.](#)

Recommended funding option(s) to be used? (i.e: Operating Revenues, Grants, Fund Balance, Bond Issue etc...)

[Click here to enter text.](#)

Basis of Cost Estimate: Please check the following

[Choose an item.](#)

Impacts. Describe potential loss of service, benefit or opportunity if the project is not included in the C.I.P.

[Click here to enter text.](#)

CHARTER TOWNSHIP OF WHITE LAKE
Capital Improvement Plan
Project Cost Detail

Project ID _____
Category _____

	Prior Year	Budget Year	Budget Year 2	Budget Year 3	Budget Year 4	Budget Year 5	Budget Year 6	Totals	TWP Share
Project Construction Components								\$ -	-
Preliminary Engineering								\$ -	-
Right of Way or Easement Services								\$ -	-
Land Acquisition								\$ -	-
Geotechnical Engineering								\$ -	-
Environmental Services								\$ -	-
Contractor payments								\$ -	-
Construction Engineering								\$ -	-
Depreciable equipment or facilities								\$ -	-
Post Construction Monitoring								\$ -	-
Finance Costs								\$ -	-
Other Construction Costs								\$ -	-
Total Construction Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Costs								Totals	TWP Share
Contracted Services								0	-
Staff								0	-
Routine Maintenance								0	-
Utilities, Insurance, Communication								0	-
Other								0	-
Total Operating Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

W.L.T. Project Costing Form template

10/5/2009

CHARTER TOWNSHIP OF WHITE LAKE Capital Improvement Plan Project Evaluation Form		Project ID		
Rater Name:	Score Range	Rater Score	Weight	Total Points
1. Contribution to Health, Safety & Welfare			5	0
Eliminates a known hazard (accident history)	5			
Eliminates a potential hazard	4			
Materially contributes	3			
Minimally contributes	1			
No impact	0			
2. Project Needed to Comply with Local, State or Federal Law			5	0
Yes	5			
No	0			
3. Project Conforms to Adopted Program, Policy or Plan			4	0
Project is consistent with adopted City Council policy or plan	5			
Project is consistent with Administrative policy	3			
No policy / plan in place	0			
4. Project Remediates as Existing or Projected Deficiency			3	0
Completely Remedy Problem	5			
Partially Remedy Problem	3			
No	0			
5. Will Project Upgrade Facilities			3	0
Rehabilitates / upgrades existing facility	5			
Replaces existing facility	3			
New facility	1			
6. Contributes to Long-term Needs of Community			2	0
More than 30 years	5			
21 - 30 years	4			
11 - 20 years	3			
4 - 10 years	2			
3 years or less	1			
7. Annual Impact on Operating Costs Compared to Operating Costs assuming the project proceeds			2	0
Net Cost Savings	5			
No Change	4			
Minimal increase (>\$25,000)	3			
Moderate Increase (\$25,000 - \$100,000)	2			
Major Increase (>\$100,000)	1			
8. Annual Impact on Operating Costs Compared to Operating Costs assuming the project does not proceed			2	0
Major Impact (> \$100,000)	5			
Moderate Impact (\$50,000 - \$100,000)	3			
Minor Impact (\$25,000-\$50,000)	2			
Minimal Impact (< \$25,000)	1			
None	0			
9. Service Area of Project			2	0
Regional	5			
Township-Wide	4			
Several neighborhoods	3			
One neighborhood or less	1			
10. Department Priority			2	0
High	5			
Medium	3			
Low	1			
11. Project Delivers Level of Service Desired by Community			2	0
High	5			
Medium	3			
Low	1			



WHITE LAKE CHARTER TOWNSHIP | CAPITAL IMPROVEMENT PROGRAM

Summary and History by Category - FY 2027–2032

Item A.

	Project ID	Title	Category	Rating	Potential Funding Sources	Summary		2027		2028		2029		2030		2031		2032		Item A.	
PARKS & RECREATION	BP-0002	M-59 Pathway (Phase I)	Rehabilitation	98	MDOT-EG; P&RF	Project Total	Twp Share	Project Total	Twp Share	Project Total	Twp Share	Project Total	Twp Share	Project Total	Twp Share	Project Total	Twp Share	Project Total	Twp Share	MDOT-EG Funding (\$500,000)	
	BP-0003	M-59 Pathway (Phase II)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000			\$2,000,000	\$1,500,000									MDOT-EG Funding (\$500,000)	
	BP-0004	M-59 Pathway (Phase III)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000							\$2,000,000	\$1,500,000					MDOT-EG Funding (\$500,000)	
	BP-0005	Union Lake Road Pathway	New Construction	98	MNRTFG; RCOCTP; P&RF	\$1,500,000	\$1,150,000									\$1,500,000	\$1,150,000			MNRTFG & RCOCTP Funding (\$350,000)	
	BP-0006	Bogie Lake Road Pathway	New Construction	83	MDOT-EG; P&RF; MSRSP	\$5,500,000	\$5,000,000									\$5,500,000	\$5,000,000			MDOT-EG & MSRSP Funding (\$500,000)	
	PK-0002	Four Seasons Trail (Phase I)	New Construction	67	MNRTFG; P&RF, USDOT	\$2,000,000	\$1,500,000			\$2,000,000	\$1,500,000									MNRTFG Funding (\$500,000)	
	PK-0003	Four Seasons Trail (Phase II)	New Construction	67	MNRTFG; P&RF, USDOT	\$2,000,000	\$1,500,000					\$2,000,000	\$1,500,000							MNRTFG Funding (\$500,000)	
	PK-0004	Four Seasons Trail (Phase III)	New Construction	67	MNRTFG; P&RF, USDOT	\$2,000,000	\$1,500,000							\$2,000,000	\$1,500,000					MNRTFG Funding (\$500,000)	
	PK-0008	Hidden Pines Park Phase II	New Construction	80	MNRTFG; P&RF	\$500,000	\$150,000											\$500,000	\$150,000		
	PK-0009	Teggerdine Trail Development Design	New Construction	78	MNRTFG; P&RF	\$150,000	\$150,000			\$150,000	\$150,000										
	PK-0010	Bloomer Park Phase II Development	New Construction	60	MNRTFG; P&RF	\$305,000	\$105,000							\$305,000	\$105,000					MNRTFG Funding (\$200,000)	
	PK-0013	Stanley Park Phase II	New Construction	91	MNRTF, P&RF, GF, Donations	\$1,000,000	\$500,000	\$1,000,000	\$500,000	\$2,250,000	\$1,250,000									LWCF Funding (\$500,000 Phase 1)	
	PK-0014	Pickleball Courts	New Construction	91	Grant(s), P&RF	\$450,000	\$100,000					\$450,000	\$100,000							MNRTFG Funding (\$350,000)	
	Subtotals						\$21,405,000	\$16,155,000	\$0	\$0	\$6,400,000	\$4,400,000	\$4,450,000	\$3,100,000	\$4,305,000	\$3,105,000	\$7,000,000	\$6,150,000	\$500,000	\$150,000	
WATER SUPPLY	WS-0021	Repaint Water Tower 1	Rehabilitation	127	DWRF, WF	\$658,672	\$658,672	\$632,750	\$632,730												
	WS-0022	Repaint Water Tower 2	Rehabilitation	127	DWRF, WF	\$3,123,000	\$312,300	\$300,000	\$300,000												
	WS-0004	Twin Lakes I Well House Upgrades	Rehabilitation	126	DWRF, WF	\$500,000	\$484,000	\$484,000	\$459,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000		
	WS-0012	6-inch diameter Water Main Replacement (9,100 ft.)	Rehabilitation	114	DWRF, WF	\$2,723,516	\$2,723,516					\$2,275,000	\$2,275,000								
	WS-0015	Twin Lakes I Well House Upgrades	Rehabilitation	108	DWRF, WF	\$3,123,000	\$3,123,000	\$1,000,000	\$1,000,000												
	WS-0024	Waterford/White Lake Emergency Connection	New Construction	103	DWRF, WF, Waterford	\$500,000	\$250,000							\$500,000	\$250,000						
	WS-0017	Interconnection of High Pressure Districts (Elizabeth Lake Road)	New Construction	90	DWRF, WF	\$3,928,148	\$3,928,148			\$3,773,437	\$3,773,437										
	WS-0019	Residential and Commercial Meter Replacement w/ AMR System	Rehabilitation	82	DWRF, WF	\$500,000	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000						
	WS-0023	Backhoe Machine	New Equipment	74	DWRF, WF	\$100,000	\$100,000			\$97,000	\$97,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000		
	WS-0025	DPS Storage/ Maintenance Building	New Construction	58	SF, WF	\$1,457,400	\$1,457,400			\$1,400,000	\$1,400,000										
	Subtotals						\$15,955,064	\$12,878,364	\$1,884,000	\$1,859,000	\$7,650,437	\$7,650,437	\$606,000	\$356,000	\$106,000	\$106,000	\$6,000	\$6,000	\$6,000	\$6,000	
SANITARY	SS-0008	Upgrades & Equipment Replacement of 7 Sanitary Sewage Pump Stations	Rehabilitation	143	GF, SRF	\$6,994,348	\$6,994,348	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667		
	SS-0006	Pump Station at Lakeland High School (when necessary)	New Construction	110	GF, SRF, PD	\$260,250	\$260,250	\$500,000	\$250,000												
	SS-0005	Western Outlet Sanitary Extension, Phase II	New Construction	87	GF, SRF	\$5,329,711	\$5,329,711			\$5,119,800	\$5,119,800										
	Subtotals						\$12,584,309	\$12,584,309	\$1,216,667	\$966,667	\$5,836,467	\$5,836,467	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	\$716,667	
P.D.	PD-0002	Public Safety Building Firearms Range	New Construction	99	Grants, Drug Forfeitures, PDF	\$1,250,000	\$1,250,000			\$1,250,000	\$1,250,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000		
	PD-0003	Mobile Command Center	New Equipment	65	Grants, Drug Forfeitures	\$153,000	\$153,000					\$150,000	\$150,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000		
	Subtotals						\$1,403,000	\$1,403,000	\$0	\$0	\$1,250,000	\$1,250,000	\$160,000	\$160,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	
FIRE PROTECTION		Brush Truck	New Equipment	141	GF, FPF	\$90,000	\$90,000	\$90,000	\$90,000												
		Fire Station No 2 Replacement	New Construction	140	Grant, Bond Issue, BA	\$4,000,000	\$4,000,000	\$100,000	\$100,000	\$1,950,000	\$1,950,000	\$1,950,000	\$1,950,000								
		Water tanker (tender) truck	New Equipment	139	GF, FPF	\$500,000	\$500,000	\$500,000	\$500,000												
		Fire Station No 3 Improvement	New Construction	112	Grant, Bond Issue, BA, GF	\$5,000,000	\$5,000,000							\$5,000,000	\$5,000,000						
		Engine / Pumper Replacement	New Equipment	112	FPF	\$3,000,000	\$3,000,000			\$3,000,000	\$3,000,000										
		Ambulance	New Equipment	111	GF, FPF	\$300,000	\$300,000	\$300,000	\$300,000												
		Fire Ladder Truck	New Equipment	108	FPF	\$1,500,000	\$1,500,000			\$1,500,000	\$1,500,000										
		Extrication tools	New Equipment	106	GF, FPF	\$120,000	\$120,000	\$120,000	\$120,000												
		Structural Firefighting Gear (30 sets)	New Equipment	102	FPF	\$126,000	\$126,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	
	Subtotals						\$14,546,000	\$14,546,000	\$1,131,000	\$1,131,000	\$6,471,000	\$6,471,000	\$1,971,000	\$1,971,000	\$5,021,000	\$5,021,000	\$21,000	\$21,000	\$21,000	\$21,000	
I.S.	IS-0002	Fleet (excluding Fire Dept)	New Equipment	80	PDF / GF	\$855,000	\$855,000	\$135,000	\$135,000	\$138,000	\$138,000	\$141,000	\$141,000	\$144,000	\$144,000	\$147,000	\$147,000	\$150,000	\$150,000		
	IS-0003	Township Document Management Program	Professional Services	90	GF	\$100,000	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000										
	Subtotals						\$955,000	\$955,000	\$185,000	\$185,000	\$188,000	\$188,000	\$141,000	\$141,000	\$144,000	\$144,000	\$147,000	\$147,000	\$150,000	\$150,000	
TOTALS						\$65,893,373	\$57,566,673	\$4,231,667	\$3,956,667	\$27,607,904	\$25,607,904	\$7,903,667	\$6,303,667	\$10,159,667	\$8,959,667	\$7,754,667	\$6,904,667	\$1,254,667	\$904,667		

WHITE LAKE CHARTER TOWNSHIP | CAPITAL IMPROVEMENT PROGRAM — PROJECT HISTORY

Completed, Canceled, and Superseded Projects · 2018–2026

Item A.

	Project ID	Title	Category	Rating	Potential Funding Sources	Summary			To Date		2018		2019		2020		2021		2022		2023		2024		2025		2026		Item A.
						Total	Twp Share	Other Funds	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	Total	Twp Share	
PARKS & RECREATION	PK-0007	Brendel Lake Campground Acquisition	Land Acquisition	51	MNRTFG; P&RF	\$1,372,400	\$483,000	\$889,400					\$1,372,400	\$483,000															Project completed (MNRTFG)
	PK-0005	Brendel Lake Property Acquisition	Land Acquisition	58	MNRTFG; P&RF	\$700,000	\$231,000	\$469,000									\$300,000	\$117,000	\$250,000	\$57,000	\$150,000	\$57,000						Replaced by PK-0007	
	BP-0008	Triangle Trail Development Design	Prof. Services	96	Grant (\$50,000); P&RF	\$55,000	\$5,000	\$50,000								\$55,000	\$5,000												Completed project
	BP-0009	Triangle Trail Development	New Construction	96	Grant(s), P&RF	\$660,000	\$560,000	\$100,000														\$660,000	\$660,000					Completed project	
	PK-0012	Stanley Park Phase I	New Construction	91	MNRTF, P&RF, GF, Donations	\$2,000,000	\$1,500,000	\$500,000																\$2,000,000	\$1,500,000			Completed project	
WATER SUPPLY	WS-0016	Hillview Well House Upgrades	Rehabilitation	108	DWRF, WF	\$400,000	\$400,000							\$400,000	\$400,000													Completed project	
	WS-0020	Twin Lakes II Well House Upgrades	Rehabilitation	127	DWRF, WF	\$178,000	\$178,000							\$170,000	\$170,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000					Completed project	
	WS-0007	Additional Tank No. 1 Feed	New Construction	71	WF	\$90,000	\$90,000											\$8,000	\$8,000	\$82,000	\$82,000							Project removed	
	WS-0008	Aspen Meadows Iron Filtration and Sewer Connection	Rehabilitation	87	DWRF, WF	\$5,500,000	\$5,500,000									\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$3,500,000	\$3,500,000							Completed project	
	WS-0010	SCADA Tower Replacement and GENSET	Rehabilitation	82	WF, DWRF																								
	WS-0011	Water Main Extension Bogie Lake Road (M-59 to Cedar Island)	New Construction	90	DWRF, WF	\$3,750,000	\$3,750,000											\$1,400,000	\$1,400,000	\$2,350,000	\$2,350,000							Completed project	
SANITARY	SS-0007	Meijer Pump Station Upgrade / Replacement	Rehabilitation	130	GF, SRF	\$50,000	\$50,000							\$50,000	\$50,000														
	SS-0009	SCADA Equipment to Monitor Sanitary Sewage Pump Stations	New Construction	143	GF, SRF	\$240,000	\$240,000													\$240,000	\$240,000								
	SS-0010	Shotwell Gravity Rehabilitation	Rehabilitation	137	GF, SRF	\$350,000	\$350,000									\$350,000	\$350,000											Completed project	
	SS-0011	Sewer Main Rehabilitation Projects	Rehabilitation	137	GF, SRF	\$2,850,000	\$2,850,000																	\$2,850,000	\$2,850,000			Completed project	
FIRE PROTECTION	FD-0001	Fire Station Land Acquisition	Land Acquisition	113	Grant, Bond Issue, BA	\$500,000	\$500,000							\$500,000	\$500,000													Project removed	
	FD-0008	Fire Tanker Truck	New Equipment	120	FPF	\$500,000	\$500,000											\$473,182	\$473,182									Completed project	
	FD-0011	SCBA Replacement	New Equipment	137	FPF, Grant	\$856,000	\$856,000					\$350,000	\$350,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000			\$500,000	\$500,000					Completed project	
	FD-0012	Administrative Vehicles (x2)	New Equipment	80	FPF, GF	\$60,000	\$60,000		\$60,000	(\$60,000)	\$60,000	\$60,000																	
	FD-0013	Rescue One Refurbishment	Rehabilitation	143	FPF, GF	\$60,000	\$60,000		\$60,000	\$60,000	\$60,000	\$60,000																	
	FD-0014	Rescue Air Boat	New Equipment	75	FPF, GF	\$100,000	\$100,000										\$100,000	\$100,000										Project removed	
	FD-0015	Fire Station No. 3 Transporting Unit / Ambulance	New Equipment	112	FPF	\$220,000	\$220,000												\$220,000	\$220,000								Project removed	
	FD-0016	Cardiac Monitors (x2)	New Equipment	82	FPF	\$70,000	\$70,000												\$73,892	\$73,892								Completed project	
	FD-0018	Ambulance Replacement - 3 (2 new units and 1 refurbishment)	New Equipment	112	FPF	\$800,000	\$800,000																					Completed project	
	FD-0020	Emergency Medical Service Equipment	New Equipment	137	FPF	\$283,262	\$283,262																	\$283,262	\$283,262			Completed project	
FACILITIES	FA-0005	Municipal Facilities (All Departments)	New Construction	107	GF, Bond Issue, Grant	\$20,325,000	\$20,325,000	\$0	\$0	\$0	\$175,000	\$175,000	\$20,000,000	\$20,000,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000						Replaced by FA-0006 & FA-0007	
	FA-0008	Township Hall Genset	New Equipment	97	GF, PDF, FPF	\$100,000	\$100,000											\$100,000	\$100,000									Project removed (< \$50,000)	
	FA-0006	Public Safety Headquarters (approx.)	New Construction	--	Capital Project Fund, Bond Issue, BA	\$25,000,000	\$25,000,000																		\$25,000,000	\$25,000,000		Approximate cost per narrative report (p. 3-6); completed 2026	
	FA-0007	Civic Center Building (approx.)	New Construction	--	Capital Project Fund, Bond Issue, BA	\$20,000,000	\$20,000,000																			\$20,000,000	\$20,000,000		Approximate cost per narrative report (p. 3-6); completed 2026

Source: Project History tab (working draft), Community Development Department, extended with a 2026 column per the narrative CIP report. A year's Total/Twp Share pair is left blank where the source spreadsheet left one or both cells blank rather than reporting \$0 -- this reflects gaps in the original working file, not necessarily zero activity. FD-0012 and FD-0013 also appear on the 2011-2017 History chart with different figures -- both entries are reproduced as printed; the source appears to have carried these two projects forward across both working tabs. FA-0005 ("Municipal Facilities, All Departments," \$20,325,000) was itself replaced by FA-0006 and FA-0007, shown below in the 2026 column: the narrative report gives only approximate totals for these two ("approximately \$25 million" / "approximate cost of \$20 million," p. 3-6) with no per-year dollar breakdown in the source workbook, and no Rating was given for either. The source listed "P.D." and "I.S." category headers with no projects under them in this tab; they are omitted here.