



AGENDA

REGULAR MEETING OF THE LAKE ORION PLANNING COMMISSION

Monday, February 5, 2024

7:30 PM

Lake Orion Village Hall Council Chambers

21 East Church Street

LAKE ORION, MI 48362

(248) 693-8391 ext. 102

REQUIREMENTS FOR PUBLIC COMMENT

- *Anyone that would like to make a public comment at any point during the meeting must first sign the "Sign In" sheet located near the main entrance door.*
- *Prior to making any comment a member of the audience MUST first state your name and address for the record.*

1. Call to Order

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

4. Approval of Agenda

5. Approval of Minutes

A. Planning Commission Regular Meeting Minutes - November 6, 2023

6. Public Comments on Non-Agenda Items Only

7. Old Business

8. New Business

- A. PC-23-07 - Peninsula Site Plan Review
- B. Consider Ordinance to Permit Short-Term Rentals Within DC Zoning District
- C. Planning Commission 2023 Annual Report & Work Plan
- D. Adopt 2024 Planning Commission Meeting Schedule

9. Commissioners' Comments Regarding Planning and Zoning Matters

10. Next Regular Planning Commission Meeting - Pending 2024 Meeting Schedule approval.

11. Adjournment

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Village Office, at least seventy-two (72) hours in advance of the meeting, if requesting accommodations. All minutes of meetings are available at the Village Clerk's office.

En el espíritu de la observancia de la Ley de Estadounidenses con Discapacidades, las personas con discapacidad debe sentirse libre para ponerse en contacto con el pueblo, por lo menos tres (3) días hábiles de antelación a la fecha de la reunión, si se solicitan alojamiento. El municipio de Lake Orion proporcionará idioma extranjero o personas con problemas de audición servicios de interpretación para las personas que se ponen en contacto con el pueblo de solicitar dichos servicios con no menos de siete (7) días antes de la reunión.

Posted:



MEETING DATE: February 5, 2024

TOPIC: Planning Commission Regular Meeting Minutes - November 6, 2023

RECOMMENDED MOTION: To approve the Planning Commission regular meeting minutes of Monday, November 6, 2023, as presented.

ATTACHMENTS:

2023-11-06 PC Mtg Minutes - Draft



MINUTES

REGULAR MEETING OF THE LAKE ORION PLANNING COMMISSION

Monday, November 6, 2023

7:30 PM

Lake Orion Village Hall Council Chambers

21 East Church Street

LAKE ORION, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The Monday, November 6, 2023 Regular Meeting of the Lake Orion Planning Commission was called to order in the Lake Orion Village Hall Council Chambers located in the 21 East Church Street, Lake Orion, MI 48362 by Vice Chairperson George Dandalides at 7:30 PM followed by the Pledge of Allegiance.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

Attendee Name	Organization	Title	Status
James E Zsenyuk	Village of Lake Orion	Chairperson	Excused
George Dandalides	Village of Lake Orion	Vice Chairperson	Present
Henry Lorant	Village of Lake Orion	Secretary	Present
Larry Dunn	Village of Lake Orion	Commissioner	Present
Michael Lamb	Village of Lake Orion	Village Council Representative	Present
Darwin D. P. McClary	Village of Lake Orion	Commissioner/ Administrative Official	Present
Jerry Narsh	Village of Lake Orion	Council President	Excused
Edward Sabol	Village of Lake Orion	Commissioner	Present
Nick (Stephen) Smith	Village of Lake Orion	Commissioner	Present

STAFF PRESENT:

- Susan Galeczka, Village Clerk
- Gage Belko, McKenna, Village Planner
- Susan McCullough, Recording Secretary
- Danielle Smith, Recording Secretary

4. Approval of Agenda

- A. **Motion to:** Approve the Monday, November 6, 2023 Planning Commission Agenda as presented.

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	Edward Sabol, Commissioner
SECONDER:	Henry Lorant, Secretary
AYES:	Dandalides, Lorant, Dunn, Lamb, McClary, Sabol, Smith
EXCUSED:	James E Zsenyuk, Jerry Narsh

5. Approval of Minutes

- A. Planning Commission Regular Meeting Minutes - October 2, 2023

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Henry Lorant, Secretary
SECONDER:	Larry Dunn, Commissioner
AYES:	Dandalides, Lorant, Dunn, Lamb, McClary, Sabol, Smith
EXCUSED:	James E Zsenyuk, Jerry Narsh

RESOLVED: To approve the Planning Commission regular meeting minutes of Monday, October 2, 2023, as presented.

6. Public Comments on Non-Agenda Items Only

Dominic Mocerri, representing Mocerri Companies, shared that Mystic Cove was awarded Multi-Family Development of the Year at the recent Commercial Real Estate awards.

7. Old Business

- A. PC-23-005 - Starboard Orion Site Plan Review #2

Starboard Orion is a site plan request for a 12-unit multiple-family development at 10 S. Park Boulevard. The site contains three parcels (09-02-460-032, 09-02-460-033, and 09-02-460-036), southwest of the Flint Street and S. Park Boulevard (M-24) intersection. The project scope includes the following:

- Demolition of two former marina buildings;
- Construction of 11 townhouses in a new 3-story building fronting on S. Park Boulevard;
- Rehabilitation of an existing boathouse into a one-unit dwelling;
- Improvements to the Lake Orion boardwalk frontage;
- Harbormaster building to be used as continued office space.

Planner Belko reviewed the memorandum dated 10/25/2023 from McKenna, which is attached and incorporated as a part of these minutes.

Dominic Mocerì, Mocerì Homes, and Dominic Tringali, Dominic Tringali Architects, Inc. presented the applicant's proposal and were available to answer any questions of the Commission.

Mr. Tringali addressed the following:

- 1) The applicant's interpretation of the Village's Zoning Ordinance requirement with regard to the Board of Zoning Appeals;
- 2) The applicant's commitment that the docks will be leased exclusively to residents and not to members of the public; and
- 3) The boathouse will remain as it is currently, and will be addressed at a later date.

MOTION:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Lamb, Village Council Representative
SECONDER:	Edward Sabol, Commissioner
AYES:	Dandalides, Lorant, Dunn, Lamb, McClary, Sabol, Smith
EXCUSED:	James E Zsenyuk, Jerry Narsh

RESOLVED: To approve the preliminary site plan for Starboard Orion at 10 S. Park Boulevard (Parcel #s (09-02-460-032, 09-02-460-033, and 09-02-460-036), subject to the following items being addressed by the Planning Commission:

- Waiver of the plant diversity requirements for the proposed landscaping is granted.
- Building materials samples are provided and approved.

FURTHER RESOLVED: the Planning Commission recommends that the preliminary site plan be approved, subject to the following items being addressed administratively during final site plan approval:

- Pedestrian connections through the site are clearly shown (boardwalk access).
- Open space calculations are revised to include only areas within the project site (not in the right-of-way).
- Complete screening of the parking area from Greens Park is provided along the southern property line.
- The proposed site layout for trash collection is approved by the anticipated waste management service.

- Preliminary stormwater management is approved by the Village Engineer; detailed engineering review and approval is required prior to submitting for building permits.
- A note is included on the site plan stating future improvements to the boathouse and harbormaster structures will be limited to 50% of the true cash value over the previous 12 months, subject to review and approval by the Township Building Official.
- The docks, as proposed, are to be leased exclusively to residents of the development.

FURTHER RESOLVED: The Planning Commission recommends that the preliminary site plan be approved, subject to the following items being addressed by the appropriate bodies, prior to administrative review and approval of the final site plan:

- Village Council approves the proposed emergency access (T-turn) and pedestrian plaza encroachment into the right-of-way.

FURTHER RESOLVED: Should the approvals from the Board of Zoning Appeals and the Village Council not be granted, substantial changes to the proposed site layout will be required. If necessary, the Planning Commission recommends that the applicant address the concerns noted in the staff review letters on an amended site plan and request approval from the Planning Commission at that time.

8. New Business

A. Park Island Rezoning Request

At the October 2, 2023 regular Planning Commission meeting, **Mr. Matt Phillips, 96 Park Island Drive, Lake Orion**, submitted a petition signed by fifty-two (52) residents of Park Island Drive, expressing their support to immediately rezone the section of Park Island Drive from the bridge to M-24 from Multiple Family Residential to Single Family Residential. At that time, the Planning Commission requested this item be placed on this agenda for discussion.

Matt Phillips, 96 Park Island Drive, addressed the Commission and shared the concerns residents have if a rezoning does not take place. Those issues include population density, lake density, and a deterioration in road conditions. Mr. Phillips further stated that some of the parcels in question do not conform to current zoning regulations.

Robert Reighard, 328 S. Broadway, spoke in opposition to the proposed rezoning.

Planner Belko stated that according to Section 1905(B)(2)(H) of the ordinance, the Planning Commission cannot rezone property without the consent of the property owners.

Village Manager McClary stated that the Planning Commission could consider a rezoning request made by individual property owners on a case-by-case basis.

It was the consensus of the board not to move forward with the proposed rezoning of Park Island Drive from the bridge to M-24.

B. McKenna Planning and Zoning Report - October 2023

Gage Belko, Village Planner, McKenna, reviewed McKenna’s Planning and Zoning Report for October and answered questions from the Commission.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Henry Lorant, Secretary
SECONDER:	Nick (Stephen) Smith, Commissioner
AYES:	Dandalides, Lorant, Dunn, Lamb, McClary, Sabol, Smith
EXCUSED:	James E Zsenyuk, Jerry Narsh

RESOLVED: To receive and file the McKenna October 2023 Planning and Zoning Report dated October 31, 2023.

9. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Smith commented on the Park Island rezoning and stated that he understands the concern and desire to rezone. He believes the Master Plan may add more barriers and advises the Commission to take note of what challenges could present themselves in the future.

Secretary Lorant reminded everyone to vote tomorrow (November 7, 2023).

Commissioner Lamb commented on his opposition of a short-term rental ordinance and believes an individual has the right to rent their home out to someone. He added that he would rather see the ordinance handled as a hotel/motel ordinance. He also encouraged the community to learn about economic development and how it is supposed to benefit the community. Commissioner Lamb stated that he appreciates the residents attending the meeting and thanked Manager McClary for his support.

Commissioner Dunn commented on the Starboard project and is happy to see it moving forward. He complemented Mocerri Company on their sense of urgency to complete the project.

Vice Chair Dandalides commented on the Park Island rezoning request and believes the board made the right decision in not having this be a planning commission-led project.

10. Next Regular Planning Commission Meeting - December4, 2023

Vice Chairperson Dandalides stated that the next regular Planning Commission meeting will be held on Monday, December 4, 2023 at 7:30 PM.

11. Adjournment

- A. **Motion to** adjourn the Monday, November 6, 2023 regular meeting of the Lake Orion Planning Commission at 9:24 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Henry Lorant, Secretary
SECONDER:	Larry Dunn, Commissioner
AYES:	Dandalides, Lorant, Dunn, Lamb, McClary, Sabol, Smith
EXCUSED:	James E Zsenyuk, Jerry Narsh

Henry Lorant
Secretary

Susan C. Galeczka
Village Clerk

Danielle Smith
Recording Secretary

Date Approved: December 4, 2023, as presented.



MEETING DATE: February 5, 2024

TOPIC: PC-23-07 - Peninsula Site Plan Review

BACKGROUND BRIEF: The Peninsula is a site plan request for a 3-unit, single-family, site condominium development located at 160 Darling Drive, Parcel #: 09-02-458-015 - just south of Lake Street and west of S. Park Boulevard. The Project scope includes:

- Grading, paving, retaining wall, and utilities in preparation for 3 single-family homes (site condominiums);
- Design-build of 3 single-family homes - to be reviewed for zoning compliance prior to construction - on a newly created street (common drive) for the condominium development;
- Common landscaping and site condominium landscaping for the respective homes.

RECOMMENDED MOTION: To approve the preliminary site plan for the Peninsula single-family site condominiums (at 160 Darling Drive (Parcel #s (09-02-458-015), subject to the conditions of the Village Planner.

ATTACHMENTS:

03 Site Plan-03

2024-01-04 Peninsula Condo Response #2

2024-01-04 Peninsula Construction Docs

2024-01-04 Peninsula Exhibit B

2024-01-17 Master Deed updates

N808 LT-01 Peninsula Condos site plan review #1

N808 LT-02 Peninsula Condos site plan review #2

N808 LT-03 Peninsula Condos site plan review #3

Peninsula Condominiums Site Plan Review

Peninsula Condominiums 2nd Site Plan Review

Peninsula Condominiums 3rd Site Plan Review

The Peninsula (PC 23-007) - Site Plan Review #1 - October 10, 2023

The Peninsula (PC 23-007) - Site Plan Review #2 - December 20, 2023

The Peninsula (PC 23-07) - Site Plan Review #3 - January 24, 2024

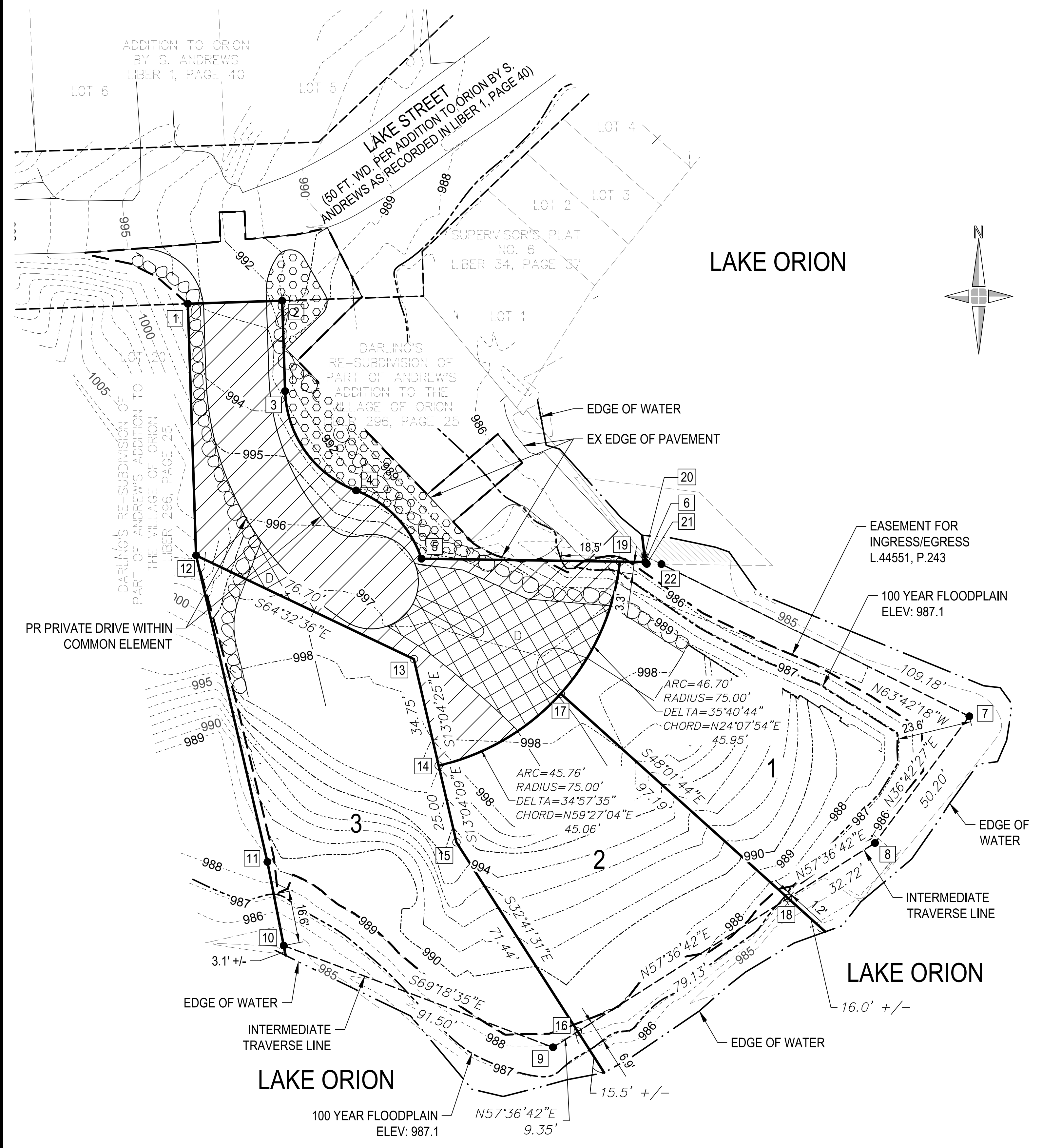
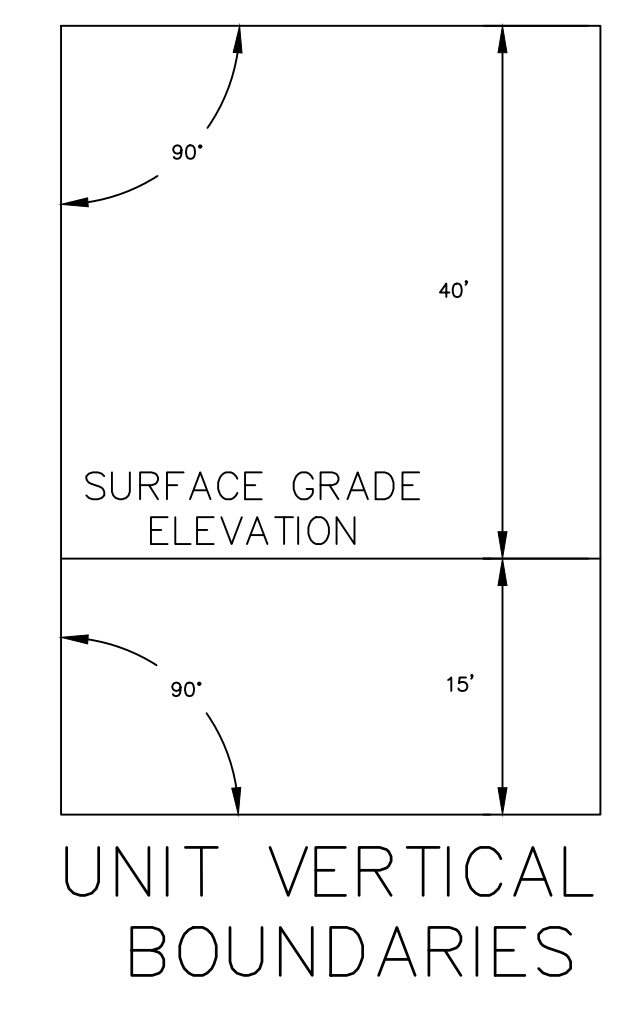
Executive:	N.M.S.
Manager:	J.D.R.
Designer:	J.D.R.
Quality Control:	J.N.R.
Section:	02
T-04-N R-10-E	

NOTES

1. ALL MAINS & TRUNKLINES FOR UTILITIES AND ROADS MUST BE BUILT. UTILITY SERVICE LEADS NEED NOT BE BUILT. ALL UNITS MUST BE BUILT.
2. THE GENERAL COMMON ELEMENT AND ALL UNSOLD UNITS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE VIII OF THE MASTER DEED.
3. 1/2" X 18" REBAR WILL BE SET AT ALL UNIT CORNERS.
4. FINAL FINISH FLOOR ELEVATIONS TO BE SHOWN ON THE AS-BUILT PLANS.
5. SEE SHEET 2 FOR COORDINATE LIST

LEGEND

- 3 INDICATES UNIT NUMBER
- PR. DENOTES PROPOSED
- EX. DENOTES EXISTING
- (N) DENOTES CURVE NUMBER
- 100 DENOTES COORDINATE POINT
- x DENOTES DEFLECTION POINT
- INDICATES A CONCRETE MONUMENT
- INDICATES SET IRON
- D DRIVEWAY (LIMITED COMMON ELEMENT)
- [Pattern] OFFSITE LANDSCAPING
- [Pattern] GENERAL COMMON ELEMENT
- [Pattern] LIMITED COMMON ELEMENT
- [Pattern] LIMITS OF UNIT OWNERSHIP
- EDGE OF WATER LINE
- 100 YEAR FLOODPLAIN



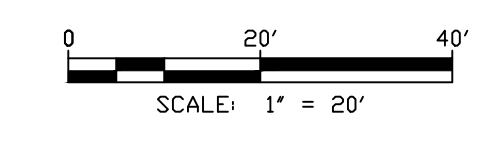
ELEVATIONS & AREA

UNIT NUMBER	SURFACE GRADE ELEVATION	UNIT AREA
1	999.50	9438
2	999.50	7213
3	999.00	9372

- NOTES**
1. SURFACE GRADE ELEVATION IS TO THE BRICK LEDGE.
 2. UNIT AREA IS IN SQUARE FEET.



**SITE PLAN
 PENINSULA OF LAKE ORION**



PROPOSED DATED 01/04/2024

DATE:	ISSUE:

Date:	01.04.2024
Scale:	1" = 20'
Sheet:	3 of 4
Project:	20107.35

H:\2020\10020107_30_The Shoreland Design\CAD\Peninsula_Condo_Site_Plan.dwg

Attachment: 03 Site Plan-03 (6554 : PC-25-07 - Peninsula Site Plan Review)



January 4, 2024

Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362

Attn: Mr. Darwin McClary

GW# 20107.35

Re: Peninsula Condominium Review #2

Dear Mr. McClary,

Please see the attached revised site plan documents addressing the review comments from Nowak and Fraus's review letter dated December 14, 2023, Orion Township Fire Department review letter dated December 18, 2023, and Mckenna review letter dated December 19, 2023 (responses are *italicized*):

Nowak and Fraus

Exhibit B, Master Deed, and Bylaws:

1. The Master Deed has been provided with this submittal. The wording of Article III.t. states only "Village of Lake Orion's successors, assignees, and transferees", without actually including the Village of Lake Orion. The Village is properly included in paragraph z.

2. Article IV.c.E.1 defines the responsibility of the Association to maintain landscaped areas, but it is limited to the General Common Element. We comment below that landscaping is proposed within both the Lake Street right-of-way and on the adjacent parcel that is not part of this condominium, and thus not part of the Association's responsibility to maintain as defined in the Master Plan. Landscape maintenance responsibility must be clarified.

3. Article IV.c.E.15 states that the "Village may maintain, repair, and replace the municipal water system", but it leaves the issue of the municipal sanitary system mute, or implies that sanitary sewer (which it calls "plumbing") will be the Association's responsibility.

4. Article VII paragraphs b and e appear to be near duplicates.

5. There is an apparent discrepancy between the condominium plans and the construction site plans; Exhibit B contains a Surveyor's Certificate by a Giffels Webster surveyor stating the plans represent a survey on the ground made under his direction while the boxed "Notes" on Sheet 2 of the construction site plans state no boundary survey was performed by Giffels Webster.
Sheet 2 of the construction site plans have been updated.
6. Neither the Exhibit B cover sheet nor Article I of the Master Deed include the article "The" in the name of the condo project, while "The" is shown in the project name on all the other sheets of Exhibit B.
"The" is removed.
7. The Surveyor's Certificate still states there are no existing encroachments, while the Survey Plan contradicts this by showing a "Building Encroachment/Easement". We note that a space has been provided for labeling the encroachment easement once it is recorded.
Updated.
8. The easements for sanitary sewer near the northeast portion of the site are still not consistent between the site/construction plan set Topographic Survey and the Exhibit B plans. Specifically, the construction plans call out Liber 4314 where the condo plans call out Liber 43141; and the construction plans identify a "12' Easement for

Attachment: 2024-01-04 Peninsula Condo Response #2 (6554 : PC-23-07 - Peninsula Site Plan Review)

Sanitary Sewer Lead" recorded in Liber 44551, Pages 430-434 which is not shown on the Exhibit B condo plans. Correct and coordinate information.

The topographic survey has been updated. The lead easement is not on development property.

- We note the floodplain contour shown on the revised Exhibit B plans is in the proposed location, after grading of the site is approved and completed. As such, the required LOMR-F must be finalized before the condominium plans can be recorded.

Acknowledged.

Site/Construction Plan Contents:

- The survey does not label the point of beginning, traverse point "BB" or traverse point "B".
Labels have been added.
- In adding the required boundary information to the topographic survey, other key information has been obscured, including the location of underground fuel storage tanks and the recorded page of the ingress-egress easement. Also, please identify the double-circled capital "W" symbol at the adjacent curb line; it is neither labeled nor identified via the legend.
Symbol has been added to the legend and boundary information moved.
- The site location map (see Sheet 2) places this project where the reconfigured Starboard development is proposed.
Located map has been deleted.
- The graphic scale and written scale do not match on sheet 2. The graphic scale still reads 1" = 30', the actual scale is 1" = 20'.
Scale has been revised.
- Response letter states that right of way lines for Lake Street are shown; however, they are not labeled on any sheet. Also, Sheet 4 shows Portside Drive labeled in both the proposed private road and the public Lake Street right-of-way.
The ROW was labeled on both the topo and the site plan. Portside Drive label has been deleted.
- We note for the Planning Commission that Lake Orion's current Engineering Design and Construction Standards (2013) state that "plans will generally not be approved for sites which are to be 'clear-cut and re-landscaped. It is the intent of the Village to maintain as much of the natural landscaping and features as possible". Further, these standards state, "the Village reserves the right to have trees preserved and/or protected which they feel enhance the natural characteristics of the property to be developed".
The developer is trying to minimize disruption of the site while trying to adhere to the village ordinances. Trees that can be saved are being saved. The developer would like to note that the existing conditions do not meet village fire code or ordinances and is trying to bring the site up to compliance.
- A tree chart has been added to identify trees for saving or removal. We note discrepancies between the chart and the plan view, specifically trees 788, 818, 819, 820, 1044, 1045, and 1189. They are labeled one way in the chart but marked the opposite on the plan view.
Tree chart has been updated.
- Regarding tree removal, we further note that several trees in very close proximity to the west property line are shown for removal. We recommend the developer be absolutely certain of tree location in relation to the boundary before removal.
Tree removals have been removed. It should be noted that the tree removals along the property line are worst case scenarios and additional trees may be saved once detailed plot plans are prepared.
- Demolition is shown substantially beyond the boundary of this site. Temporary construction and grading easement will be required. A permanent easement for the retaining wall off site will also be required.
Acknowledged. Easements will be prepared prior to construction.
- The lot areas shown on the construction plans for Lots 1 and 2 do not match the unit areas for these lots shown on the condominium plans. Lot 1 differs by nearly 300 sf.
Lot areas have been coordinated.

11. Chapter 6 of the Village of Lake Orion Design and Construction Standards requires grades of private roads "shall not exceed three (3%) for a minimum distance of one hundred (100') feet from the edge of all existing public road rights of way." We note that both the down slope and the cross slope of the paved approach in Lake Street scale at approximately 10%. Any opportunity to flatten this should be pursued during engineering design.
The design does the best possible while meeting existing conditions with a roadway that is at approximately 10%. Grades were reviewed and adjusted as much as possible to provide access for fire vehicles. It should also be noted that we are trying to balance comment #6 and this comment to meet the intent of both. Lake Steet is also more of a traditional alley than a more heavily traveled street like Flint Street.
12. Chapter 6 further states that "private road grades shall be typically eight (8%) percent or less." Final grading plans should strive to meet this standard.
The design does the best possible while meeting existing conditions with a roadway that is at approximately 10%. Grades were reviewed and adjusted as much as possible to provide access for fire vehicles. It should also be noted that we are trying to balance comment #6 and this comment to meet the intent of both.
13. Chapter 7 of the Village of Lake Orion Design and Construction Standards states that "hydrants shall be located for double coverage". We note that such a requirement may be difficult to impossible to meet on a peninsula. We acknowledge the design engineer's statement that double coverage has not been requested by the Fire Department.
Acknowledged.
14. We note the design engineer has revised the proposed hydrant location to meet the minimum 35' setback from a single-family home. However, in the process the hydrant is now shown less than 1' off the proposed driveway to Lot 1, which is unsafe due to high potential for vehicle impact.
Per our development meeting, we are relocating the hydrant in the front yard of lot 3 which while closer than 35' to a building will provide sufficient fire coverage and less vehicular conflict.
15. The proposed sanitary sewer extension passes through the adjacent parcel. We note the design engineer's acknowledgement that an easement will be provided during final engineering.
Acknowledged.
16. The design engineer has stated that the site will not be providing stormwater management features per OCWRC design standards, which limit covered sites to 1 acre minimum. We strongly urge the Village to require some form of stormwater runoff mitigation from the proposed Portside Drive pavement to limit potential erosion and transport of eroded materials into the Village stormwater system, or Lake Orion.
This is similar to the existing conditions of the site except the slopes are significantly steeper than what is proposed. There is proposed to be more landscaping than existing which will help slow down and absorb/filter water. All the green space areas in the general common area shall have native grasses to help slow down and filter the water.
17. We note that the revised proposed sanitary sewer now connects to the existing manhole with an acute angle between pipes, which is generally not sound practice.
With the revised water location, sanitary has been adjusted to an approximate 90 degree angle.
18. The proposed grading has been revised to reflect an apparent maximum yard slope of 1:3, or 33.3%, which is the maximum generally considered stable and maintainable without a retaining wall. We note for the Planning Commission's information that Grading Notes 6C and 6D do not represent the actual proposed grading; the site as shown is steeper than stated for both pavement slopes (greater than 4% maximum stated) and lawn areas (greater than 25% stated).
Note has been revised.
19. Proposed fill is indicated in portions of the existing flood plain on Lot 1. Design engineer has acknowledged that grading within the existing 100-year floodplain will require a LOMR from FEMA.
Acknowledged.
20. The landscape plan includes many proposed plantings outside the limits of this property. If this is acceptable to the Village, we recommend a permanent easement for landscaping be required from the adjacent parcel, regardless of any current common ownership.
Easement will be provided prior to construction.

21. The landscape plan calls for planting "Encore Maiden Grass" in the Lake Street right-of-way. Research indicates this specimen may grow 47" to 53" tall, exceeding the maximum 30" height for plantings in clear vision areas. Additionally, the arborvitae proposed within 10' of the Lake Street right-of-way, the least distance defined for clear vision if Portside Drive is treated as a driveway rather than a street (streets require 20'), grows to over 6' in height. *Plantings have been revised.*

Orion Township Fire Department

The Orion Township Fire Department has completed its review of the application of the Peninsula Condominium for the limited purpose of compliance with the Village of Lake Orion's Ordinance's, Michigan Building Code, and all applicable Fire Codes. Based on the application and documentation provided, the Fire Department has the following recommendation: not approved.

Notes:

1. All portions of the building's exterior walls shall be within 150 feet of the fire access road. When fire apparatus access roads cannot be installed because of the locations on property, topography, waterways, nonnegotiable grades or similar conditions, an alternative fire protection may be approved.
 - a. IFC Section 503.1.1 – Exception 1.1 – When the buildings are equipped throughout with an approved automatic sprinkler system the above listed requirements are not applicable.
 - b. It is the fire department's recommendation that dwelling units located in lots 1 & 2 be fire suppressed to stay within compliance of International Fire Code Section 503. These notes shall be added on the revised site plan if the applicant chooses to fire suppress the units.
All buildings are noted to be sprinkled.
2. The turning radius for the emergency apparatus shall be in accordance with the Orion Township Fire Department turning performance analysis template. Overlays of the template shall be shown on the plans.
Overlay has been provided.
3. Fire department access roads 20 to 26 feet wide shall be posted with NO PARKING FIRE LANE signage on both sides of the fire apparatus access road. Details for the No PFL signage including road stripping (cross hatching) areas shall be indicated on the plan.
Signs are shown on Sheet 4.

Mckenna

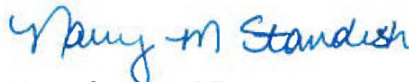
Notes:

- Use & Harmonious Design:
 - The plan shows improvements on the adjacent RL-zoned parcel to the east, including utilities, grading, and landscaping. While this parcel is currently under the same ownership as the proposed site condominium, these improvements will require both a temporary construction easement and permanent easement. Alternative to required easements, a parcel combination may be pursued to bring the improvements under unified control and perpetuity. *Easements will be provided.*
- Natural Features:
 - however, it should be noted that the tree removal list does not correlate to the tree removal plan. Discrepancies must be corrected. *The Chart and Plan has been updated.*
 - Tree removal, grading and retaining walls, and landscape plantings are shown outside of the property lines within the adjacent parcel to the east; these improvements will require permanent easements. Tree removal is also shown along the western property line – this may require a construction easement from the adjacent parcel to the west. *Only trees on the developers property will be removed.*
- Access & Circulation:
 - Vehicular access: The applicant shall submit turning diagrams demonstrating access for emergency (fire) vehicles. Proposed emergency access routes and infrastructure are subject to further review and approval by the Township Fire Chief. *Vehicle turning movements have been added.*

- Pedestrian Connectivity: At minimum, pedestrian access from the driveway to the front porch is required. Due to the length of the driveway to homes, we highly recommend some form of pedestrian accessibility to the street that is visually distinct from the driveway; this may include 3-foot brick or decoratively paved edge along the drive or some form of sharrow paint. *Walk from drive to front door has been added. Actual location may vary at plot plan stage..*
- Building Design & Architecture
 - Materials: Material types are not clear at this time, though the homes appear to be clad in a mix of stone and fiber-cement siding. The applicant must provide typical materials and their corresponding maximum percentages. Samples will be required for Planning Commission approval. *Material types have been clarified with percentages; samples will be available at the Planning Commission meeting.*
- Engineering/Stormwater Management
 - All preliminary and final stormwater and utility requirements must be addressed to the satisfaction of the Village Engineer. Additional items impacting grading and stormwater management – such as landscaping and other elements of site design – must be addressed. *See engineering response.*

Respectfully,

GIFFELS-WEBSTER



Nancy Standish, PE

Partner

Cc: Dominic F. Mocerri, Mocerri Companies (by email)

Dominick Tringali, Mocerri Companies (by email)

APPLICANT
 PENINSULA OF LAKE ORION, LLC
 3005 UNIVERSITY DRIVE
 AUBURN HILLS, MI 48326
 PHONE: (248) 340-9400

ENGINEER
 GIFFELS WEBSTER
 MS. NANCY STANDISH, PE
 1025 E. MAPLE, SUITE 100
 BIRMINGHAM, MI 48009
 PHONE: (248) 852-3100

SURVEYOR
 GIFFELS WEBSTER
 MR. TONY GONZALEZ, PS
 1025 E. MAPLE, SUITE 100
 BIRMINGHAM, MI 48009
 PHONE: (248) 852-3100

PENINSULA OF LAKE ORION CONDOMINIUM

PARCEL 09-02-458-015

SITE PLANS & ENGINEERING PERMIT PLANS

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MI

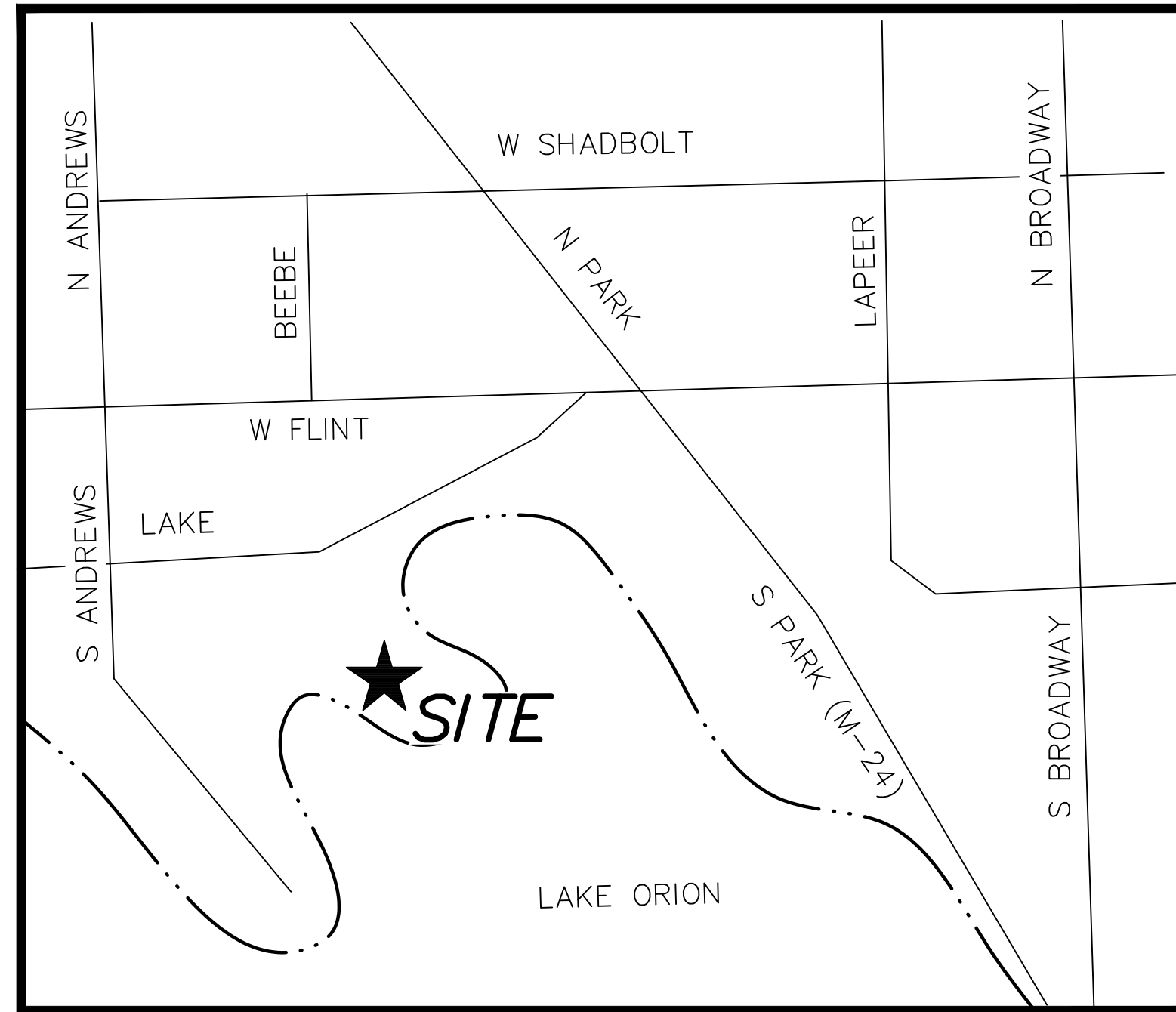
PROPERTY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 2, T-04-N, R-10-E, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, LOT 21 OF "AMENDED PLAT FOR LOTS 6, AND 9 THROUGH 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", AS RECORDED IN LIBER 296, PAGES 25-27 OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 21 OF SAID AMENDED PLAT; THENCE THE FOLLOWING THREE COURSES BEING ALONG THE EASTERLY LINE OF SAID LOT 21; (1) S.01°52'20"E., 28.76 FEET; AND (2) ALONG A CURVE TO THE LEFT 41.13 FEET, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 67°20'17", AND A LONG CHORD BEARING OF S.35°32'28"E., 38.81 FEET; AND (3) ALONG A CURVE TO THE RIGHT 31.03 FEET, SAID CURVE HAVING RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 50°48'01", AND A LONG CHORD BEARING OF S.43°48'36"E., 30.03 FEET; THENCE S.89°09'31"E., 71.12 FEET ALONG THE SOUTH LINE OF LOT 22; THENCE N.06°31'20"W., 2.00 FEET TO A TRAVERSE POINT "BB" ON THE INTERMEDIATE TRAVERSE LINE AS PLATTED; THENCE CONTINUING N.06°31'20"W., 6.5 FEET MORE OR LESS TO THE WATER'S EDGE OF LAKE ORION; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY 4.30 FEET MORE OR LESS ALONG THE WATER'S EDGE OF LAKE ORION TO A POINT; THENCE N.11°00'00"W., 3.1 FEET MORE OR LESS TO TRAVERSE POINT "B" WHICH IS LOCATED THE FOLLOWING FOUR (4) COURSES ALONG THE INTERMEDIATE TRAVERSE LINE FROM THE AFOREMENTIONED TRAVERSE POINT "BB": (1) S.63°42'18"E., 115.19 FEET; AND (2) S.36°42'27"W., 50.20 FEET; AND (3) S.57°36'42"W., 121.20 FEET; AND (4) N.69°18'35"W., 91.50 FEET TO SAID TRAVERSE POINT "B"; THENCE THE FOLLOWING THREE COURSES BEING ALONG THE WEST LINE OF SAID LOT 21; (1) N.11°00'00"W., 27.08 FEET; AND (2) N.13°07'05"W., 100.00 FEET; AND (3) N.01°52'20"W., 80.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE STREET (WIDTH VARIES); THENCE N.88°07'40"E., 30.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 32,388 SF OR 0.83 ACRES MORE OR LESS TO THE WATER'S EDGE.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF LAKE ORION, OAKLAND COUNTY WATER RESOURCES COMMISSIONER, AND THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY.
- ALL WORK WITHIN THE VILLAGE OF LAKE ORION RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH SUPPLEMENTAL PERMIT SPECIFICATIONS AND BY PERMIT ONLY.
- ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR. ALL PERMIT FEES, BONDS, AND INSURANCE REQUIRED BY THE ISSUING AGENCIES SHALL BE PROVIDED BY THE CONTRACTOR, AND MUST BE KEPT CURRENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER FEES, INSPECTION COSTS, ETC., AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH IN SAID PERMITS.
- 72 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) FOR LOCATION OF UNDERGROUND AND CABLE FACILITIES, AND SHALL NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK.
- UTILITY INFORMATION SHOWN ON THE PLANS WAS OBTAINED FROM UTILITY OWNERS AND MAY OR MAY NOT BE ACCURATE AND COMPLETE. CONTRACTOR SHALL VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN EFFECT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.
- THE UTILITY POLES SHOWN ON THESE DRAWINGS ARE INTENDED TO SHOW ONLY THE LOCATION OF EXISTING POLES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITY AND DIRECTION OF OVERHEAD LINES.
- THE CONTRACTOR SHALL PROVIDE FOR CONTROLLED ACCESS TO THE SITE FOR USE BY THE VARIOUS WORK FORCES, EMERGENCY VEHICLES, OCCUPANTS, VISITORS, ETC. THROUGHOUT CONSTRUCTION. THIS ACCESS MUST PROVIDE FOR THE REMOVAL OF MUD FROM VEHICLES TIRES. ROADWAYS AND DRIVEWAYS SHALL BE MAINTAINED AND OPEN FOR EMERGENCY VEHICLES AT ALL TIMES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENTS AND BUSINESSES, WHOSE DRIVEWAYS ARE AFFECTED BY HIS SCHEDULE, 24 HOURS IN ADVANCE. CONTRACTOR SHALL SCHEDULE CONSTRUCTION AT NON-PEAK USE HOURS AND SHALL MINIMIZE DRIVEWAY CLOSURE BY EXPEDITING CONSTRUCTION.
- DURING CONSTRUCTION, CONTRACTOR MAY ENCOUNTER SPRINKLER HEADS, PIPING, LIGHTING, AND BURIED ELECTRICAL CABLE, MAILBOXES, FENCES, SIGNS, ETC. CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL COMPONENTS OF SUCH SYSTEMS. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
- RIGHT-OF-WAYS AND FRONT OF LOTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY TOPSOIL, SEED AND MULCH.
- THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION ACTIVITIES TO THE LIMITS OF THE SITE AS SHOWN ON THE CONSTRUCTION PLANS. ANY DAMAGE OR DISRUPTION TO ADJACENT SITES IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IMMEDIATELY. NO OFF-SITE WORK SHALL BE PERFORMED OUTSIDE OF PUBLIC RIGHTS-OF-WAY OR DEDICATED EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNER.
- GREAT CARE SHALL BE TAKEN TO AVOID DAMAGE TO VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. NO DRIVING OR PARKING OF VEHICLES AND/OR STORAGE OF MATERIALS AND SUPPLIES SHALL BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
- THE PROTECTION OF EXISTING TREES, AS REQUIRED, SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- FINAL CLEANUP AND RESTORATION SHALL CONSIST OF FINE GRADING OF CONSTRUCTION AREAS, REMOVAL OF CONSTRUCTION SIGNS, ETC. TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS, FOLLOWED BY SEED, FERTILIZER AND EROSION MAT OR STRAW MULCH, OR AS FURTHER REQUIRED BY THE LANDSCAPING PLANS AND SPECIFICATIONS. ALL REQUIRED RESTORATION ITEMS NOT SPECIFICALLY IDENTIFIED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- ALL RESTORATION SHALL BE SPECIFIED ON THE PLANS AND IN THE SPECIFICATIONS. NON PAY ITEMS SHALL BE INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL NOTIFY THE VILLAGE OF LAKE ORION, ORION TOWNSHIP FIRE DEPARTMENT, AND THE VILLAGE OF LAKE ORION POLICE DEPARTMENT TWO (2) WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES, AND LIGHTS TO PROTECT THE TRAFFIC AND THE WORK AS DIRECTED BY THE FIELD ENGINEER OR THE ROADWAY JURISDICTIONAL AGENCY. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD.)
- ALL LOT MARKERS AND MONUMENT POINTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING REQUIRED TO CONSTRUCT THE PROPOSED UTILITIES AND SHALL BE DONE PER APPROVED DEWATERING PLAN. COST OF DEWATERING SHALL BE INCIDENTAL TO THE PROJECT.



LOCATION MAP
 (NOT TO SCALE)

SHEET INDEX

- 1 COVER SHEET
- 2 TOPOGRAPHIC SURVEY / DEMOLITION PLAN
- 3 SESC PLAN
- 4 SITE AND PAVING PLAN
- 5 GRADING PLAN
- 6 UTILITY PLAN & PROFILES
- 7 FIRE PROTECTION PLAN

- L1 LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS

- L1 LIGHTING PLAN

MUNICIPAL DETAILS

- 4 SHEETS LOT 1 ARCHITECTURAL
- 4 SHEETS LOT 2 ARCHITECTURAL
- 4 SHEETS LOT 3 ARCHITECTURAL

MUNICIPAL DETAILS

- 2 SHEETS SANITARY SEWER DETAILS AND NOTES
- 1 SHEET SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
- 7 SHEETS WATER MAIN STANDARD DETAILS



Watermain Basis of Design
 Project Name The Peninsula
 Project Number 20107.30

Prepared By JDR
 Working Date 05.17.2023

Single Family	1.00 per unit	x	3	=	3	REU			
			Total =		3	REU			
Population=	2.44 people per REU								
	= 3 REU	x	2.44	people per REU					
	= 7.32 people								
Average Flow=	Population x Per Capita Capacity								
	= 7.32 people	x	100	gpcpd					
	= 732.00 gpd	=	0.0011	cf					
	= 0.51 gpm								
Peak Flow=	Population x Per Capita Capacity x 2								
	= 7.32 people	x	100	gpcpd	x	2.00			
	= 1,464.00 gpd	=	0.0015	mgd					
	= 1.02 gpm								



Sanitary Sewer Basis of Design
 Project Name The Peninsula
 Project Number 20107.30

Prepared By JDR
 Working Date 05.17.2023

Single-Family	1.0 per dwelling	x	3	=	3	REU			
			Total =		3	REU			
Population=	2.44 people per REU								
	= 3 REU	x	2.44	people per REU					
	= 7.32 people								
Average Flow=	Population x Per Capita Capacity								
	= 7.32 people	x	100	gpcpd					
	= 732.00 gpd	=	0.0011	cf					
	= 0.51 gpm								
Peaking Factor=	$\frac{18}{4} + \sqrt{\frac{7.32 \text{ people}}{7.32 \text{ people}}}$								
	= 4.43								
Peak Flow=	Population x Per Capita Capacity x Peaking Factor								
	= 7.32 people	x	100	gpcpd	x	4.43			
	= 3,240.35 gpd	=	0.0050	cf					
	= 2.25 gpm								

The selected size of the proposed sewer (8" pipe @ 5.00% = 3.19 cfs) is adequate for the calculated flows.



Engineers
 Surveyors
 Planners
 Landscape Architects

1025 East Maple Road
 Suite 100
 Birmingham, MI 48009
 p (248) 852-3100
 f (313) 962-5068
 www.giffelswebster.com

Executive: NS
 Manager: NS
 Designer: JR
 Quality Control: NS
 Section: 2
 T-04-N R-10-E

Professional Seal:



Know what's below.
 Call before you dig.

DATE:	ISSUE:
07.14.2023	SUBMIT TO VILLAGE FOR APPROVAL
11.03.2023	RESUBMIT TO VILLAGE FOR APPROVAL
11.14.2023	RESUBMIT TO VILLAGE FOR APPROVAL
01.04.2024	RESUBMIT TO VILLAGE FOR APPROVAL

Developed For:

MOCERI COMPANIES
 3005 UNIVERSITY DRIVE
 AUBURN HILLS, MI
 48326
 248.340.9400

COVER SHEET

PENINSULA OF LAKE ORION
 CONDOMINIUM
 VILLAGE OF LAKE ORION
 OAKLAND COUNTY
 MICHIGAN

Date: 07.14.2023
 Scale: N/A
 Sheet: 1
 Project: 20107.30

Copyright © 2023 Giffels Webster.
 No reproduction shall be made without the prior written consent of Giffels Webster.



Engineers
 Surveyors
 Planners
 Landscape Architects

1025 East Maple Road
 Suite 100
 Birmingham, MI 48009
 p (248) 852-3100
 f (313) 962-5068
 www.giffelswebster.com

Executive: NS
 Manager: NS
 Designer: JR
 Quality Control: NS
 Section: 2
 T-04-N R-10-E

Professional Seal:



Know what's below.
 Call before you dig.

DATE:	ISSUE:
07.14.2023	SUBMIT TO VILLAGE FOR APPROVAL
11.03.2023	RESUBMIT TO VILLAGE FOR APPROVAL
11.14.2023	RESUBMIT TO VILLAGE FOR APPROVAL
01.04.2024	RESUBMIT TO VILLAGE FOR APPROVAL

Developed For:
MOCKER COMPANIES
 3005 UNIVERSITY DRIVE
 AUBURN HILLS, MI 48326
 248.340.9400

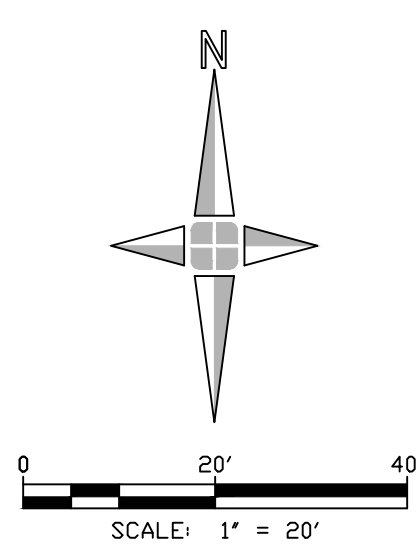
TOPOGRAPHIC SURVEY / DEMOLITION PLAN

PENINSULA OF LAKE ORION CONDOMINIUM
 VILLAGE OF LAKE ORION
 OAKLAND COUNTY
 MICHIGAN

Date: 07.14.2023
 Scale: 1" = 20'
 Sheet: 2
 Project: 20107.30

DEMOLITION NOTES:

- WITH THE EXCEPTION OF AN AMOUNT OF EXCAVATED MATERIALS SUFFICIENT FOR BACKFILLING AND CONSTRUCTION OF FILLS AS CALLED FOR ON THE PLANS AND AS INDICATED BELOW, ALL BROKEN CONCRETE, STONE AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR.
- THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THEIR OWN DISPOSAL GROUND, AND WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DISPOSING OF ANY OF THE EXCESS MATERIALS. MATERIALS ACCEPTABLE TO THE ENGINEER MAY BE DISPOSED OF ON-SITE AT THE CONTRACTORS EXPENSE IN A MANNER APPROVED IN ADVANCE BY THE ENGINEER.
- EXISTING UTILITIES ON SITE WILL BE CAPPED OR BULK-HEADED AT THE MAIN IN ACCORDANCE WITH VILLAGE OF LAKE ORION AND SERVICE PROVIDER STANDARDS. ALL BULK-HEADING AND/OR SEWER PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL.
- THE CONTRACTOR SHALL COORDINATE WITH AFFECTED UTILITY COMPANIES FOR THE REMOVAL OR RELOCATION OF UTILITY AND LIGHT POLES.
- STREET SIGNS IN THE WAY OF CONSTRUCTION WILL BE REMOVED AND RESET IMMEDIATELY IN A TEMPORARY LOCATION, AS APPROVED BY THE FIELD ENGINEER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE FIELD ENGINEER.
- ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PRIVATE PROPERTY (INCLUDING BUILDINGS AND FOUNDATIONS) THROUGHOUT CONSTRUCTION AND SHALL MAINTAIN SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- EXISTING PAVEMENTS, SIDEWALKS, CURBS, DRIVEWAYS, GUTTERS, CROSSWALKS, AND OTHER BITUMINOUS OR CONCRETE SURFACES TO BE REMOVED, SHALL BE REMOVED TO THE LIMITS SHOWN, NEAREST JOINT OR AS REQUIRED BY THE FIELD ENGINEER. REMOVAL SHALL BE CAREFULLY DONE AND TO A NEAT LINE. CONCRETE SAWS OR OTHER MECHANICAL EQUIPMENT APPROVED BY THE FIELD ENGINEER SHALL BE USED ON THIS WORK.



TREE NUMBER	ELEVATION	TREE DESCRIPTION	Save/Remove	TREE NUMBER	ELEVATION	TREE DESCRIPTION	Save/Remove
782	985.63	OAK TREE	Save	978	987.51	7" CEDAR	Remove
783	985.69	17'6" MULBERRY	Save	979	987.86	31" OAK	Remove
784	985.41	6" CEDAR	Save	1042	990.27	10" CEDAR	Remove
785	985.16	7" CEDAR	Save	1043	988.59	6'6" CEDAR	Remove
786	984.97	7" CEDAR	Save	1044	988.56	15" OAK	Remove
787	986.06	15" MAPLE	Save	1045	989.49	16" MAPLE	Remove
788	985.79	34" OAK	Remove	1046	990.11	8" WALNUT	Remove
792	986.04	34" OAK	Remove	1059	984.93	18" CEDAR	Save
793	986.42	20" OAK	Remove	1063	990.38	20" WALNUT	Remove
794	986.36	27" OAK	Remove	1066	986.73	14" WALNUT WITH BM TAG 85435	Save
795	987.26	8" CEDAR	Remove	1077	994.89	8" CEDAR	Remove
796	986.45	9" CEDAR	Remove	1078	996.63	26" COTTONWOOD	Remove
797	986.71	7" CEDAR	Remove	1079	999.21	16" POPLAR	Remove
798	987.02	7" CEDAR	Remove	1080	999.49	7'15" FIR	Remove
800	987.24	7" CEDAR	Remove	1082	998.24	15" CEDAR	Remove
801	989.04	11" SPRUCE	Remove	1096	1003.93	16" CEDAR	Remove
818	986.72	24" SPRUCE	Save	1097	1003.78	16" SPRUCE	Remove
819	986.08	26" MULBERRY DEAD	Save	1113	984.51	21" CATALPA	Save
820	985.24	20" DEAD TREE	Save	1114	985.17	16" MAPLE	Save
823	985.98	17'8" MULBERRY	Save	1121	990.84	20" OAK	Remove
828	990.23	4'14" CEDAR	Remove	1122	993.79	13" PINE	Remove
833	987.23	14'14"18" WILLOW	Save	1124	996.83	MULLBERRY	Remove
834	986.63	14" MAPLE	Save	1129	1003.98	10" CHERRY	Remove
835	986.72	9" LOCUST	Save	1130	1001.31	14" CEDAR	Remove
840	995.98	37'10" FIR	Remove	1141	1001.82	8" MAPLE	Remove
886	1000.90	8" ELM	Remove	1142	1001.50	15" WALNUT	Remove
887	1001.66	22" MULBERRY	Save	1147	995.27	14" MAPLE	Remove
888	997.72	7'3/4" MAPLE (DEAD)	Remove	1153	985.31	19" CEDAR	Save
892	1003.06	7" MAPLE	Save	1162	989.87	9" ELM	Save
893	1001.97	8" MAPLE	Remove	1163	991.75	8" ELM	Remove
895	1005.98	16" CATALPA	Save	1164	994.35	36" MULBERRY	Remove
896	1005.87	7" ELM	Save	1165	995.83	6" MAPLE	Remove
898	1006.05	12" MAPLE	Save	1166	990.84	7" ELM	Save
899	1006.03	7" ELM	Save	1169	990.88	8" ELM	Remove
900	1005.30	18" MAPLE	Remove	1171	994.04	16" MAPLE	Save
901	1004.91	16" MAPLE	Remove	1172	994.08	10" ELM	Save
904	1003.13	18" MAPLE	Remove	1175	997.71	17'3" FRUIT TREE	Save
967	997.33	9'7"11" HICKORY	Remove	1176	998.98	14" MAPLE	Save
968	995.70	9" HICKORY	Remove	1188	989.76	29" MAPLE	Save
969	996.38	9" HICKORY	Remove	1189	989.56	13" MAPLE	Save
970	997.03	11'10" HICKORY	Remove				
971	997.38	16" ELM	Remove				
972	995.48	12'11" HICKORY	Remove				
975	986.87	20" OAK	Remove				
976	987.11	6" CEDAR	Remove				
977	987.04	6" CEDAR	Remove				

LEGEND - EXISTING

SECTION LINE	SAN. MH	GAS METER	MISC. TOPO. FEATURE
E/PAVEMENT	SAN. CLEAN OUT	GAS RISER	SURVEY CONTROL POINT
CURB	SAN. RISER	GAS VALVE	FOUND IRON
E/GRAVEL	SAN. PUMP STATION	GAS MH	FOUND NAIL
CL ROAD	COMB. MH	TELE RISER	F. CUT CROSS
E/WALK	GATE VALVE	TELE. MH	SECTION COR.
RAILROAD	HYDRANT	TELE. CROSS BOX	FENCE POST
E/BRICK	WATER VALVE	CABLE RISER	BENCHMARK
MISC. LINE	WATER METER	FOUND PIPE	FOUND MON.
FENCE	POST INDICATOR VALVE	ASPH.	ASPHALT
GUARD RAIL	WELL HEAD	CONC.	CONCRETE
WALL	FDC CONNECTION	A.C.	AIR CONDITIONER
BLDG. LINE	IRRIGATION CONTROL BOX	GUY	GUARD POST
OVERHEAD WIRES	STORM MH	CATCH BASIN	DECIDUOUS TREE
RAILING	CATCH BASIN	CONFEROUS TREE	C.L.F.
OVERHANG LINE	STORM MH	D.L.	DOOR LEDGE
T/BANK	CULVERT E.S.	F.F.	FINISHED FLOOR
B/BANK	ROOF/DOWN SPOUT	O.H.	OVERHANG
CL DITCH/STREAM	OVERFLOW/OUTLET STRUCTURE	S.I.	FOUND IRON
SHRUB LINE	STORM CLEAN OUT	F.L.	FOUND IRON PIPE
TREE LINE	ROUND CB	S.N.	SET NAIL
WETLAND LINE	LIGHT POLE	CMP	CORRELATED METAL PIPE
WATER EDGE	ELEC. POLE	RCP	REINFORCED CONCRETE PIPE
STORM LINE	AIR CONDITIONER	GL.	GROUND LIGHT
SAN. LINE	ELEC. MH		
WATER LINE	ELEC. METER		
GAS LINE	ELEC. RISER		
UG ELEC. LINE	TRAFFIC CONTROL BOX		
UG TELE. LINE	STEAM LINE		
UG CABLE TV LINE	ELECTRIC OVERHEAD		
PAINT STRIPE	TELEPHONE OVERHEAD		
COMBINED SEWER			
PLD LINE			
STEAM LINE			
ELECTRIC OVERHEAD			
TELEPHONE OVERHEAD			

NOTES:

- PROPERTY LINES AND EASEMENTS ARE BASED ON ALTA/NSPS LAND TITLE SURVEY BY KENNEDY SURVEYING INC., DATED JANUARY 5TH, 2022.
- THIS TOPOGRAPHIC SURVEY WAS PROVIDED WITH EXISTING SNOW COVER OF 01" - 06". EFFORT HAS BEEN MADE TO LOCATE OBSERVABLE UTILITY STRUCTURES AND EVIDENCE. HOWEVER THE SURVEYOR CANNOT WARRANT COMPLETE FIELD IDENTIFICATION.
- GAS & WATER LEAD LOCATION SHOULD BE CONSIDERED AS APPROXIMATE.
- MEASURED BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH (2113), NAVD88.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- FLOODPLAIN AREA IS SHOWN PER FIRM PANEL MAP NO. 26125C0236F.

DEMOLITION LEGEND:

X	REMOVE OBJECT
X · X · X · X · X	REMOVE UTILITY / WALL
▨	REMOVE PAVEMENT
▩	REMOVE STRUCTURE

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

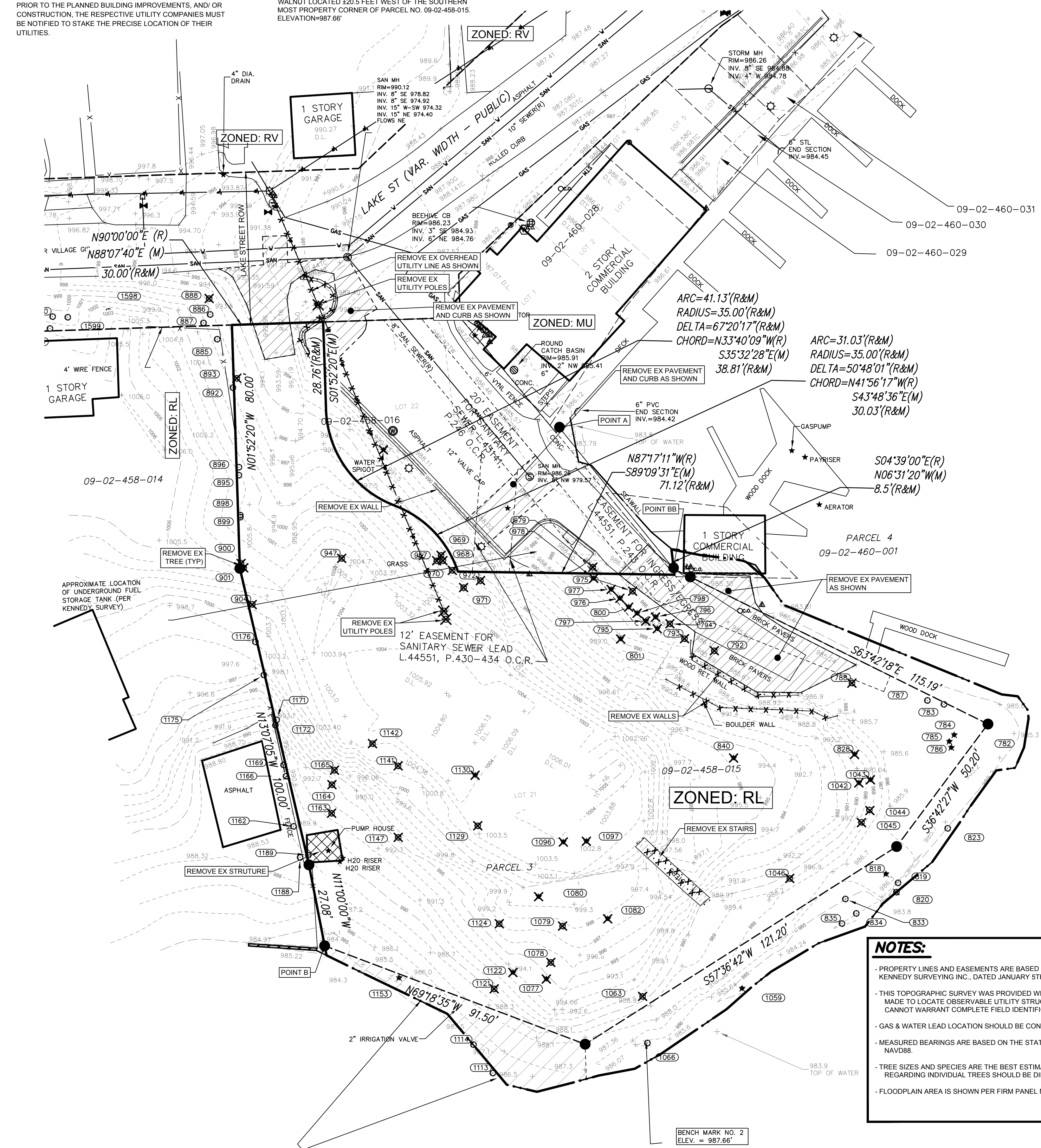
(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

BENCH MARK DATA

(NAVD88) DATUM
 BENCH MARK NO. 1
 SET NAIL WITH GW TAG #85436 IN THE NORTH FACE OF UTILITY POLE LOCATED 116 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER OF PARCEL NO. 09-02-457-011.
 ELEVATION=989.75'

BENCH MARK NO. 2
 SET NAIL WITH GW TAG #85435 IN THE NORTH FACE OF 10" WALNUT LOCATED 320.5 FEET WEST OF THE SOUTHERN MOST PROPERTY CORNER OF PARCEL NO. 09-02-458-015.
 ELEVATION=987.66'



Executive:	NS
Manager:	NS
Designer:	JR
Quality Control:	NS
Section:	2
	T-04-N R-10-E

Professional Seal:



Know what's below.
Call before you dig.

DATE:	ISSUE:
07.14.2023	SUBMIT TO VILLAGE FOR APPROVAL
11.03.2023	RESUBMIT TO VILLAGE FOR APPROVAL
11.14.2023	RESUBMIT TO VILLAGE FOR APPROVAL
01.04.2024	RESUBMIT TO VILLAGE FOR APPROVAL

Developed For:

MOCERI COMPANIES
3005 UNIVERSITY DRIVE
AUBURN HILLS, MI
48326

248.340.9400

SESC PLAN

PENINSULA OF LAKE ORION
CONDOMINIUM

VILLAGE OF LAKE ORION
OAKLAND COUNTY
MICHIGAN

Date:	07.14.2023
Scale:	1" = 20'
Sheet:	3
Project:	20107.30

Copyright © 2023 Giffels Webster.
No reproduction shall be made without the
prior written consent of Giffels Webster.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT OF THE STATE OF MICHIGAN, PART 91 OR ACT 451, OF THE PUBLIC ACTS OF 1994 AND THE REQUIREMENTS OF VILLAGE OF LAKE ORION AND THE OAKLAND COUNTY WATER RESOURCE COMMISSION.
- A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT WILL BE REQUIRED FROM THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER'S OFFICE.
- THE CONTRACTOR SHALL CONDUCT OPERATIONS IN A MANNER THAT WILL REDUCE ACCELERATED EROSION TO THE PRACTICAL MINIMUM AND PREVENT DAMAGING SILTATION TO EXISTING SEWERS AND WATER COURSES LEADING FROM THE WORK SITE.
- THE CONTRACTOR SHALL CONDUCT WORK IN SUCH A MANNER AS TO PREVENT THE ENTRY OF FUELS, OILS, BITUMINOUS MATERIALS, CHEMICALS, SEWERAGE OR OTHER HARMFUL MATERIALS INTO NEARBY LAKES AND STREAMS.
- WASTE DISPOSAL AREAS SHALL BE SELECTED BY THE CONTRACTOR WITH FULL CONSIDERATION OF EROSION AND SEDIMENT CONTROL, SELECTION OF DISPOSAL SITE, AND CONTROL OF OPERATIONS, AND THE RESTORATION OF SAID AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE FIELD ENGINEER.
- EXCAVATION FROM THE RIGHT-OF-WAY, CHANNELS, OR OTHER MATERIAL SHALL NOT BE DEPOSITED IN OR NEAR RIVERS, STREAMS OR PONDS WHERE IT MAY ENTER THE WATERWAY.
- AT THE COMPLETION OF EACH DAY'S CONSTRUCTION, CARE SHALL BE TAKEN TO ENSURE THAT MINIMAL EROSION WILL OCCUR IN TRENCHES AND TO STOCKPILED MATERIALS UNTIL RESUMPTION OF WORK.
- CONTRACTOR SHALL CONFINE OPERATIONS TO THE MINIMUM AMOUNT OF WORKING SPACE PRACTICAL TO MINIMIZE SOIL EROSION.
- THE PROJECT WILL BE CONTINUALLY INSPECTED BY THE ENGINEER FOR EROSION CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY UPON NOTICE OF SUCH DEFICIENCIES. FAILURE TO CORRECT THE DEFICIENCIES MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND THERE WILL BE NO CONTRACT TIME EXTENSION GRANTED FOR THIS TYPE OF STOPPAGE.
- TEMPORARY SOIL EROSION CONTROL MEASURES CONSISTING OF SILT FENCE, INLET FILTERS, MULCHING, AND GEOTEXTILE AND STONE SHALL BE IMPLEMENTED THROUGHOUT THE ENTIRE CONSTRUCTION PHASE OF THE PROJECT, AND SHALL BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT SOIL EROSION MEASURES HAVE BEEN COMPLETED.
- STRAW MULCH WITH NETTING THE DOWN, HIGH VELOCITY MULCH BLANKET OR OTHER APPROVED MULCH SHALL BE PLACED ON DISTURBED SLOPES WHERE DIRECTED BY THE ENGINEER.
- STREET SWEEPING OR MUD REMOVAL SHALL BE PERFORMED DAILY FOR MUD TRACKED ONTO PUBLIC STREETS.
- SILT FENCE SHALL BE INSTALLED AND MAINTAINED ALONG THE DOWN-SLOPE SURFACE, PERPENDICULAR TO THE DIRECTION OF SHEET FLOW, FOR ALL OPEN-CUT SEWER INSTALLATION AREAS.
- PERMANENT SOIL EROSION MEASURES CONSISTING OF A MIXTURE SEED AND MULCH BLANKET SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS OF FINAL GRADING. IN THE EVENT IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE THE AREA DUE TO SITE CONDITIONS AND/OR SEASONAL LIMITATIONS, THE TEMPORARY MEASURES SHALL REMAIN IN FORCE AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS IT IS PRACTICAL TO COMPLETE THE PERMANENT SOIL EROSION CONTROL MEASURES.
- THE FIELD ENGINEER SHALL HAVE FULL AUTHORITY TO TEMPORARILY SUSPEND WORK IN THE EVENT THAT ANY OF THE ABOVE REQUIREMENTS ARE NOT BEING MET BY THE CONTRACTOR, OR IF CONDITIONS INDICATE THAT ADDITIONAL TEMPORARY CONTROL MEASURES ARE WARRANTED, IN THE OPINION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SOIL EROSION CONTROL MEASURES WITHIN THE CONSTRUCTION AREA UNTIL FULL COMPLETION OF THE PROJECT.
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE CONTRACTOR.

MAINTENANCE NOTES:

- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- TEMPORARY STABILIZATION SHALL BE REPAIRED WHEN, AND AS OFTEN AS NECESSARY, AS DETERMINED BY THE COUNTY ENGINEER.
- CONTRACTOR SHALL REMOVE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAVE BEEN ACCOMPLISHED, AND WHEN REQUIRED.
- THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ON TO EXISTING VILLAGE ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
- CONSTRUCTION ACCESS ROAD AND LAYDOWN MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
- IF REPAIR OR REPLACEMENT IS NECESSARY TO SILT FENCE, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/4 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO RE-INSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
- ANY SEDIMENT CONTROL FENCING WHICH BECOMES TORN, RIPPED, FALLEN OR FAILS TO PREVENT EROSION AS INTENDED, SHALL BE IMMEDIATELY REMOVED AND REPLACED WITH NEW EROSION CONTROL FENCING.
- SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
- ANY MULCH MAT OR SOIL STABILIZATION MEASURES WHICH ARE DISTURBED DUE TO CONSTRUCTION, HEAVY RAIN EVENTS, ETC. SHALL BE RESTORED IMMEDIATELY TO PREVENT FURTHER EROSION.

MAINTENANCE SCHEDULE:

THE CONTRACTOR SHALL INSPECT SESC MEASURES WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF EACH RAIN EVENT, AND DAILY DURING A PROLONGED RAIN EVENT BY DESIGNATED CONTRACTOR.

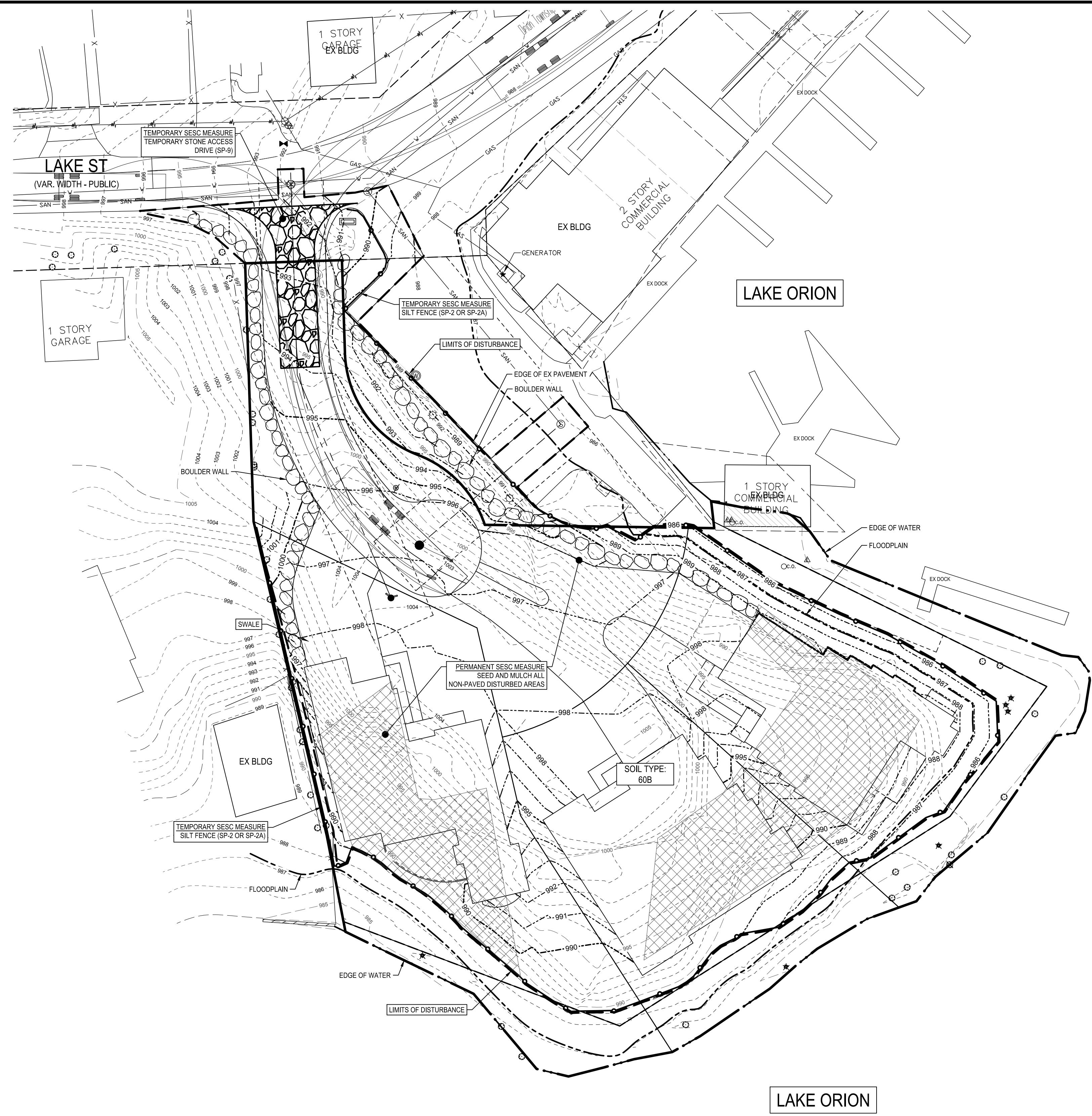
MEASURE	MAINTENANCE SCHEDULE
SILT FENCE	INSTALL AT THE START OF CONSTRUCTION PER PLAN. REMOVE ACCUMULATED SEDIMENTS WHEN DEPTH REACHES 1/3 TO 1/2 THE HEIGHT OF THE FENCE. FABRIC SHALL BE REPLACED IF DAMAGED.
DUST CONTROL	WATER SHALL BE APPLIED TO EXPOSED AREAS BY THE CONTRACTOR IN THE EVENT OF EXCESSIVE AIRBORNE DUST. DUST CONTROL SHALL BE APPLIED AS DIRECTED BY THE ENGINEER OR SOIL EROSION PERMITTING AGENCY.
VEGETATION (PERM)	SEED SHALL BE WATERED AND MULCH MAINTAINED UNTIL VIGOROUS TURF HAS BEEN ESTABLISHED.
MUD MAT	INSTALL AT THE START OF CONSTRUCTION PER PLAN. REMOVE ACCUMULATED SEDIMENTS, ADD STONE AS NEEDED AND REQUIRED BY THE ENGINEER, AND REPLACE GEOTEXTILE IF DAMAGED.

SITE DATA:

AREA OF DISTURBANCE:	0.68 ACRES
DISTANCE TO NEAREST LAKE OR STREAM:	LAKE ORION ABUTS PROPERTY
SOIL TYPES:	60B - URBAN LAND-MARLETTE COMPLEX,
TEMPORARY SOIL EROSION MEASURES:	MUD MAT, SILT FENCE, MULCH BLANKET, DUST CONTROL
PERMANENT SOIL EROSION MEASURES:	TOPSOIL, SEED, & MULCH

CONSTRUCTION SEQUENCE:

- MOBILIZATION
- INSTALL SESC MEASURES
- DEMOLITION
- EARTHWORK & UTILITIES
- PAVING
- FINAL GRADING & RESTORATION
- SITE CLEAN UP
- REMOVE SESC MEASURES AFTER STABILIZATION



SESC LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE (SP-2 OR SP-2A)
- MUD MAT (SP-9)
- HIGH VELOCITY MULCH BLANKET (E-9)

Executive:	NS
Manager:	NS
Designer:	JR
Quality Control:	NS
Section:	2
	T-04-N R-10-E

Professional Seal:



DATE:	ISSUE:
07.14.2023	SUBMIT TO VILLAGE FOR APPROVAL
11.03.2023	RESUBMIT TO VILLAGE FOR APPROVAL
11.14.2023	RESUBMIT TO VILLAGE FOR APPROVAL
01.04.2024	RESUBMIT TO VILLAGE FOR APPROVAL

Developed For:
MOCERI COMPANIES
3005 UNIVERSITY DRIVE
AUBURN HILLS, MI
48326

248.340.9400

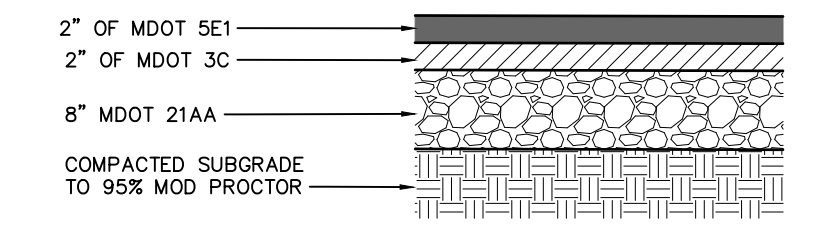
SITE & PAVING PLAN

PENINSULA OF LAKE ORION
CONDOMINIUM

VILLAGE OF LAKE ORION
OAKLAND COUNTY
MICHIGAN

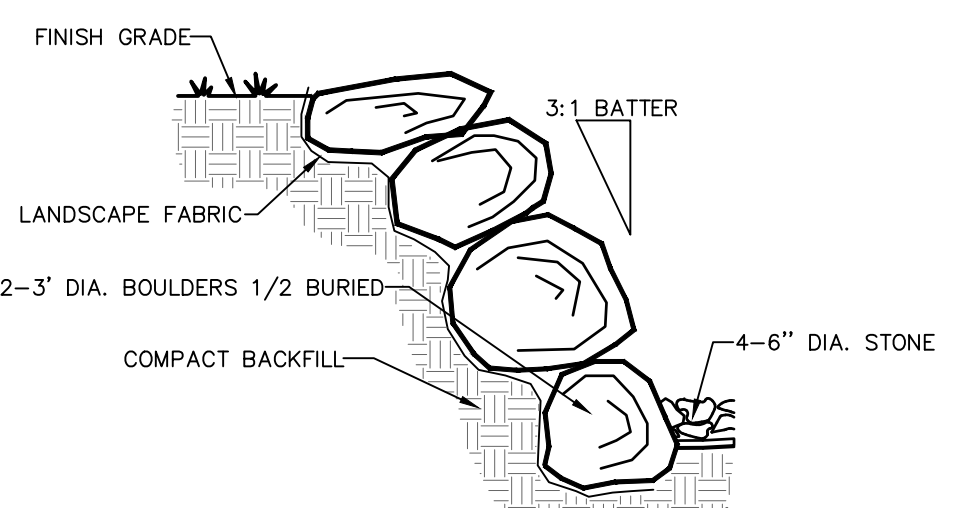
Date:	07.14.2023
Scale:	1" = 20'
Sheet:	4
Project:	20107.30

Copyright © 2023 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.



- NOTE:
- IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, REMOVE AND REPLACE IT WITH MDOT 21AA MATERIAL.
 - DELAY PLACEMENT OF FINAL ASPHALT UNTIL THE MAJORITY OF THE CONSTRUCTION HAS BEEN COMPLETED, OR AS DIRECTED BY THE ENGINEER.
 - APPLY A BOND COAT OF SS-1H EMISSION (AT A RATE OF 0.10 GAL/SYD) BETWEEN LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENT.

ASPHALT PAVEMENT SECTION
NOT TO SCALE



BOULDER WALL DETAIL
NOT TO SCALE - DESIGN BY OTHERS

SITE PLAN NOTES:

TOTAL SITE AREA: 33,288 SF, 0.76 ACRES
ZONING: RL - LAKE RESIDENTIAL

ALLOWED DENSITY: 7,200 SF LOTS
33,288 SF / 7,200 SF = 4.62 ALLOWED RESIDENCES

PROPOSED RESIDENCES: 3 RESIDENCES

PARKING:
REQUIRED: SINGLE FAMILY RESIDENTIAL
2 SPACES PER UNIT
3 x 2 = 6 SPACES
TOTAL REQUIRED: 6 SPACES

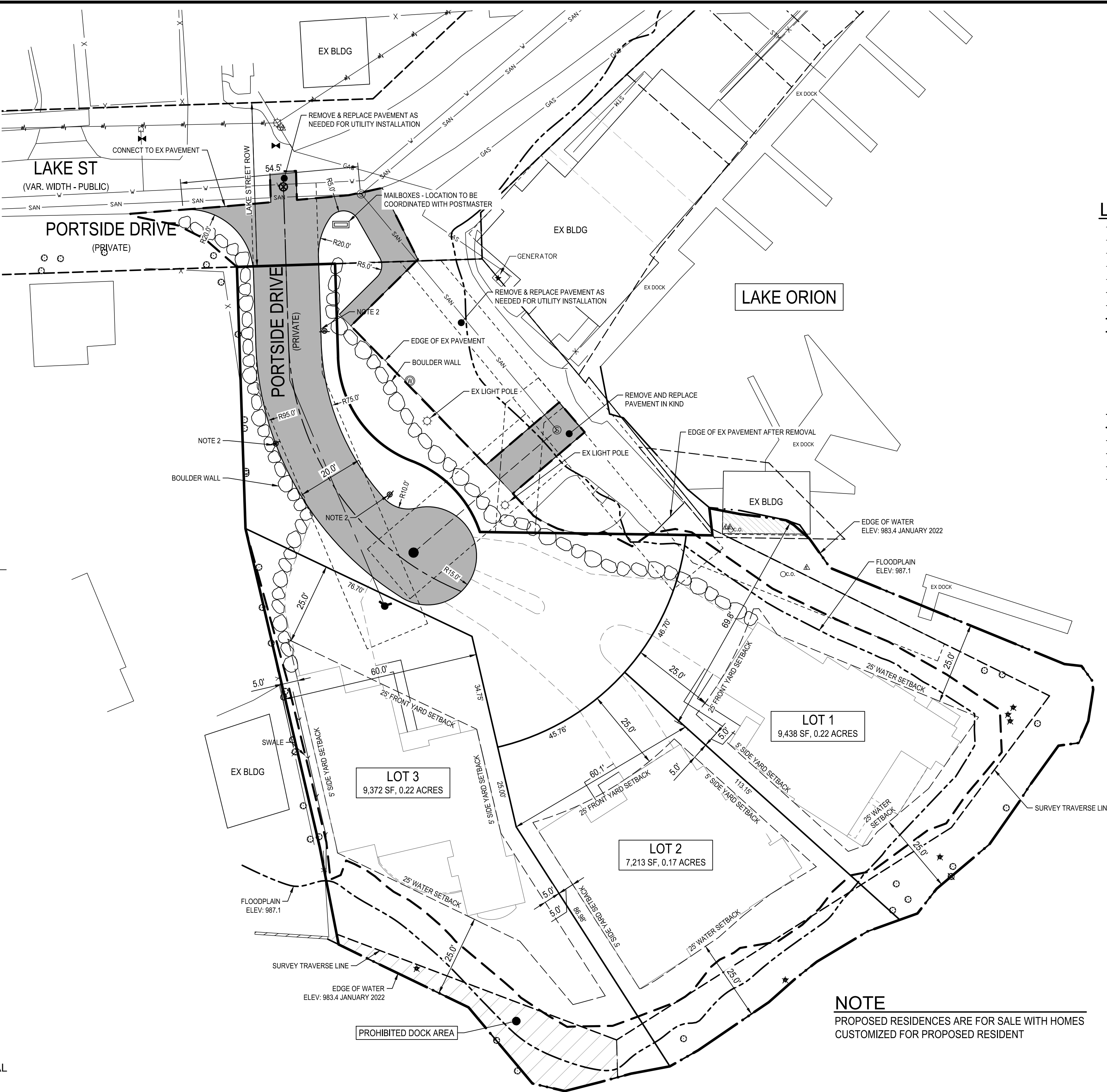
PROVIDED:
GARAGE SPACES 6 SPACES
DRIVEWAY SPACES 6 SPACES
TOTAL SPACES 12 SPACES

AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS:

SETBACKS	PROPOSED	REQUIRED
FRONT (MINIMUM)	25'	25'
WATER	25'	25'
SIDE	5'	5'

MAX. LOT COVERAGE: 40%
LOT 1: 3,748 SF
LOT 2: 2,885 SF
LOT 3: 3,664 SF

- NOTES:
- TRASH RECEPTACLES WILL BE STORED IN THE RESIDENCE GARAGES AND ROLLED OUT ON GARBAGE DAY.
 - NO PARKING FIRE LANE SIGN.
 - ALL BUILDINGS WILL HAVE FIRE SUPPRESSION.
 - WALKS FROM DRIVES TO UNITS WILL BE PROVIDED. ACTUAL LOCATION MAY VARY ONCE PLOT PLAN IS PREPARED.



LEGEND

- GAS - EX GAS LINE
- SAN - EX OVERHEAD UTILITY LINE
- STM - EX SANITARY SEWER
- WATER MAIN - EX STORM SEWER
- X - EX WATER MAIN
- --- - EX FENCE
- --- - EX EASEMENT
- --- - EX EDGE OF WATER
- --- - EX FLOODPLAIN
- --- - EX UTILITY POLE
- --- - EX SANITARY MANHOLE
- --- - EX HYDRANT
- --- - EX VALVE
- --- - EX TREE
- --- - PR PAVEMENT EDGE
- --- - PR PROPERTY LINE
- --- - PR SETBACK LINE
- --- - PR SWALE
- --- - PR SANITARY SEWER
- --- - PR WATER MAIN
- --- - PR SANITARY MANHOLE
- --- - PR HYDRANT
- --- - PR VALVE
- --- - PR BOULDER WALL
- --- - PR ASPHALT PAVEMENT

NOTE
PROPOSED RESIDENCES ARE FOR SALE WITH HOMES CUSTOMIZED FOR PROPOSED RESIDENT

GRADING NOTES:

- EXCESS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR. COST OF DISPOSAL WILL BE INCIDENTAL TO THE PROJECT.
- THE FINAL SUB-GRADE SHALL BE THOROUGHLY PROOF-ROLLED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- NO FROZEN MATERIAL SHALL BE PERMITTED AS BACKFILL UNDER ANY ROADWAY, DRIVEWAY OR PARKING AREA.
- PRIOR TO THE START OF ANY FILLING, THE CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ALL OTHER UNACCEPTABLE SOIL FROM THE FILL AREAS, AND PROPERLY BACKFILL WITH ACCEPTABLE SOIL.
- GENERAL GRADING REQUIREMENTS ARE AS FOLLOWS:
 - FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, DOORWAYS OR BASEMENT WINDOWS
 - MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING: 5% WITHIN THE FIRST 10' AND 2% AFTER.
 - PAVEMENT SLOPES (1.0% MINIMUM, 4.0% MAXIMUM) UNIFORMLY BETWEEN FINISH GRADE ON PLANS
 - LAWN AREAS ± 2% MINIMUM TO 25% MAXIMUM
- PRIOR TO THE PLACEMENT OF ANY BASE ASPHALT OR LEVELING COURSE, THE CURBS SHALL BE PARTIALLY BACKFILLED AND THE SUB-GRADE SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
- ALL SIDEWALK AND PATHWAYS IN ANY PUBLIC R.O.W. SHALL BE INSPECTED BY THE AGENCY WITH JURISDICTION.

BUILDING ELEVATION NOTE:

BRICK LEDGE ELEVATIONS ARE CONCEPTUAL. FINAL ELEVATIONS WILL BE DETERMINED ONCE HOUSE IS DESIGNED DURING PLOT PLAN PREPARATION.

BENCH MARK DATA

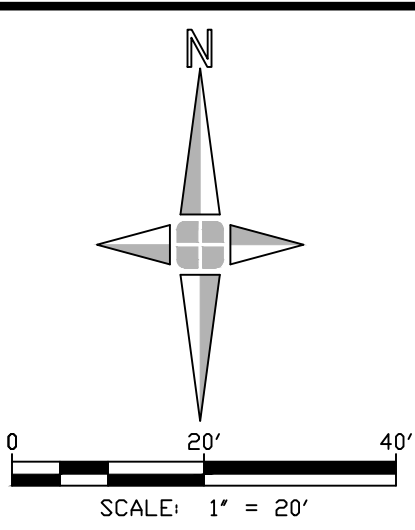
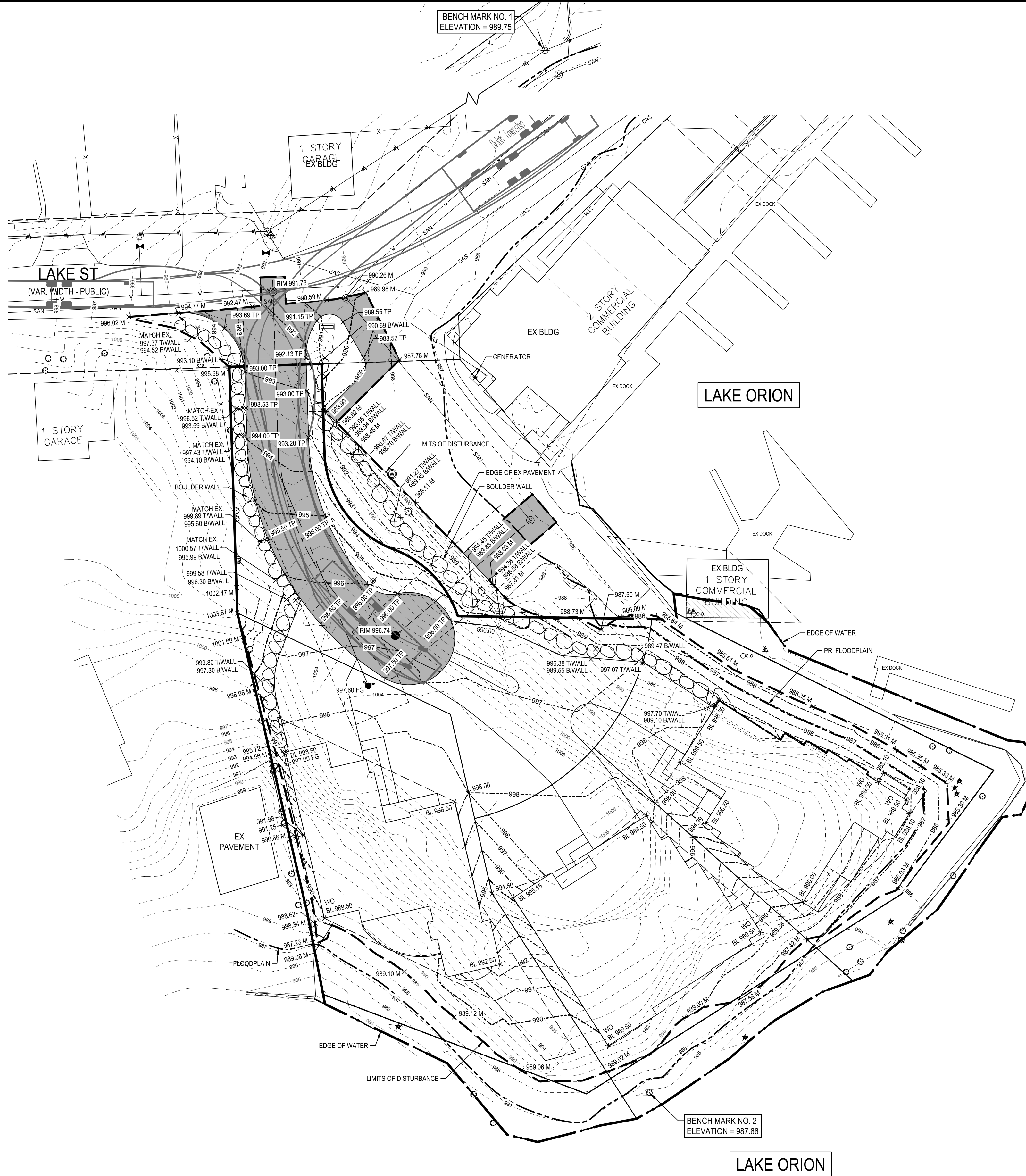
(NAVD88) DATUM

BENCH MARK NO. 1

SET NAIL WITH GW TAG #85436 IN THE NORTH FACE OF UTILITY POLE LOCATED ±16 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER OF PARCEL NO. 09-02-457-011. ELEVATION=989.75'

BENCH MARK NO. 2

SET NAIL WITH GW TAG #85435 IN THE NORTH FACE OF 10" WALNUT LOCATED ±20.5 FEET WEST OF THE SOUTHERN MOST PROPERTY CORNER OF PARCEL NO. 09-02-458-015. ELEVATION=987.66'



LEGEND

- GAS — EX GAS LINE
- SAN — EX OVERHEAD UTILITY LINE
- STM — EX SANITARY SEWER
- W — EX STORM SEWER
- X — EX WATER MAIN
- F — EX FENCE
- E — EX EDGE OF WATER
- FP — EX FLOODPLAIN
- U — EX UTILITY POLE
- M — EX SANITARY MANHOLE
- H — EX HYDRANT
- V — EX VALVE
- T — EX TREE
- PE — PR PAVEMENT EDGE
- PL — PR PROPERTY LINE
- SW — PR SWALE
- SS — PR SANITARY SEWER
- WM — PR WATER MAIN
- CM — EX CONTOUR MAJOR
- CM — EX CONTOUR MINOR
- PM — PR CONTOUR MAJOR
- PM — PR CONTOUR MINOR
- LD — PR LIMITS OF DISTURBANCE
- SE — EX SPOT ELEVATION
- PE — PR SPOT ELEVATION
- FG — PR FINISH GRADE
- TC — PR TOP OF CURB ELEVATION
- G — PR GUTTER ELEVATION
- TP — PR TOP OF PAVEMENT ELEVATION
- TW — PR TOP OF WALK ELEVATION
- TW — PR TOP OF WALL ELEVATION
- BW — PR BOTTOM OF WALL ELEVATION
- HP — PR HIGH POINT ELEVATION
- RIM — PR RIM ELEVATION
- BL — BRICK LEDGE ELEVATION
- WO — WALK OUT BRICK LEDGE ELEVATION
- BL — PR MATCH EXISTING ELEVATION
- M — PR FINISHED FLOOR ELEVATION
- F.F.E. — PR SANITARY MANHOLE
- H — PR HYDRANT
- B — PR BOULDER WALL
- A — PR ASPHALT PAVEMENT
- C — PR CONCRETE PAVEMENT



Engineers
Surveyors
Planners
Landscape Architects

1025 East Maple Road
Suite 100
Birmingham, MI 48009
p (248) 852-3100
f (313) 962-5068
www.giffelswebster.com

Executive: NS
Manager: NS
Designer: JR
Quality Control: NS
Section: 2
T-04-N R-10-E

Professional Seal:



Call before you dig.

DATE:	ISSUE:
07.14.2023	SUBMIT TO VILLAGE FOR APPROVAL
11.03.2023	RESUBMIT TO VILLAGE FOR APPROVAL
11.14.2023	RESUBMIT TO VILLAGE FOR APPROVAL

Developed For:

MOCERI COMPANIES
3005 UNIVERSITY DRIVE
AUBURN HILLS, MI
48326

248.340.9400

GRADING PLAN

PENINSULA OF LAKE ORION CONDOMINIUM
VILLAGE OF LAKE ORION
OAKLAND COUNTY
MICHIGAN

Date: 07.14.2023
Scale: 1" = 20'
Sheet: 5
Project: 20107.30

Copyright © 2023 Giffels Webster.
No reproduction shall be made without the prior written consent of Giffels Webster.

SANITARY LEAD TABLE

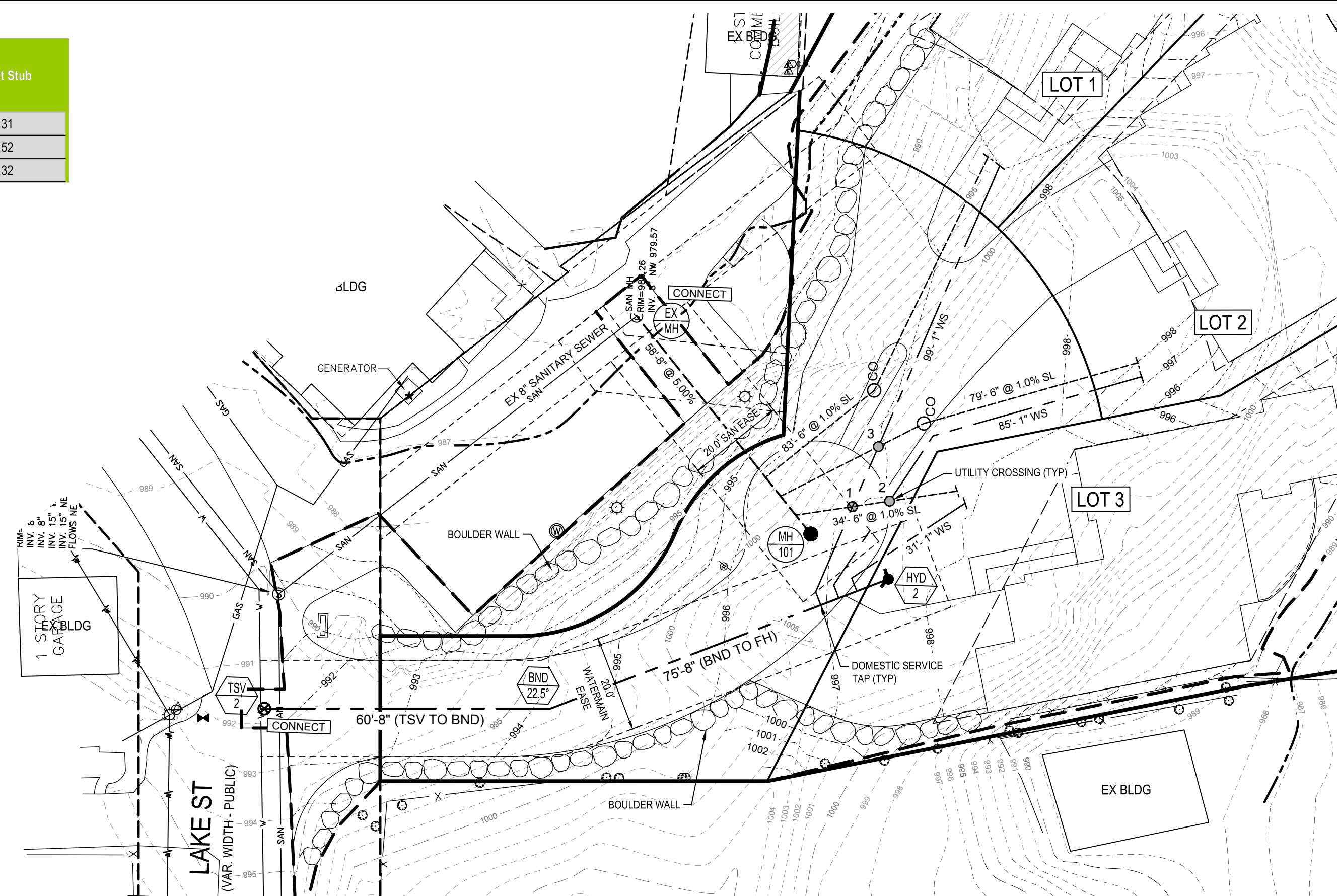
Lot	Lead Length (feet)	Distance from downstream MH	Lead Invert at main	Riser Height (FT)	Slope	Invert at Stub
1	83	43	981.98	2.5	1.00%	985.31
2	79	48	982.23	2.5	1.00%	985.52
3	34	53	982.48	2.5	1.00%	985.32

UTILITY CROSSING TABLE

CROSSING 1	
1" WS	B/P 991.35
6" SAN LEAD	T/P 985.60
CLEARANCE	5.75 ft
CROSSING 2	
1" WS	B/P 991.48
6" SAN LEAD	T/P 985.68
CLEARANCE	5.80 ft
CROSSING 3	
1" WS	B/P 991.93
6" SAN LEAD	T/P 985.46
CLEARANCE	6.47 ft

NOTES:

- CGM - COMPACTED CL II GRANULAR MATERIAL
- AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
- CONNECTION TO EXISTING WATER MAIN SHALL NOT BE MADE UNTIL SUCCESSFUL COMPLETION OF BACTERIOLOGICAL AND PRESSURE TESTING AS APPROVED BY THE VILLAGE OF LAKE ORION DEPARTMENT OF PUBLIC WORKS. BACTERIOLOGICAL ANALYSIS WILL MEET AWWA C651 STANDARDS, CONSISTING OF TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES EVERY 1200 FEET, PLUS AT LEAST ONE FROM THE END OF THE LINE AND ONE FROM EACH BRANCH, TAKEN 24 HOURS APART AND ANALYZED AT AN EGLE APPROVED LAB.
- DISINFECTION OF THE MAIN WILL MEET AWWA C651 STANDARDS.
- FLUSHING THE WATER MAIN WILL BE DONE WITH A MINIMUM VELOCITY OF 3 FPS, PER AWWA C600.
- ALL UNITS TO BE FIRE SUPPRESSED.



UTILITY PIPE MATERIALS:

SANITARY SEWER - 8" TRUSS PIPE OR APPROVED EQUAL
 WATER MAIN - 8" DIP CL 54 OR C909 PIPE DR18

LEADS:

- SANITARY LEAD, 6" PVC SDR 23.5 OR PVC SCH 40 OR APPROVED EQUAL
- DOMESTIC SERVICE LEAD, 1" SDR 9 POLY BLUE PVC 200 PSI PIPE OR APPROVED EQUAL

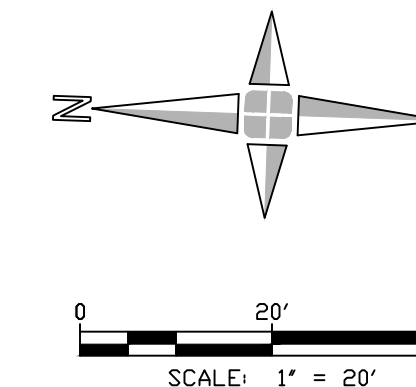
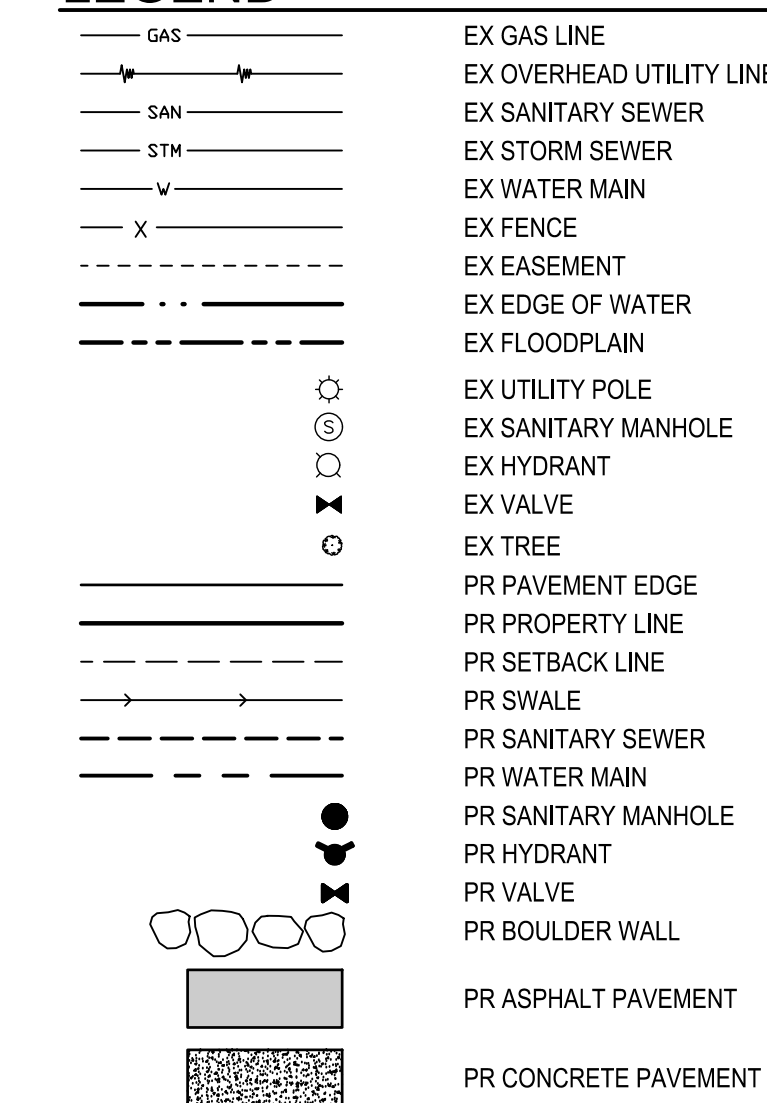
CONNECT NOTE: **CONNECT**

CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS AND CROSSINGS AND SUPPLY ELEVATIONS AND LOCATIONS TO THE DESIGN ENGINEER TO CONFIRM OR ADJUST DESIGN.

QUANTITIES (THIS SHEET)

SANITARY SEWER	
8" TRUSS PIPE	58 L.F.
4" DIA. MANHOLE	1 EA.
WATERMAIN	
8" PIPE	135 L.F.
FIRE HYDRANT	1 EA.
8" X 8" TAPPING SLEEVE VALVE AND WELL	1 EA.

LEGEND



Engineers
 Surveyors
 Planners
 Landscape Architects

1025 East Maple Road
 Suite 100
 Birmingham, MI 48009
 p (248) 852-3100
 f (313) 962-5068
 www.giffelswebster.com

Executive: NS
 Manager: NS
 Designer: JR
 Quality Control: NS
 Section: 2
 T-04-N R-10-E

Professional Seal:



Know what's below.
 Call before you dig.

DATE:	ISSUE:
07.14.2023	SUBMIT TO VILLAGE FOR APPROVAL
11.03.2023	RESUBMIT TO VILLAGE FOR APPROVAL
11.14.2023	RESUBMIT TO VILLAGE FOR APPROVAL
01.04.2024	RESUBMIT TO VILLAGE FOR APPROVAL

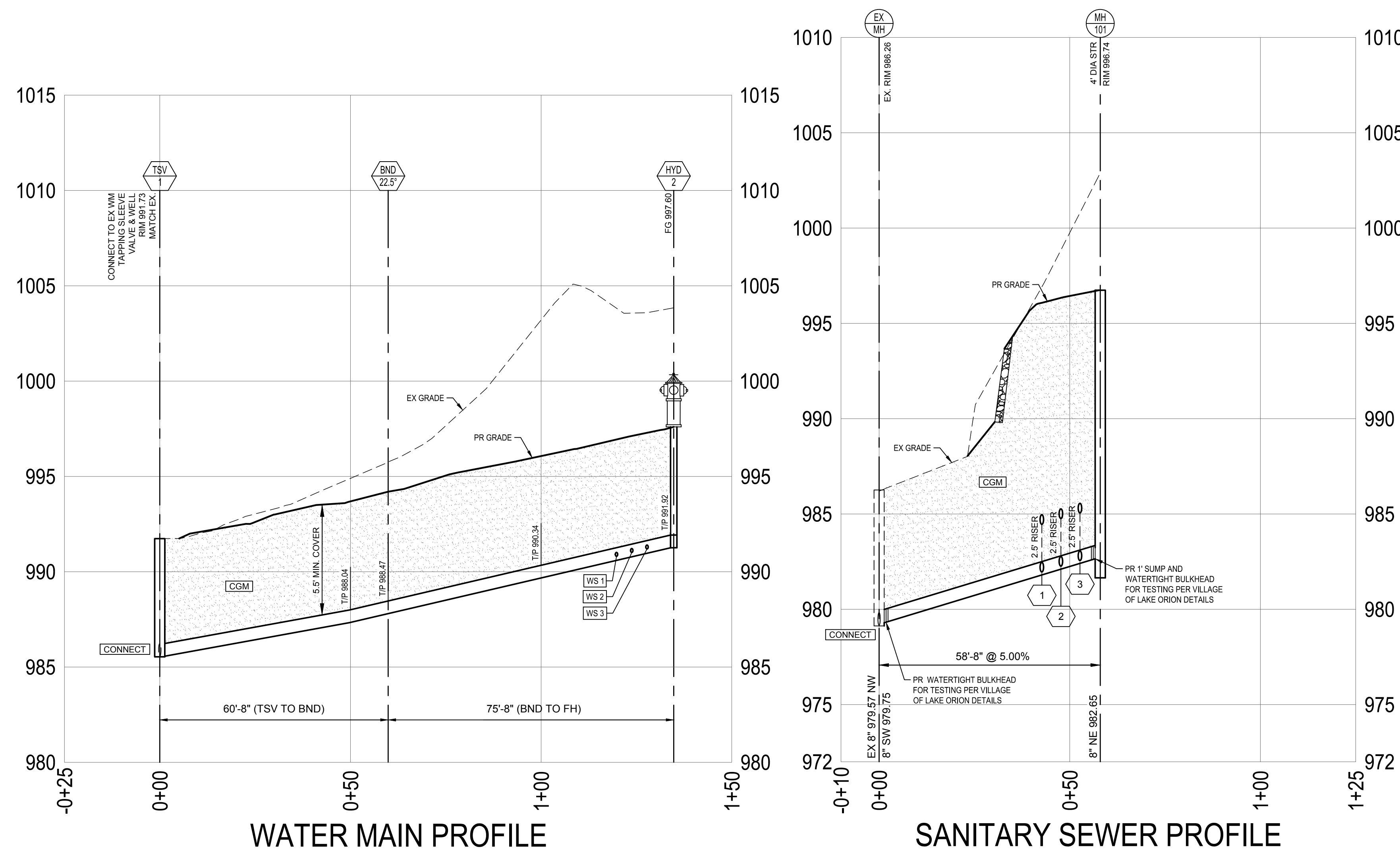
Developed For:
 MOCERI COMPANIES
 3005 UNIVERSITY DRIVE
 AUBURN HILLS, MI 48326
 248.340.9400

UTILITY PLAN & PROFILE

PENINSULA OF LAKE ORION CONDOMINIUM
 VILLAGE OF LAKE ORION
 OAKLAND COUNTY
 MICHIGAN

Date: 07.14.2023
 Scale: H: 1" = 20' / V: 1" = 4'
 Sheet: 6
 Project: 20107.30

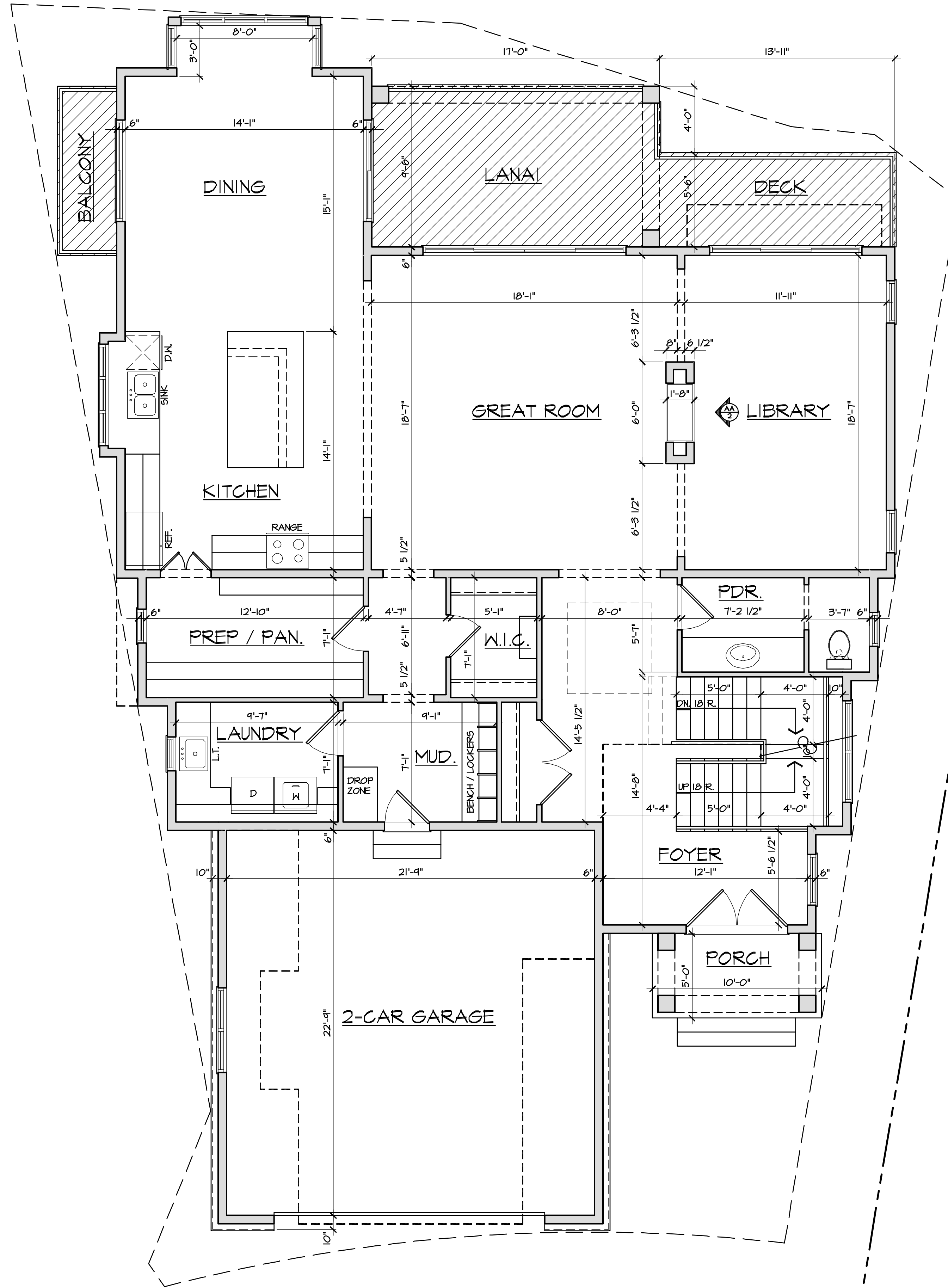
Copyright © 2023 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.



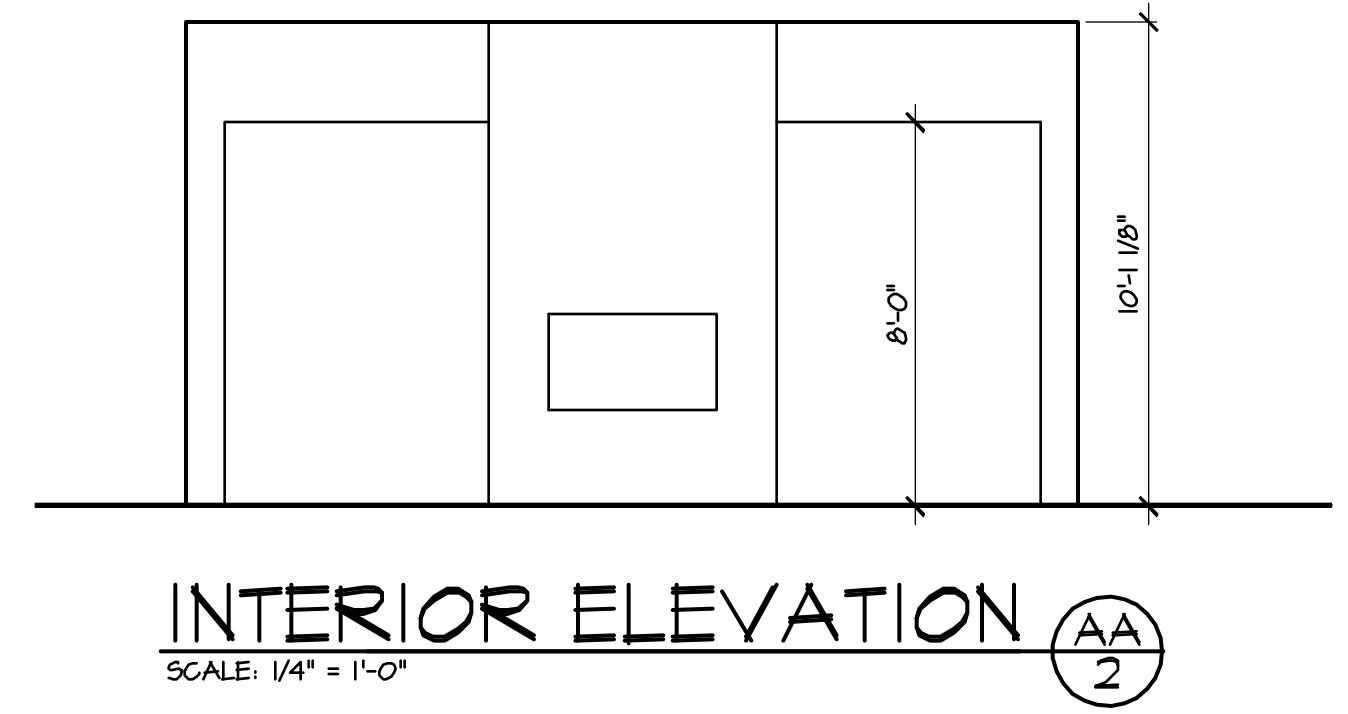
© Copyright 2024 Dominick Tringali Architects, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the express written permission and consent of Dominick Tringali Architects.



KITCHEN CABINET REFERENCE
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOTE:
ALL FIRST FLOOR CEILING HEIGHTS TO BE 10'-1 1/8" HIGH UNLESS NOTED OTHERWISE.

ALL WINDOW NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
2040-2 = 2'-0" X 4'-0", 2-HIDE WINDOW UNIT

ALL DOOR NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
3080 = 3'-0" X 8'-0"

SQUARE FOOTAGE
1ST FLOOR = 1793 SQUARE FEET
2ND FLOOR = 1355 SQUARE FEET
TOTAL = 3148 SQUARE FEET

MOCERI
STRUCTURE-INTEGRITY-TRADITION

DOMINICK TRINGALI ARCHITECTS
3005 University Suite 100
Auburn Hills MI 48326
www.DTArchitects.com
Tel: 248 340 9400

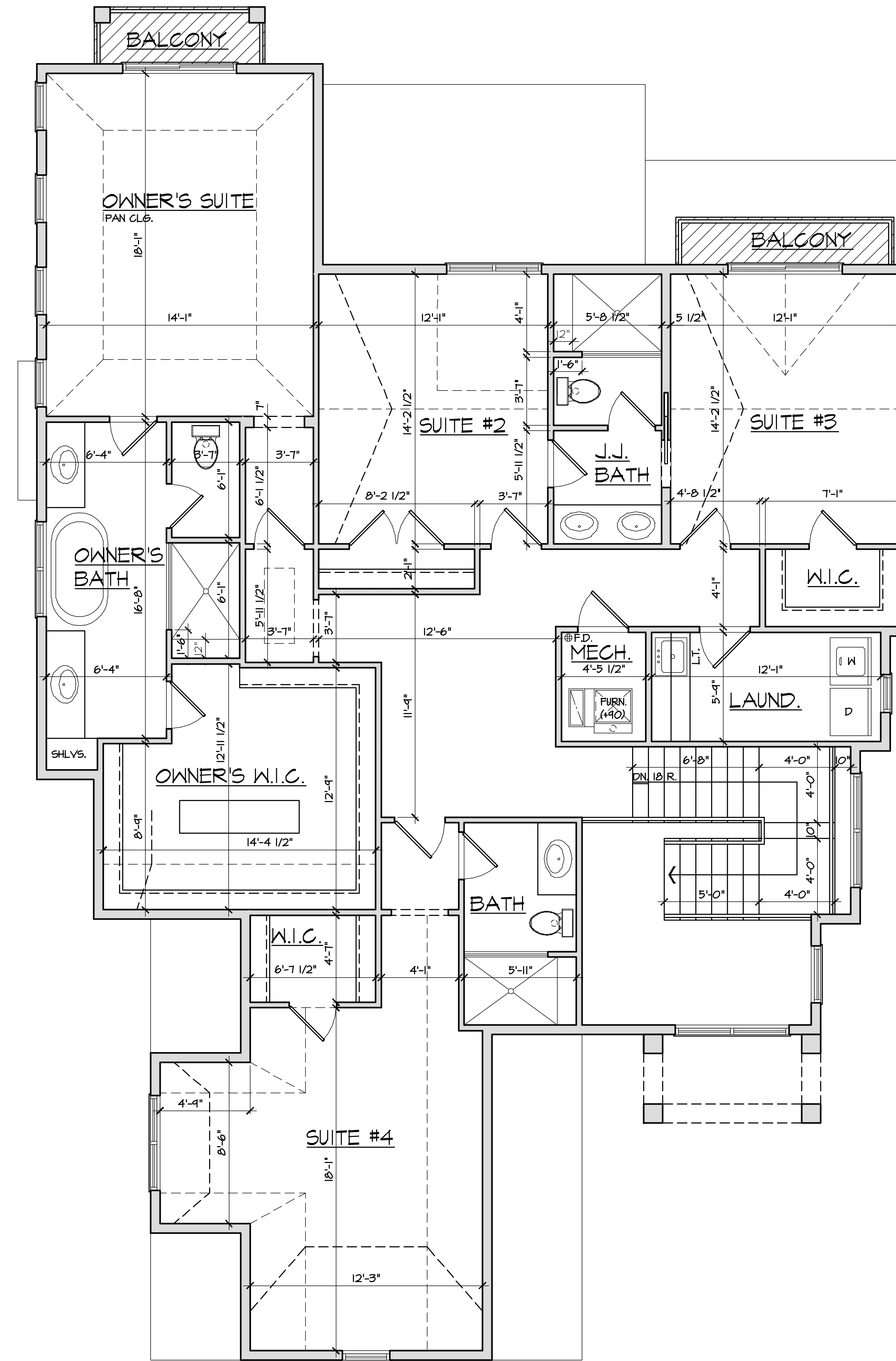
MOCERI STARBOARD PENINSULA LOT 1

Review Set: 01/03/24
Permit:
Final Set:
Revisions:

Drawn: B.H.
Chk'd:
Job No. 23098

Sheet No. 2 OF 8

LIFESTYLE BY DESIGN



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL WINDOW NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
2040-2 = 2'-0" X 4'-0", 2-HIDE WINDOW UNIT

ALL DOOR NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
3080 = 3'-0" X 8'-0"

NOTE:
ALL FIRST FLOOR CEILING HEIGHTS TO BE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.



DOMINICK TRINGALI ARCHITECTS
3005 University Suite 100
Auburn Hills MI 48326
www.DTArchitects.com
Tel: 248 340 9400

MOCERI STARBOARD PENINSULA LOT 1

Review Set: 01/03/24
Permit:
Final Set:
Revisions:

Drawn: B.H.
Chk'd:
Job No. **23098**

Sheet No. **3 OF 8**

LIFESTYLE BY DESIGN



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

**LEFT ELEVATION
MATERIAL SQUARE FOOTAGE**
MASONRY = 411 SQUARE FEET = 28%
WOOD / SIDING = 1056 SQUARE FEET = 72%



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

**FRONT ELEVATION
MATERIAL SQUARE FOOTAGE**
MASONRY = 70 SQUARE FEET = 13%
WOOD / SIDING = 410 SQUARE FEET = 87%

MOCERI
STRUCTURE-INTEGRITY-TRADITION™

**DOMINICK TRINGALI
ARCHITECTS**
3005 University Suite 100
Auburn Hills MI 48326
www.DTAarchitects.com
Tel: 248 340 9400

MOCERI
STARBOARD
PENINSULA LOT 1

Review Set: 01/03/24
Permit:
Final Set:
Revisions:
Dwn: B.H.
Chd:
Job No.

23098
Sheet No.
3 OF 8

LIFESTYLE BY DESIGN



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

**RIGHT ELEVATION
MATERIAL SQUARE FOOTAGE**
 MASONRY = 242 SQUARE FEET = 20%
 WOOD / SIDING = 1182 SQUARE FEET = 80%



REAR ELEVATION
SCALE: 1/4" = 1'-0"

**REAR ELEVATION
MATERIAL SQUARE FOOTAGE**
 MASONRY = 0 SQUARE FEET = 0%
 WOOD / SIDING = 909 SQUARE FEET = 100%

MOCERI
STRUCTURE-INTEGRITY-TRADITION®

DOMINICK TRINGALI ARCHITECTS
 3005 University Suite 100
 Auburn Hills MI 48326
 Tel: 248 340 9400
 www.DTArchitects.com

MOCERI STARBOARD PENINSULA LOT 1

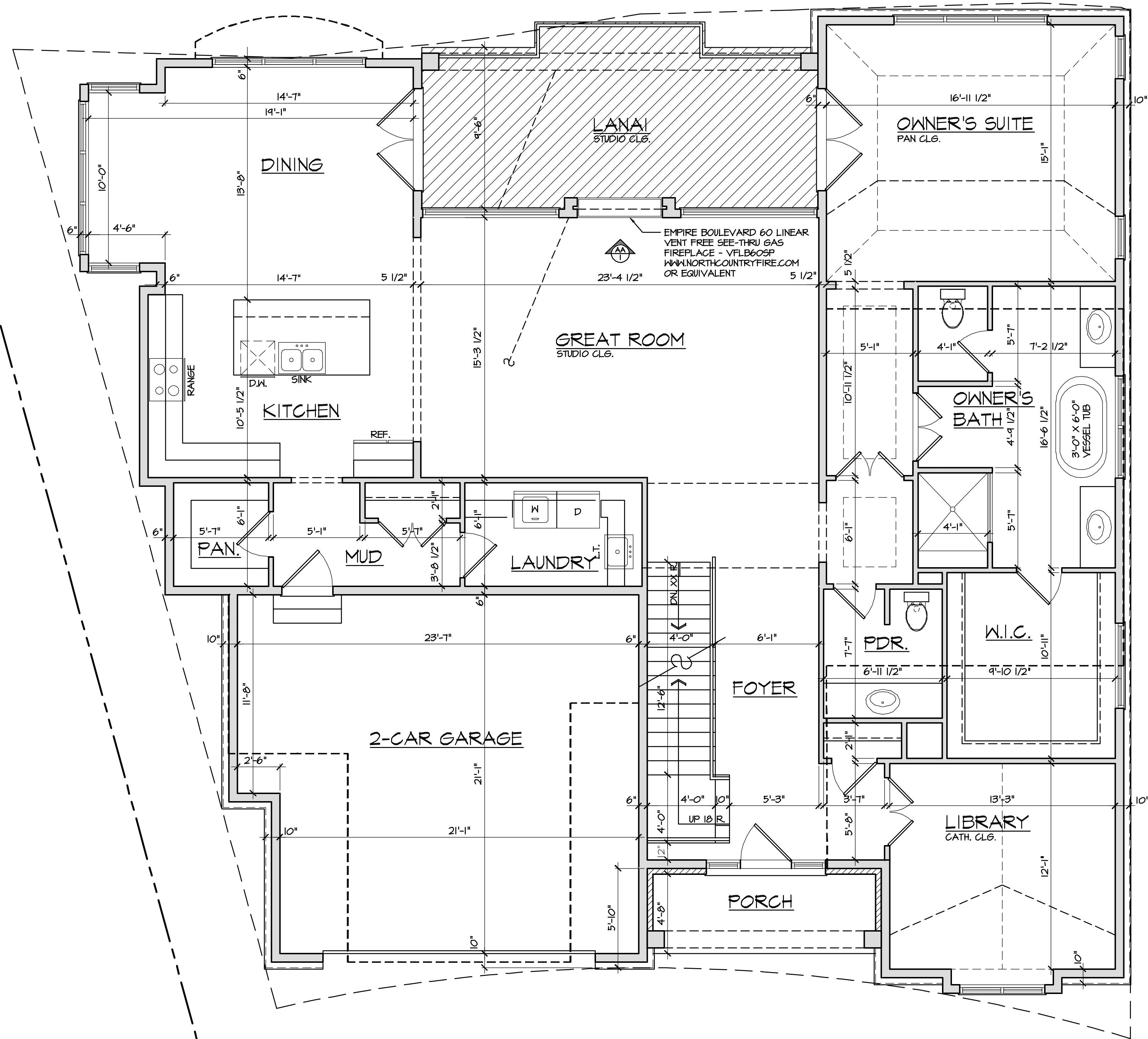
Review Set: 01/03/24
 Permit:
 Final Set:
 Revisions:

Drw: B.H.
 Chd:
 Job No. **23098**

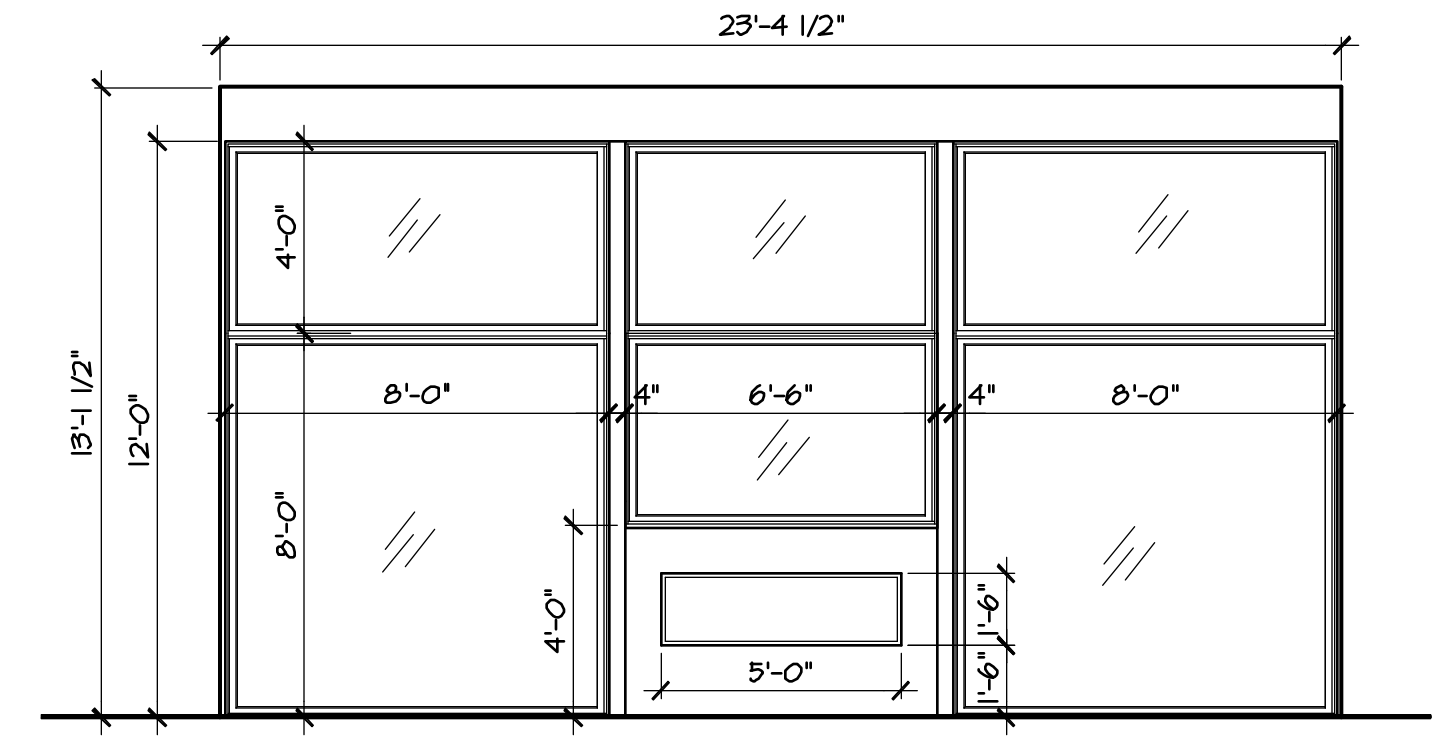
Sheet No. **4 OF 8**

LIFESTYLE BY DESIGN

© Copyright 2023 Dominick Tringali Architects, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the express written permission and consent of Dominick Tringali Architects.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



ELEVATION AA
SCALE: 1/4" = 1'-0"

NOTE:
ALL FIRST FLOOR CEILING HEIGHTS TO BE 10'-1 1/8" HIGH UNLESS NOTED OTHERWISE.

ALL WINDOW NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
2040-2 = 2'-0" X 4'-0", 2-HIDE WINDOW UNIT

ALL DOOR NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
3080 = 3'-0" X 8'-0"

SQUARE FOOTAGE
1ST FLOOR = 2282 SQUARE FEET
2ND FLOOR = 1341 SQUARE FEET
TOTAL = 3703 SQUARE FEET

MOCERI
STRUCTURE-INTEGRITY-TRADITION®

DOMINICK TRINGALI ARCHITECTS
3005 University Suite 100
Auburn Hills MI 48326
www.DTArchitects.com
Tel: 248 340 9400

MOCERI STARBOARD PENINSULA LOT 2

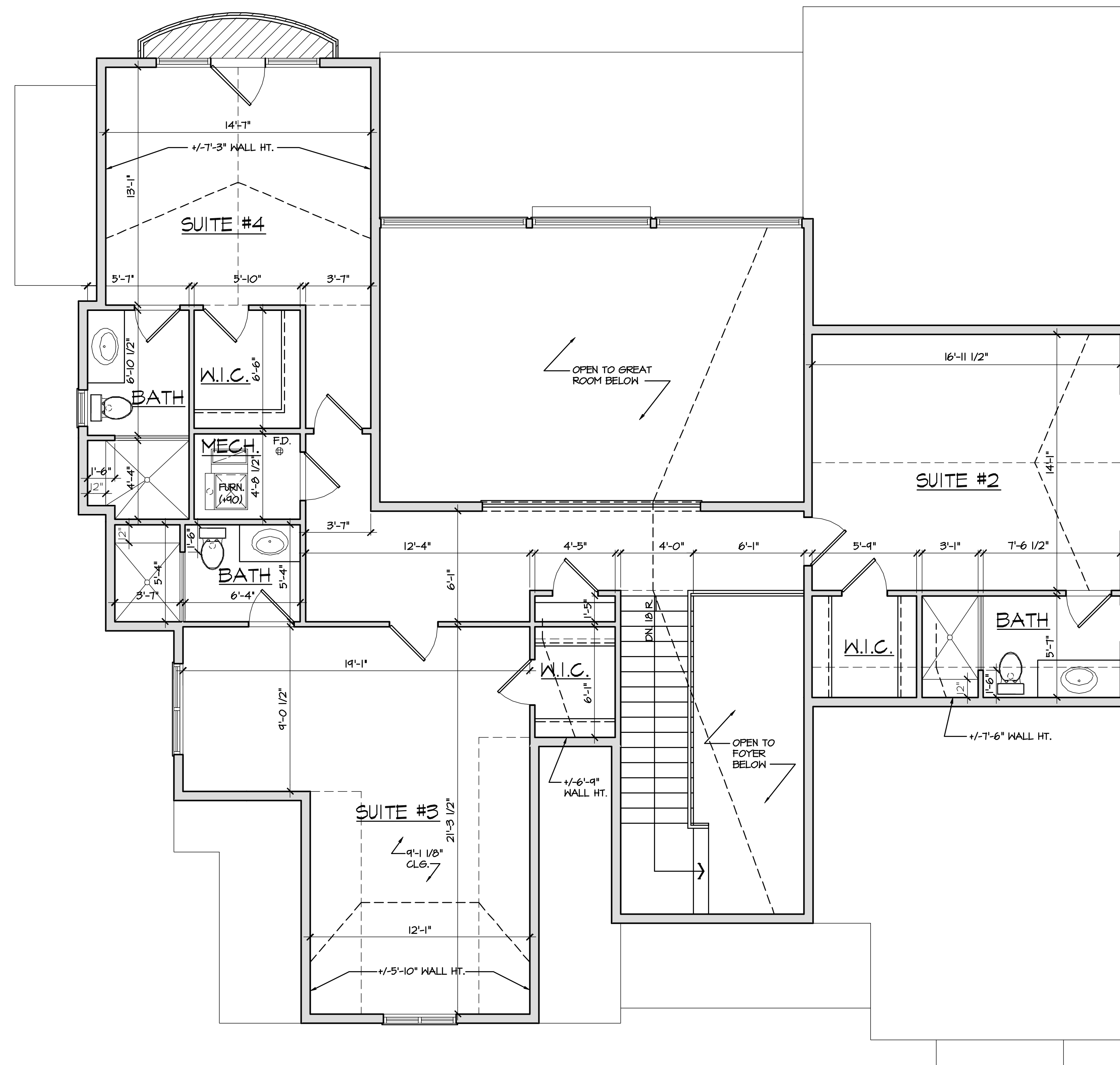
Review Set: 01/03/24
Permit:
Final Set:
Revisions:

Drawn: B.H.
Chkd:
Job No. **23099**

Sheet No. **2 OF 8**

LIFESTYLE BY DESIGN

Attachment: 2024-01-04 Peninsula Construction Docs (6554) - PC-23-07 - Peninsula Site Plan Review)



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL WINDOW NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
2040-2 = 2'-0" X 4'-0", 2-HIDE WINDOW UNIT

ALL DOOR NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
3080 = 3'-0" X 8'-0"

NOTE:
ALL SECOND FLOOR CEILING HEIGHTS TO BE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.

MOCERI
STRUCTURE-INTEGRITY-TRADITION®

DOMINICK TRINGALI ARCHITECTS
3005 University Suite 100
Auburn Hills MI 48326
www.DTArchitects.com
Tel: 248 340 9400

MOCERI
STARBOARD
PENINSULA LOT 2

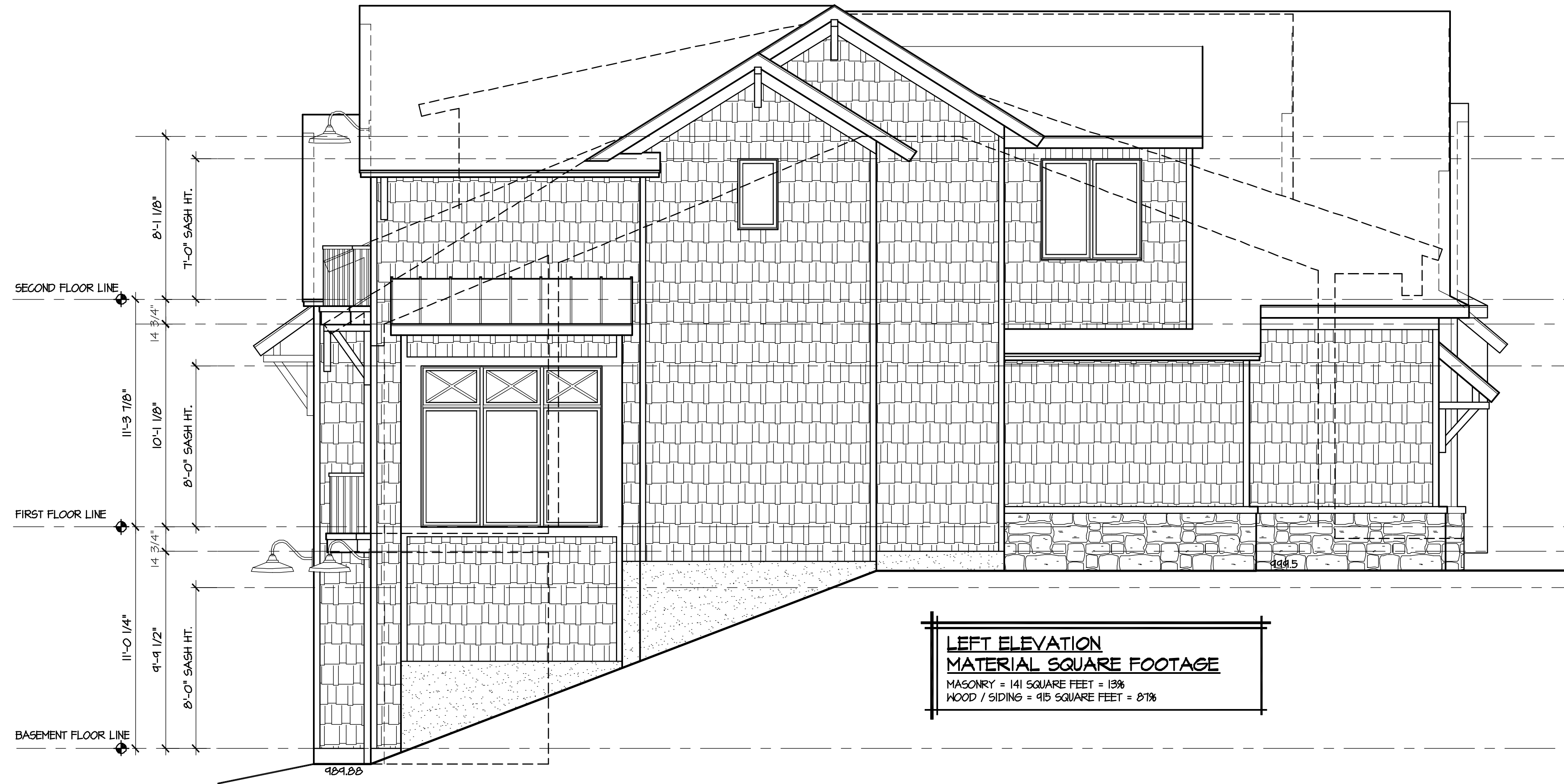
Review Set: 01/03/24
Permit:
Final Set:
Revisions:

Drawn: B.H.
Chk:
Job No. **23099**

Sheet No. **3 OF 8**

LIFESTYLE BY DESIGN

© Copyright 2023 Dominick Tringali Architects, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the express written permission and consent of Dominick Tringali Architects.



LEFT ELEVATION
MATERIAL SQUARE FOOTAGE
 MASONRY = 141 SQUARE FEET = 13%
 WOOD / SIDING = 415 SQUARE FEET = 87%

LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

FRONT ELEVATION
MATERIAL SQUARE FOOTAGE
 MASONRY = 251 SQUARE FEET = 28%
 WOOD / SIDING = 616 SQUARE FEET = 72%

MOCERI
 STRUCTURE-INTEGRITY-TRADITION®

DOMINICK TRINGALI
 ARCHITECTS
 3005 University Suite 100
 Auburn Hills MI 48326
 Tel: 248 340 9400
 www.DTAarchitects.com

MOCERI
 STARBOARD
 PENINSULA LOT 2

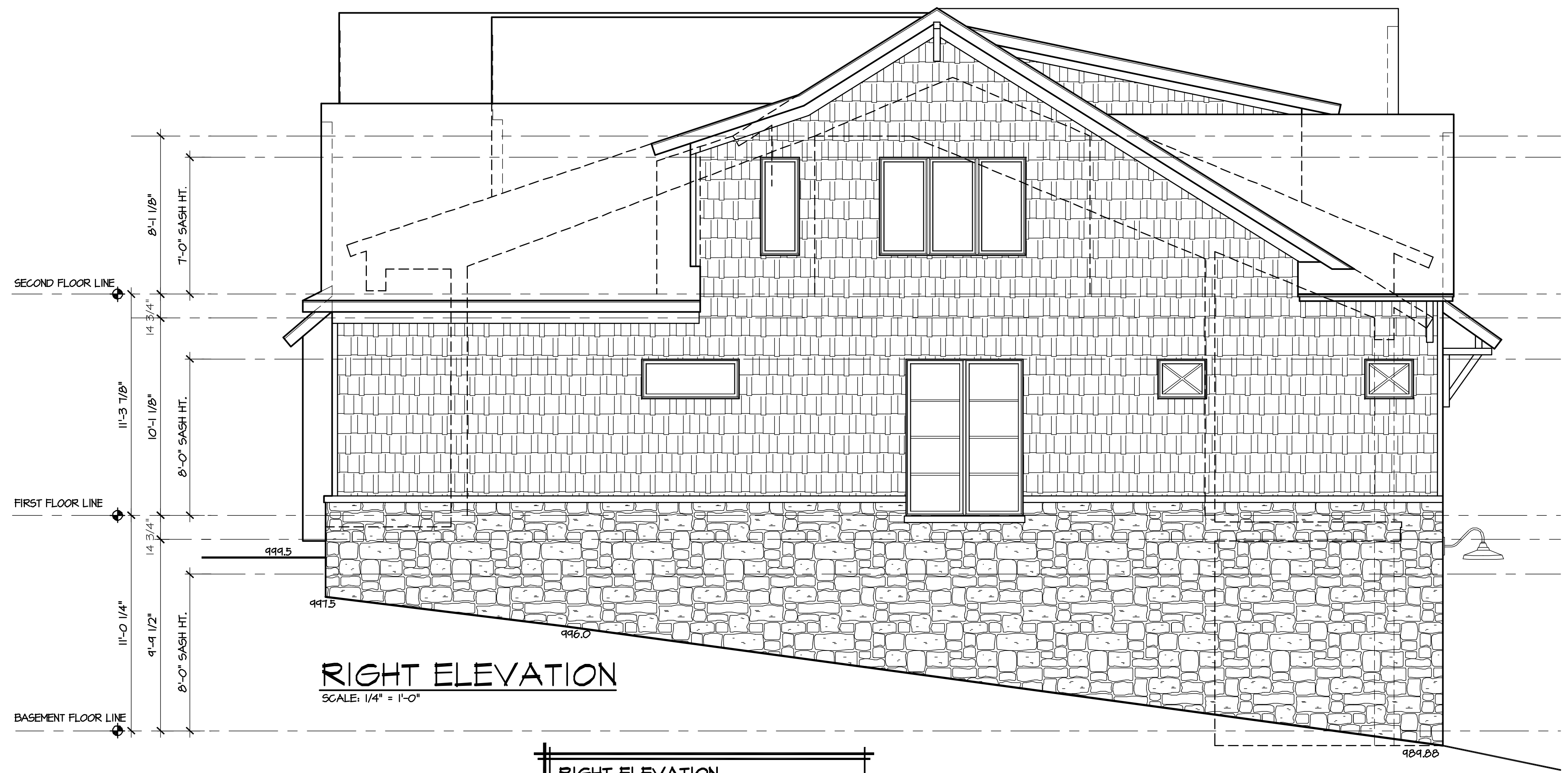
Review Set: 01/03/24
 Permit:
 Final Set:
 Revisions:
 Dwn: B.H.
 Chd:
 Job No.

23099

Sheet No.
3 OF 8

LIFESTYLE BY DESIGN

© Copyright 2023 Dominick Tringali Architects, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the express written permission and consent of Dominick Tringali Architects.



RIGHT ELEVATION MATERIAL SQUARE FOOTAGE	
MASONRY	= 504 SQUARE FEET = 42%
WOOD / SIDING	= 705 SQUARE FEET = 58%



REAR ELEVATION MATERIAL SQUARE FOOTAGE	
MASONRY	= 151 SQUARE FEET = 12%
WOOD / SIDING	= 516 SQUARE FEET = 88%

MOCERI
STRUCTURE-INTEGRITY-TRADITION®

DOMINICKTRINGALI ARCHITECTS
3005 University Suite 100
Auburn Hills MI 48326
www.DTAarchitects.com
Tel: 248 340 9400

MOCERI
STARBOARD
PENINSULA LOT 2

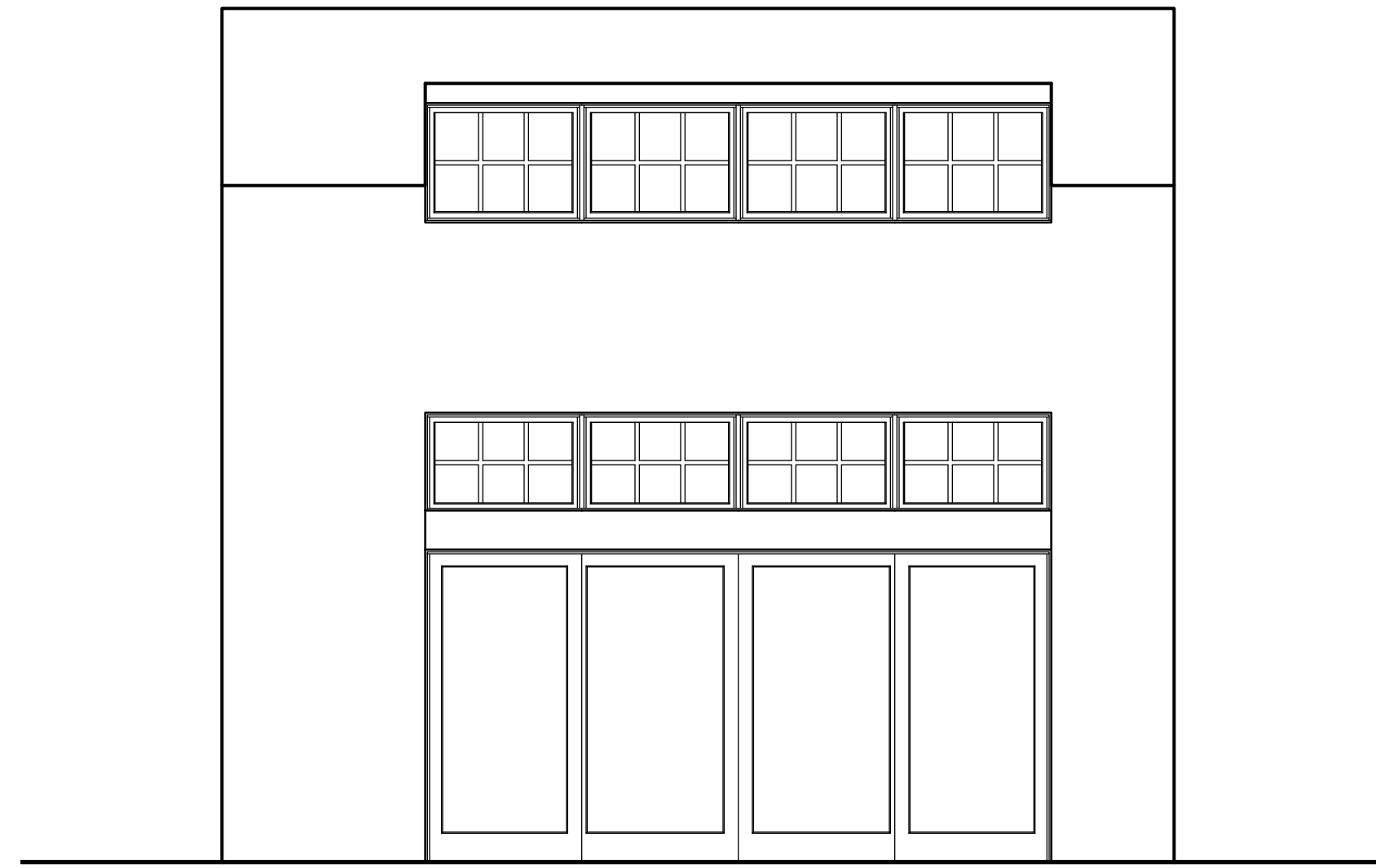
Review Set:	01/03/24
Permit:	
Final Set:	
Revisions:	

Drwn: B.H.
Chkd:
Job No:

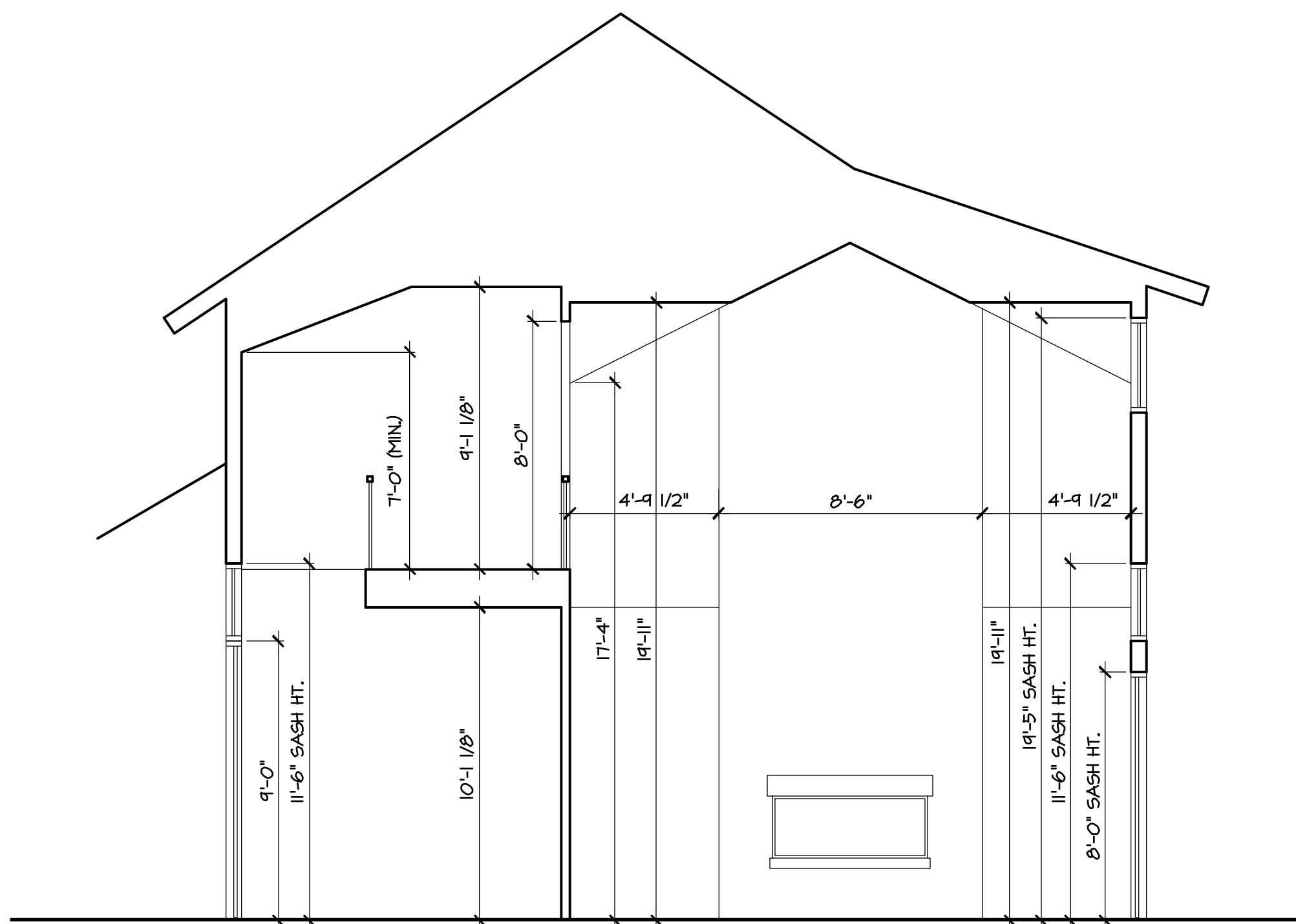
23099
Sheet No.
4 OF 8

LIFESTYLE BY DESIGN

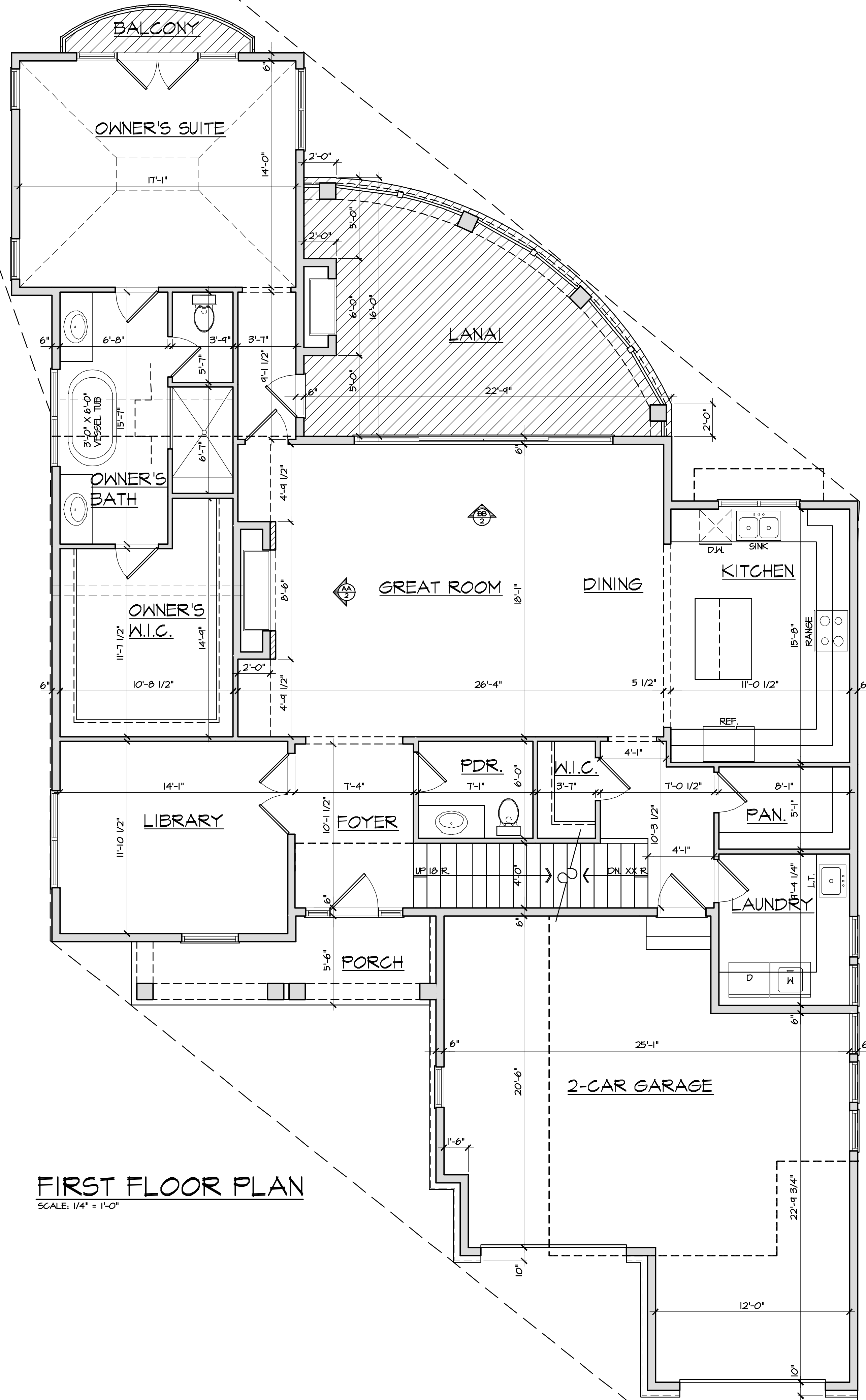
Attachment: 2024-01-04 Peninsula Construction Docs (6554 : PC-23-07 - Peninsula Site Plan Review)



INTERIOR ELEVATION BB
SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION AA
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL WINDOW NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
2040-2 = 2'-0" X 4'-0", 2-WIDE WINDOW UNIT

ALL DOOR NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
3080 = 3'-0" X 8'-0"

NOTE:
ALL FIRST FLOOR CEILING HEIGHTS TO BE 10'-1 1/2" HIGH UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE
1ST FLOOR = 1916 SQUARE FEET
2ND FLOOR = 1250 SQUARE FEET
TOTAL = 3166 SQUARE FEET

MOCERI
STRUCTURE-INTEGRITY-TRADITION®

DOMINICK TRINGALI
ARCHITECTS

3005 University Suite 100
Auburn Hills MI 48326
Tel: 248 340 9400
www.DTArchitects.com

MOCERI
STARBOARD
PENINSULA LOT 3

Review Set: 10/19/23

Permit:

Final Set:

Revisions:

Drawn: B.H.

Chkd:

Job No.

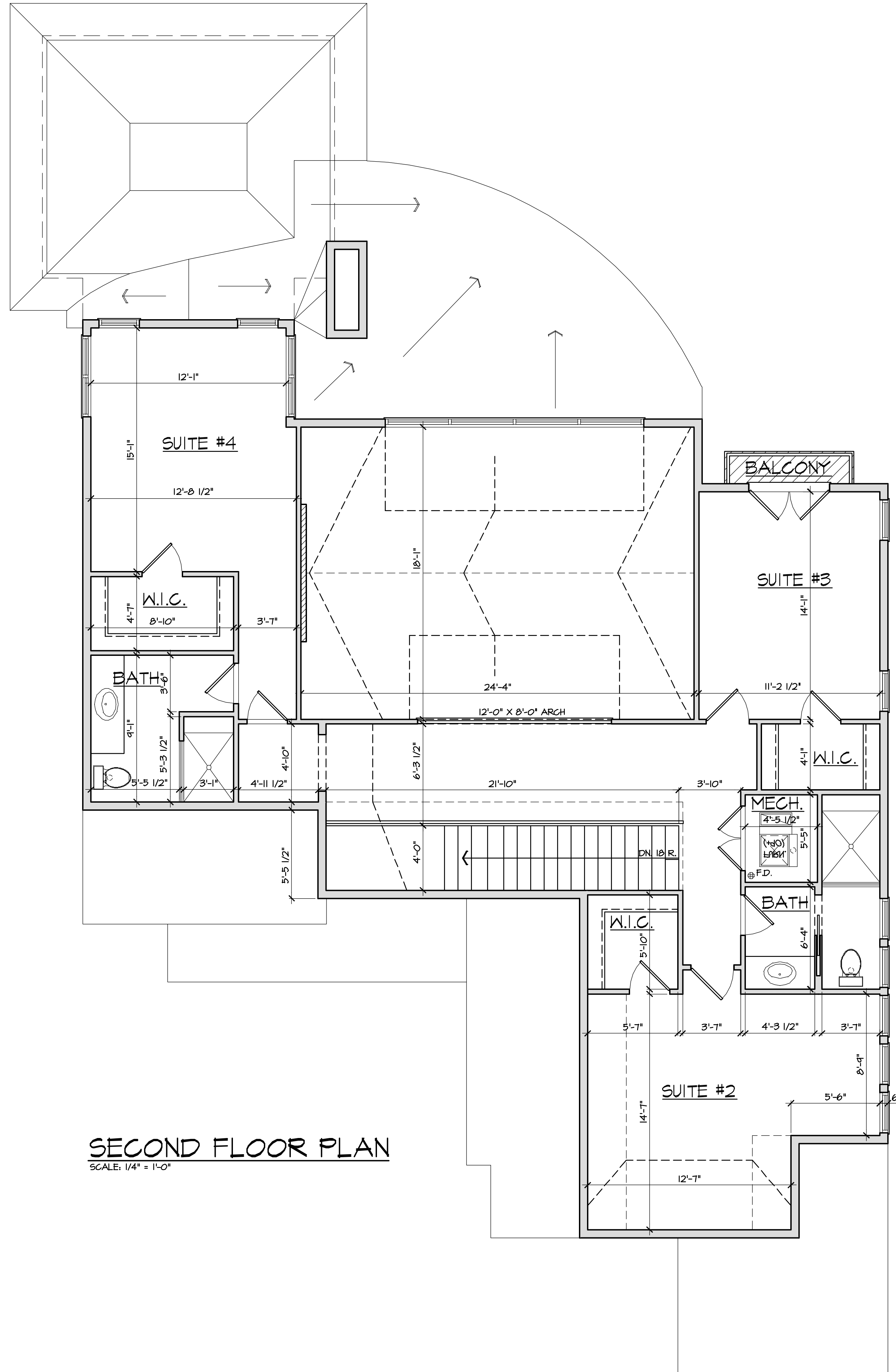
23100

Sheet No.

2 OF 8

LIFESTYLE BY DESIGN

© Copyright 2023 Dominick Tringali Architects, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the express written permission and consent of Dominick Tringali Architects.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL WINDOW NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
2040-2 = 2'-0" X 4'-0", 2-HIDE WINDOW UNIT

ALL DOOR NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE:
3080 = 3'-0" X 8'-0"

NOTE:
ALL SECOND FLOOR CEILING HEIGHTS TO BE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.

MOCERI
STRUCTURE-INTegrity-TRADITION®

DOMINICK TRINGALI ARCHITECTS
3005 University Suite 100
Auburn Hills MI 48326
www.DTArchitects.com
Tel: 248 340 9400

MOCERI STARBOARD PENINSULA LOT 3

Review Set: 10/19/23
Permit:
Final Set:
Revisions:

Drawn: B.H.
Checked:
Job No.

23100
Sheet No. 3 OF 8

LIFESTYLE BY DESIGN

Attachment: 2024-01-04 Peninsula Construction Docs (6554 : PC-23-07 - Peninsula Site Plan Review)



**LEFT ELEVATION
MATERIAL SQUARE FOOTAGE**
 MASONRY = 162 SQUARE FEET = 13%
 WOOD / SIDING = 1048 SQUARE FEET = 87%



**FRONT ELEVATION
MATERIAL SQUARE FOOTAGE**
 MASONRY = 64 SQUARE FEET = 9%
 WOOD / SIDING = 614 SQUARE FEET = 91%

MOCERI
STRUCTURE-INTEGRITY-TRADITION®

**DOMINICK TRINGALI
ARCHITECTS**
 3005 University Suite 100
 Auburn Hills MI 48326
 Tel: 248 340 9400
 www.DTArchitects.com

MOCERI
STARBOARD
PENINSULA LOT 3

Review Set: 10/19/23
 Permit:
 Final Set:
 Revisions:

Drawn: B.H.
 Chkd:
 Job No. **23100**

Sheet No. **3 OF 8**

LIFESTYLE BY DESIGN



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION MATERIAL SQUARE FOOTAGE	
MASONRY	= 287 SQUARE FEET = 14%
WOOD / SIDING	= 1743 SQUARE FEET = 86%



REAR ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION MATERIAL SQUARE FOOTAGE	
MASONRY	= 98 SQUARE FEET = 10%
WOOD / SIDING	= 881 SQUARE FEET = 90%

MOCERI
STRUCTURE-INTEGRITY-TRADITION®

DOMINICK TRINGALI ARCHITECTS
3005 University Suite 100
Auburn Hills MI 48326
www.DTAarchitects.com
Tel: 248 340 9400

MOCERI
STARBOARD
PENINSULA LOT 3

Review Set	10/19/23
Permit	
Final Set	
Revisions	

Drawn: B.H.
Chkd:
Job No.

23100
Sheet No.
4 OF 8

LIFESTYLE BY DESIGN



Engineers
Surveyors
Planners
Landscape Architects

1025 East Maple Road
Suite 100
Birmingham, MI 48009
p (248) 852-3100
f (313) 962-5068
www.giffelswebster.com

Executive: NS
Manager: NS
Designer: JR
Quality Control: NS
Section: 2
T-04-N R-10-E

Professional Seal:



Know what's below.
Call before you dig.

DATE:	ISSUE:
07.14.2023	SUBMIT TO VILLAGE FOR APPROVAL
11.03.2023	RESUBMIT TO VILLAGE FOR APPROVAL
11.14.2023	RESUBMIT TO VILLAGE FOR APPROVAL
01.04.2024	RESUBMIT TO VILLAGE FOR APPROVAL

Developed For:

MOCERI COMPANIES
3005 UNIVERSITY DRIVE
AUBURN HILLS, MI
48326

248.340.9400

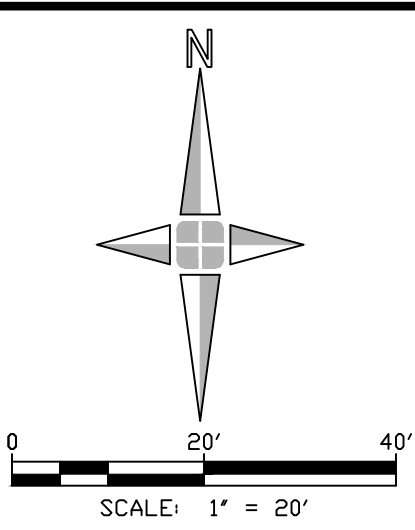
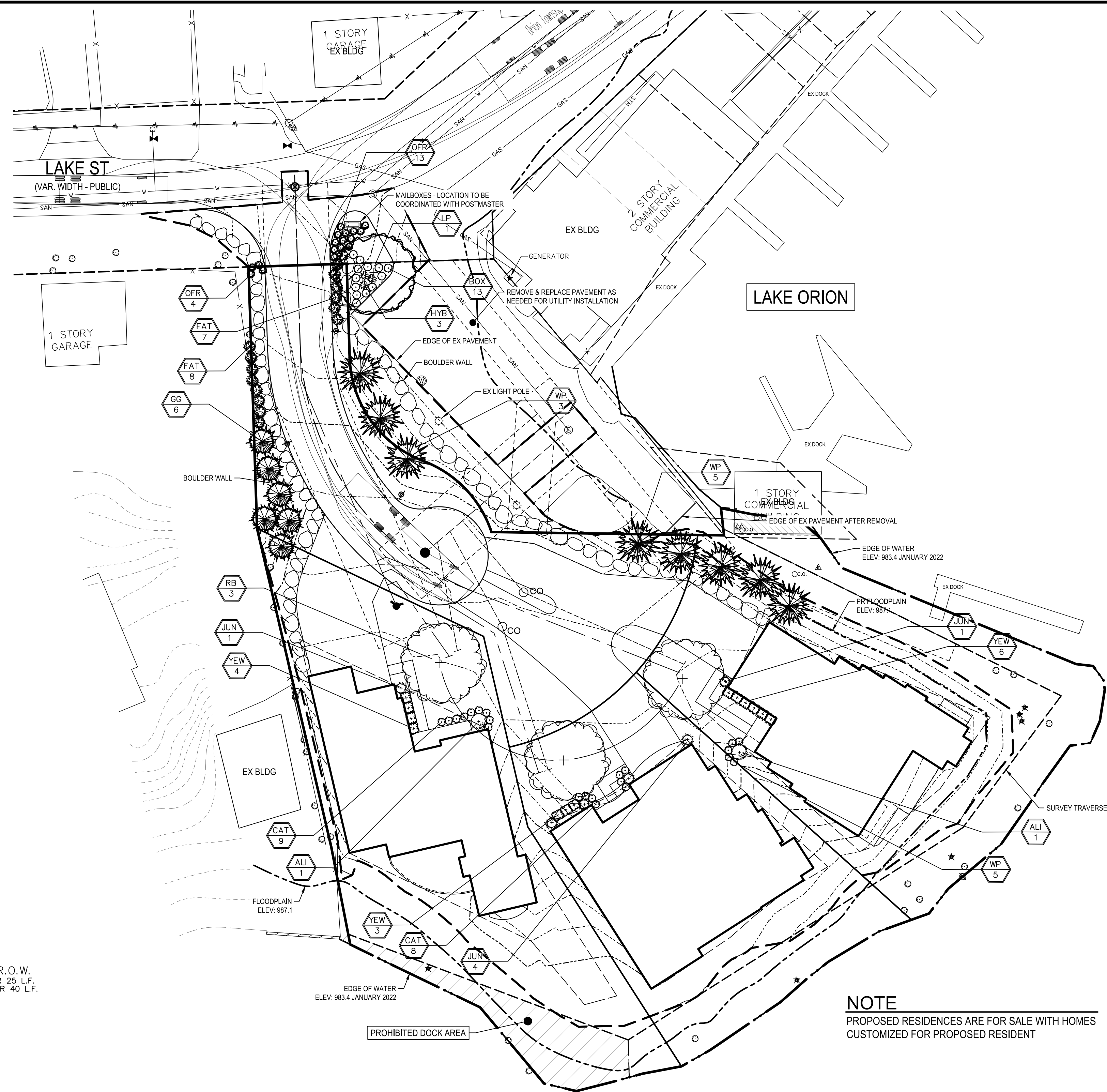
LANDSCAPE PLAN

PENINSULA OF LAKE ORION
CONDOMINIUM

VILLAGE OF LAKE ORION
OAKLAND COUNTY
MICHIGAN

Date: 07.14.2023
Scale: 1" = 20'
Sheet: L1
Project: 20107.30

Copyright © 2023 Giffels Webster.
No reproduction shall be made without the
prior written consent of Giffels Webster.



LEGEND

- GAS
- EX GAS LINE
- SAN
- EX OVERHEAD UTILITY LINE
- STM
- EX SANITARY SEWER
- EX STORM SEWER
- EX WATER MAIN
- EX WATER MAIN
- EX FENCE
- EX EASEMENT
- EX EDGE OF WATER
- EX FLOODPLAIN
- EX UTILITY POLE
- EX SANITARY MANHOLE
- EX HYDRANT
- EX VALVE
- EX TREE
- PR PAVEMENT EDGE
- PR PROPERTY LINE
- PR SETBACK LINE
- PR SWALE
- PR SANITARY SEWER
- PR WATER MAIN
- PR SANITARY MANHOLE
- PR HYDRANT
- PR VALVE
- PR BOULDER WALL
- PR ASPHALT PAVEMENT

BUFFER CALCULATIONS:
LAKE STREET (SOUTH SIDE) 40' R.O.W.
REQUIRED: 1 TREE PER 40 L.F., 10 SHRUBS PER 25 L.F.
PROPOSED: 1 TREE PER 40 L.F., 16 SHRUBS FOR 40 L.F.

NOTE
PROPOSED RESIDENCES ARE FOR SALE WITH HOMES
CUSTOMIZED FOR PROPOSED RESIDENT

PLANT LIST:

PERENNIALS:

NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
17	OVERDAM FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA OVERDAM	3 GAL. POT	OFR
22	PURRSIAN BLUE CATMINT	NEPETA FAASSENII 'PURRSIAN BLUE'	2 GAL. POT	CAT

SHRUBS:

NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
13	DENSE YEW	TAXUS X.M. 'DENSIFORMUS'	24" B&B	YEW
13	GREEN LANE EUONYMUS	EUONYMUS FORTUNEI 'GREEN LANE'	30" DIA B&B	BOX
15	ANNA'S MAGIC BALL ARBORVITAE	THUJA ORIENTALIS 'ANNA VAN VLOTEN' PP25868	3 GAL. POT	FAT
2	HAKURO NISHIKI WILLOW	SALIX INTEGRALIS HAKURO NISHIKI	1 GAL. POT	ALI
3	STARRY STARRY NIGHT HIBISCUS	HIBISCUS STARRY STARRY NIGHT	1 GAL. POT	HYB
6	GOLD CONE COMPRESSA JUNIPER	JUNIPERUS COMMUNIS GOLD CONE	3 GAL. POT	JUN

TREES:

NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
6	GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'	8' HT. B&B	GG
8	COLUMNAR WHITE PINE	PINUS STROBUS FASTIGIATA	8' HT. B&B	WP
3	RIVER BIRCH	BETULA NIGRA	3" CAL. B&B	RB
1	LONDON PLANE TREE	PLANTUS X ACERIFOLIA 'BLOODGOOD'	3" CAL. B&B	LP

PLANT NOTES:

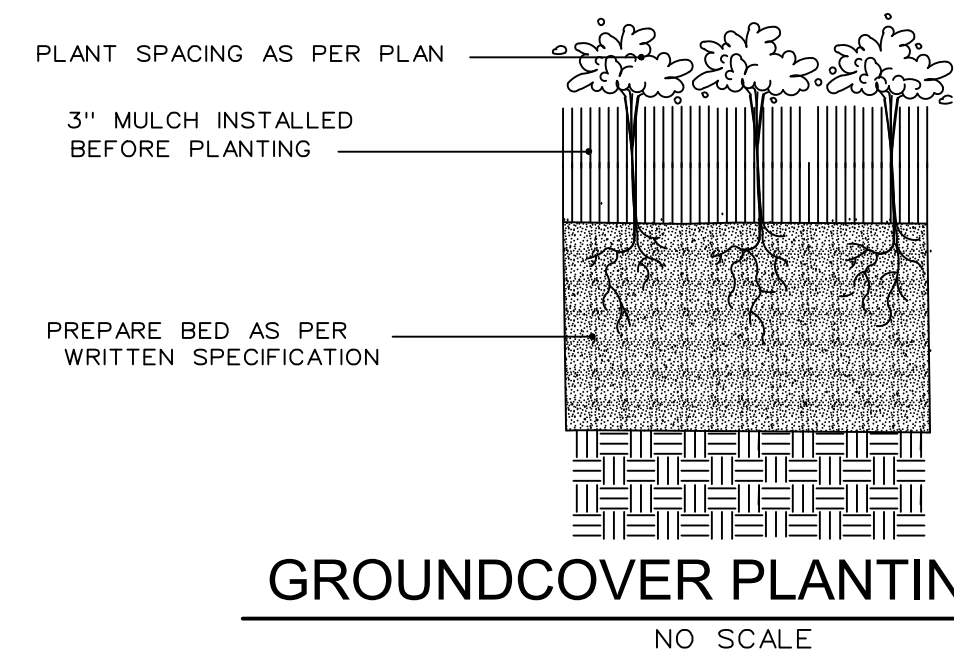
- Plant materials shall be sound, hearty vigorous, free from plant diseases and insects or their eggs, and shall have normal, healthy root systems. Caliper measurements shall be taken 6" above the ground level. All other measurements shall be in accordance with the latest edition of "American Standard for Nursery Stock" (ANSI Z-60.1 + A3002004.)
- Planting bed soil for annuals shall be screened topsoil. To deter weed growth during the establishment of annual, & perennial bed, apply a pre-emergent ("Preen" or equal) after planting 2-3 times per growing season, at a rate per recommendation of product manufacturer.
- Planting pockets shall be no deeper than the height of the root ball, saucer shall be made on the edges of the plant pocket.
- All tree wrap shall be removed upon planting.
- Mulch shall be shredded hardwood bark, free from deleterious materials and suitable as a top dressing of planting beds and individual tree plantings.
- Trees shall be mulched with minimum of 3" deep hardwood bark mulch.
- Grass seed shall be certified turf grass seed complying with A.S.P.A. specifications, and free of weed seeds and undesirable native grasses. Seeded areas shall not be permitted to dry out. All lawn areas shall be fertilized and watered as required during the first growing season to maintain a dense and vigorous growing lawn.
- Plants shall be guaranteed for two complete growing seasons (24 months). Dead material shall be replaced as needed prior to the expiration of the guarantee period, in accordance with the local ordinance requirements.
- Contractor shall provide in writing a list of recommended maintenance procedures for the first two (2) growing seasons.
- Remove top 1/3 of burlap on root ball or all if wrapped in plastic covering and/or nylon cord.
- Plant materials shall be used in compliance with the provisions of the local ordinance and shall be nursery grown, free of pests and diseases, hardy in this county, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations. In addition, plant materials shall conform to the standard of the county cooperative extension service.

GENERAL NOTES:

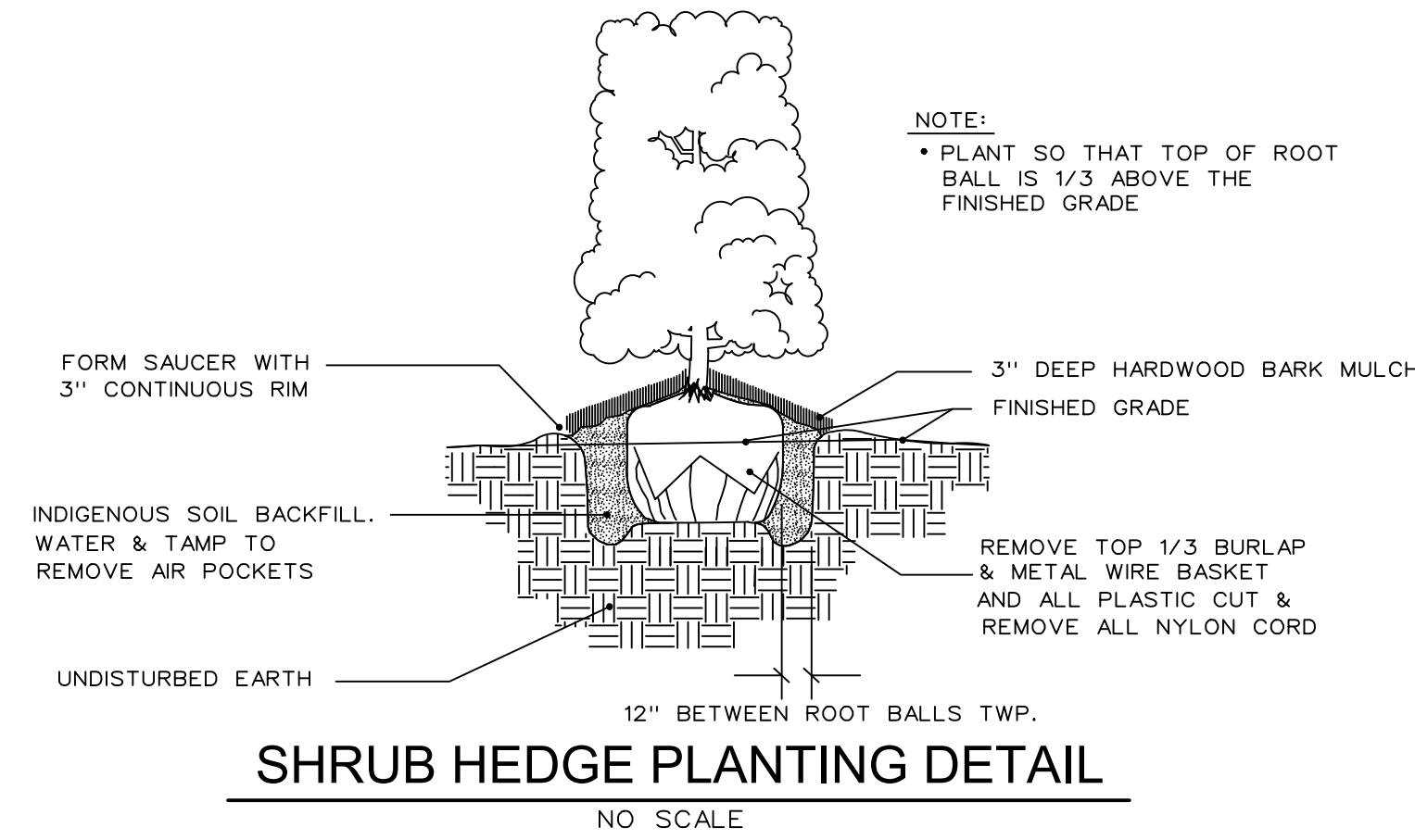
- All Construction shall conform to the current standards and specifications of local ordinances.
- All areas not built, landscaped, or paved upon shall be seeded or sodded. Terra seed system or approved equal is encouraged.
- Contractor to provide tree gaters, one per tree as shown on plan, to convey water for the first two years.
- Two (2) year guarantee period begins at Final Inspection of landscape material by the City's representative, a landscape architect or nurseryman, and prior to the authorization of the occupancy permit. This is the first of two (1 of 2) required City inspections of the Landscape Plan installation.
- Building Department will not release construction bonds until City approved landscape architect or nurseryman has inspected the site and approved the installation of landscape plans. Final bond will not be released until the two (2) year guarantee expires and final inspection is made.
- Owner is then responsible for care and maintenance of all plants upon return of bonds. All plant material is to be maintained for the natural life of the plant. No removal of any plants material is permitted without replacement.

LANDSCAPE CONTRACTOR'S "TWO-YEAR IRRIGATION REQUIREMENT PERIOD"

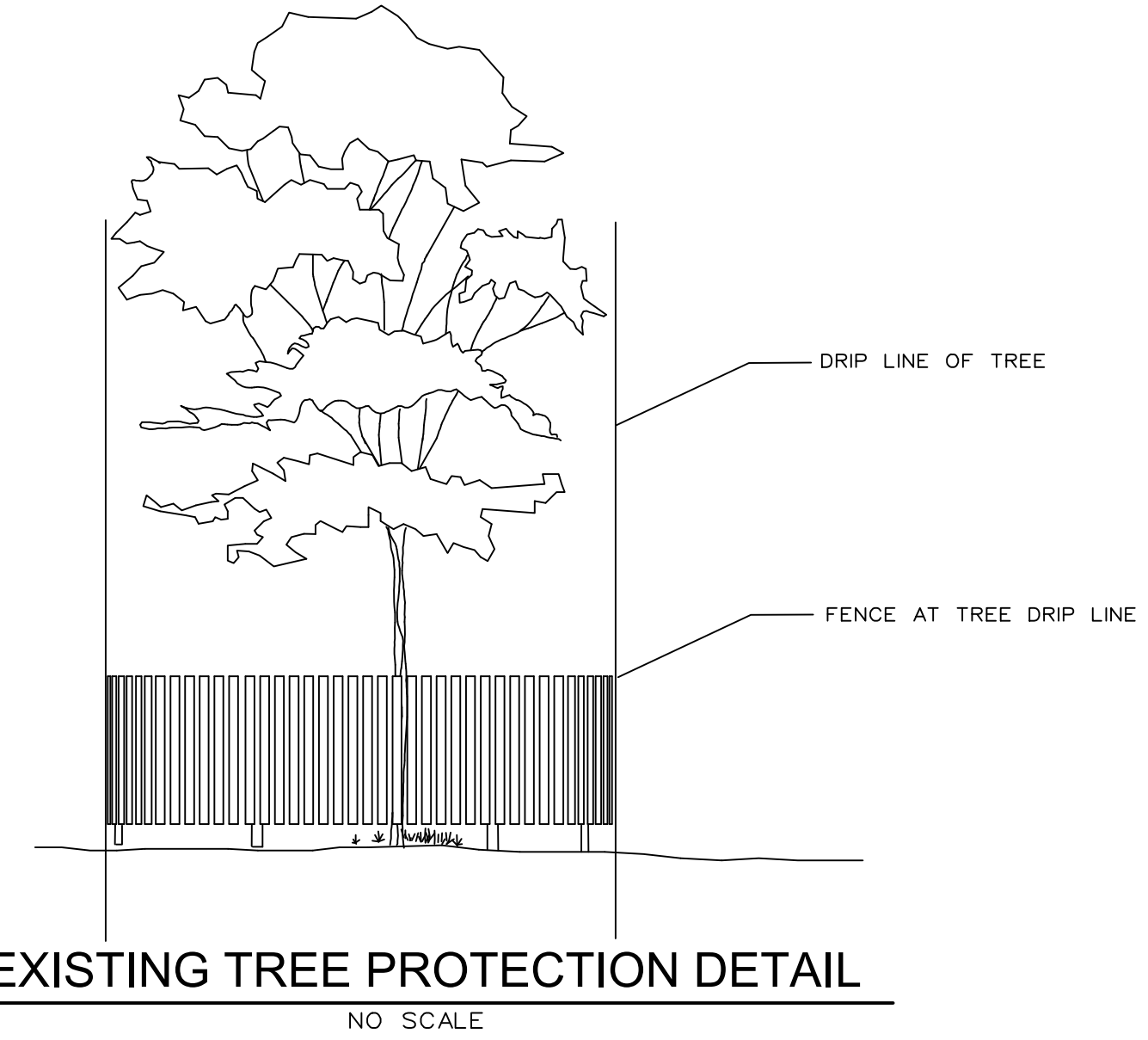
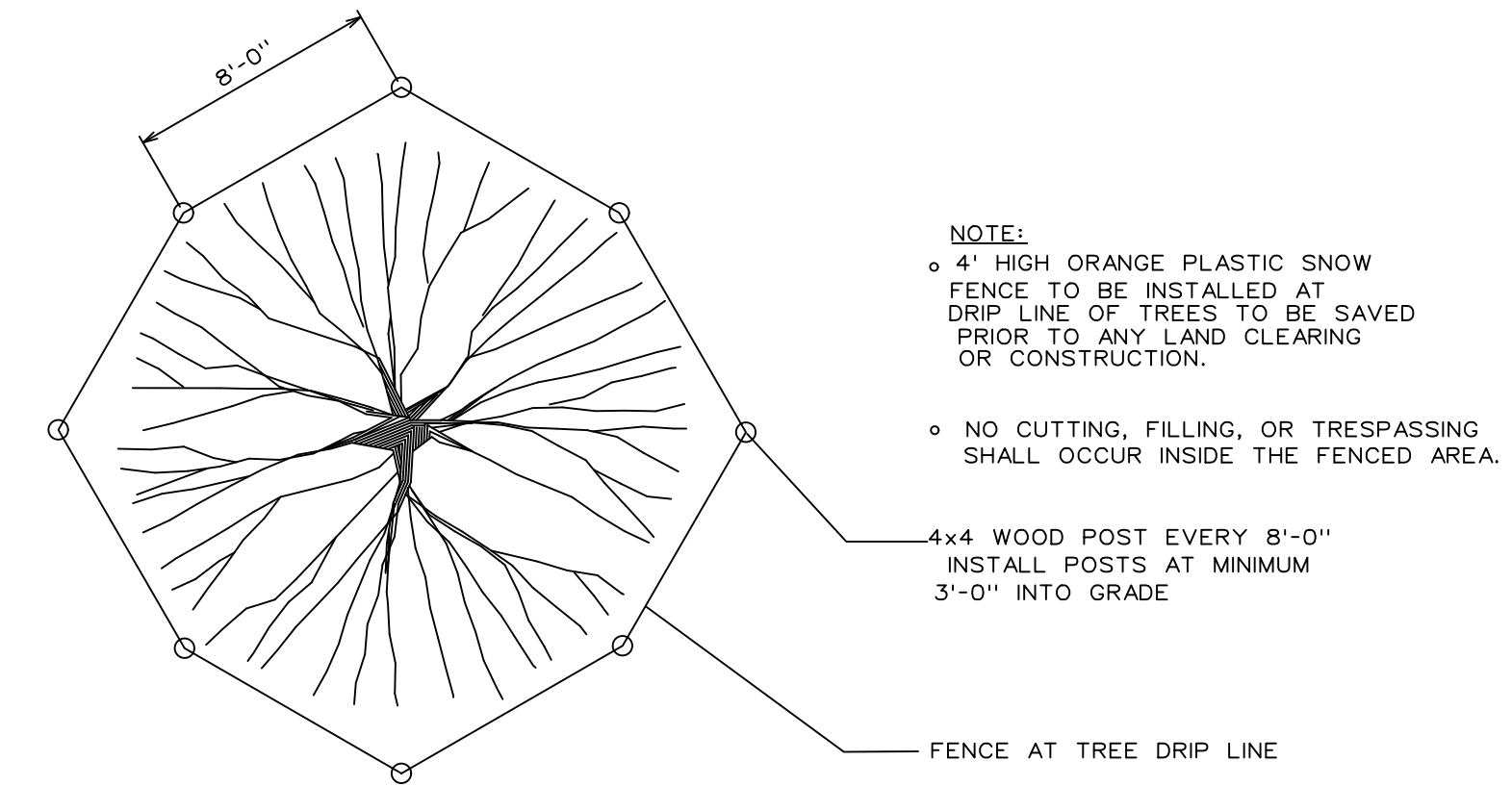
It shall be the responsibility of the landscape contractor to program and periodically adjust the irrigation system (provided by others) as required to ensure delivery of proper and adequate water supply to all plant material, and seeded lawn areas serviced by the same irrigation system, to ensure the establishment of healthy plant material and lawn for their first year of growth. Following the landscape contractor's two-year irrigation requirement period, the contractor shall provide the owner with suggested irrigation maintenance schedule for their use.



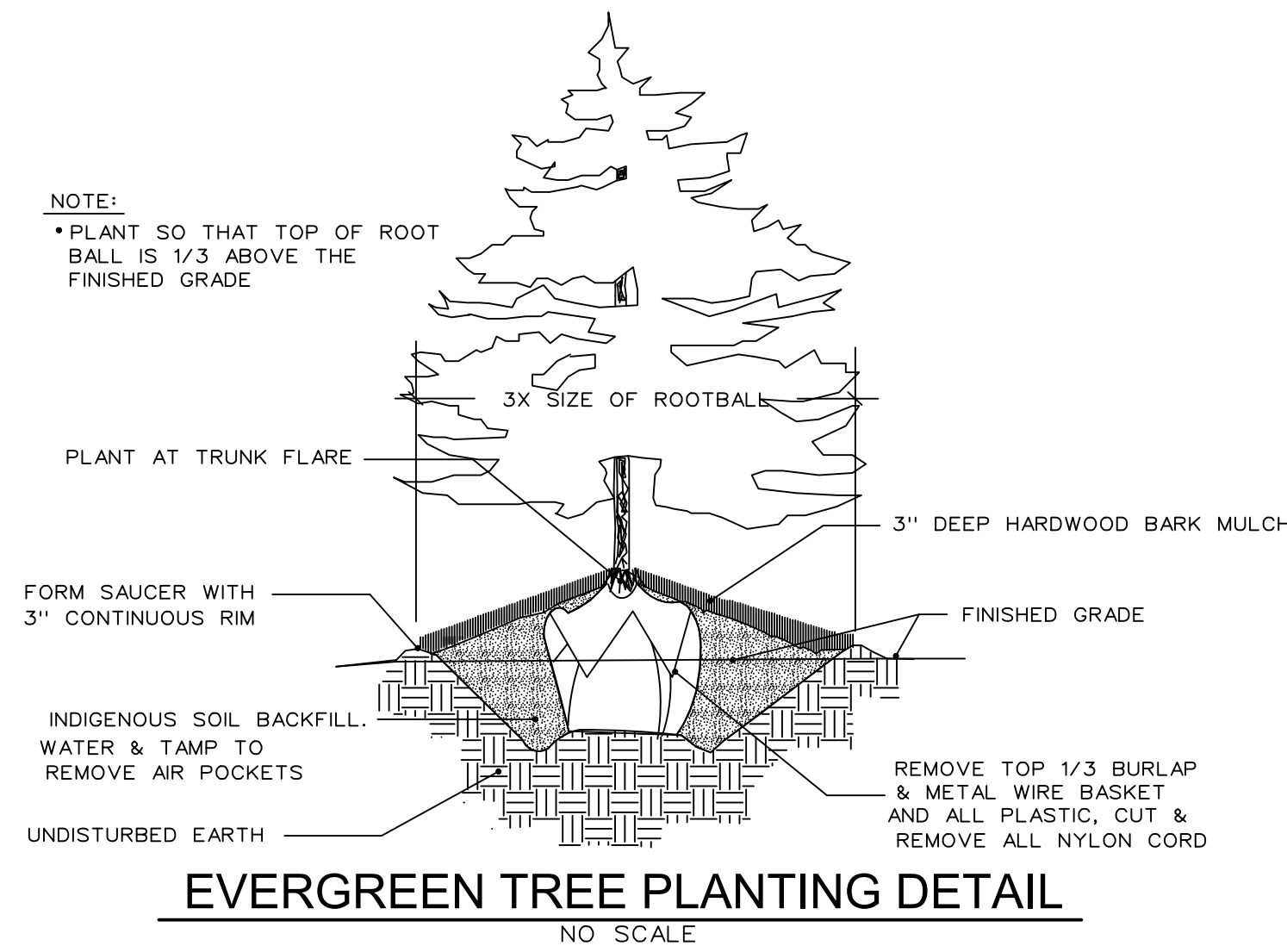
GROUNDCOVER PLANTING DETAIL



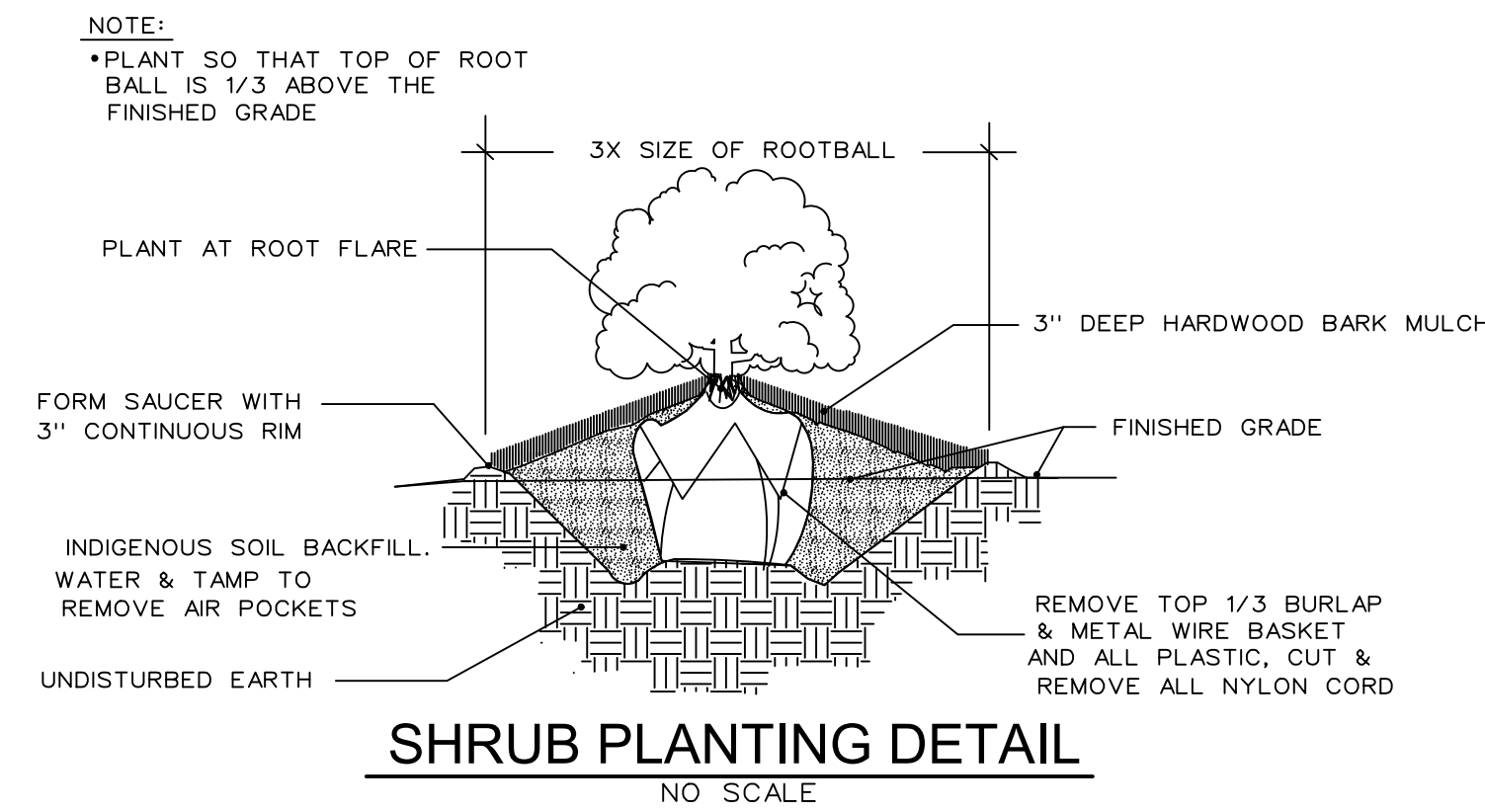
SHRUB HEDGE PLANTING DETAIL



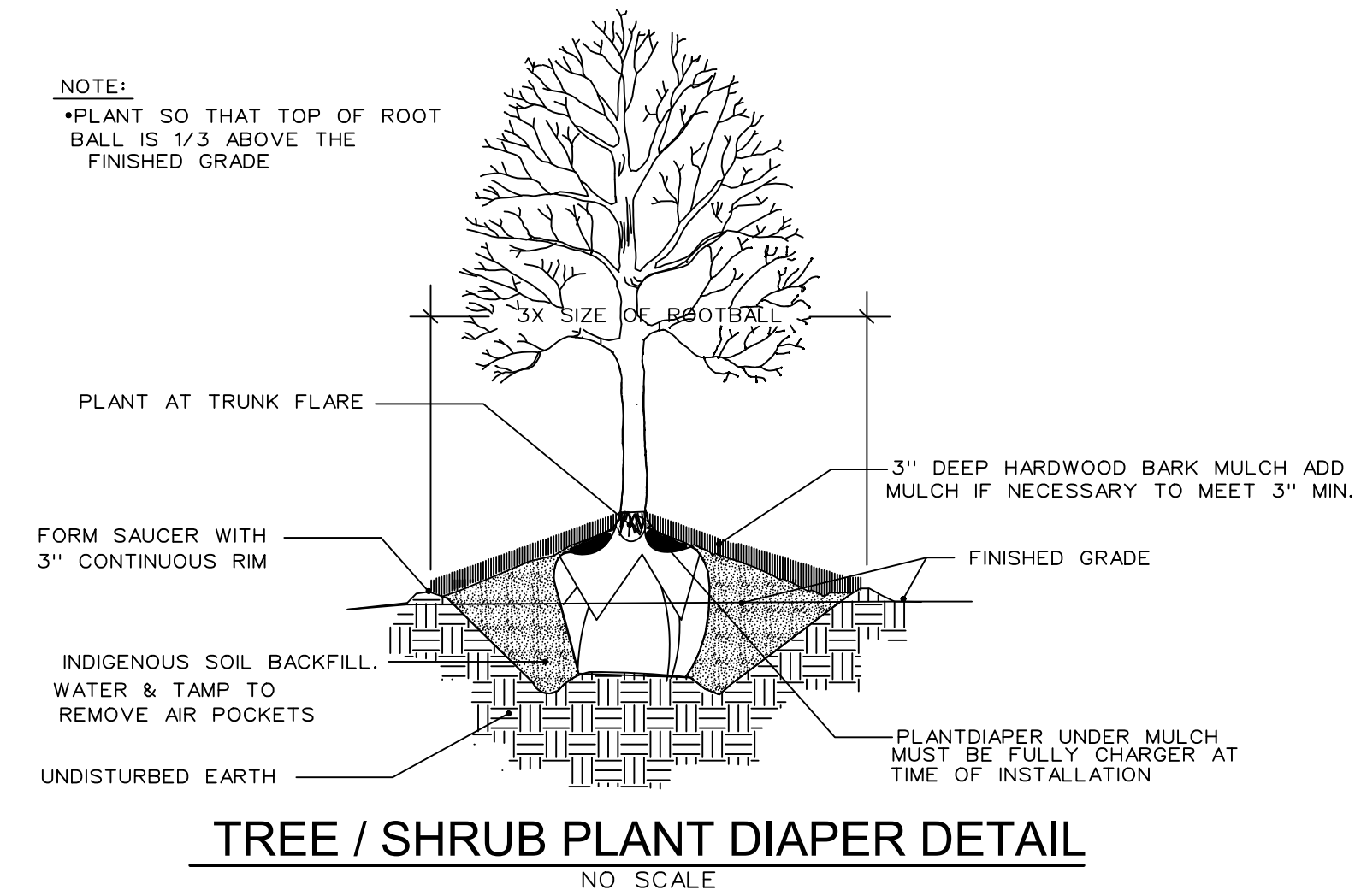
EXISTING TREE PROTECTION DETAIL



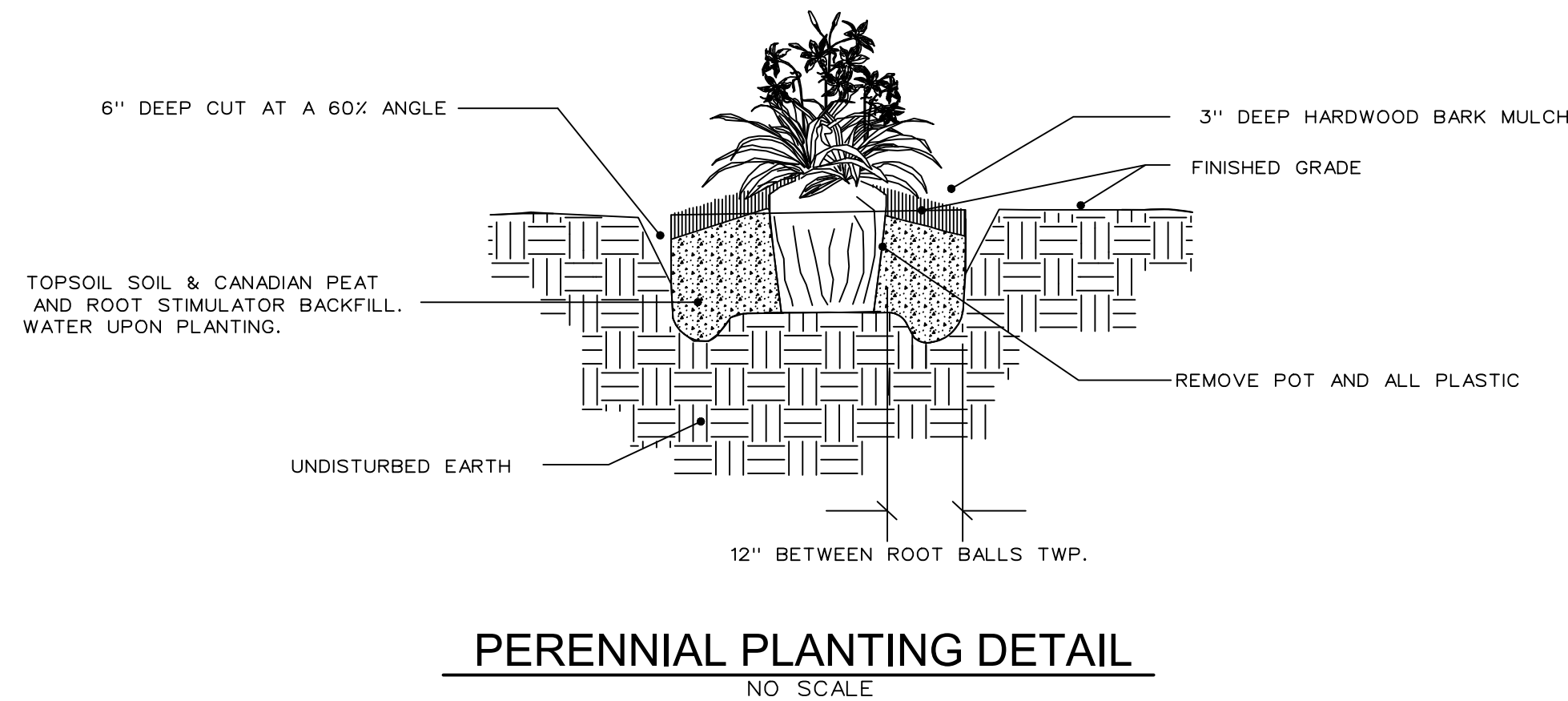
EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE / SHRUB PLANT DIAPER DETAIL



PERENNIAL PLANTING DETAIL

LAWN SEED MIX:

- 30% PERENNIAL RYGRASS
- 20% PARK KENTUCKY BLUEGRASS
- 45% CREEPING RED FESCUE
- 5% ANNUAL RYEGRASS
- 4*/1000 S.F. SEEDING RATE

Executive:	NS
Manager:	NS
Designer:	JR
Quality Control:	NS
Section:	2
	T-04-N R-10-E

Professional Seal:



Know what's below.
Call before you dig.

DATE:	ISSUE:
07.14.2023	SUBMIT TO VILLAGE FOR APPROVAL
11.03.2023	RESUBMIT TO VILLAGE FOR APPROVAL
11.14.2023	RESUBMIT TO VILLAGE FOR APPROVAL
01.04.2024	RESUBMIT TO VILLAGE FOR APPROVAL

Developed For:

MOCERI COMPANIES
3005 UNIVERSITY DRIVE
AUBURN HILLS, MI
48326

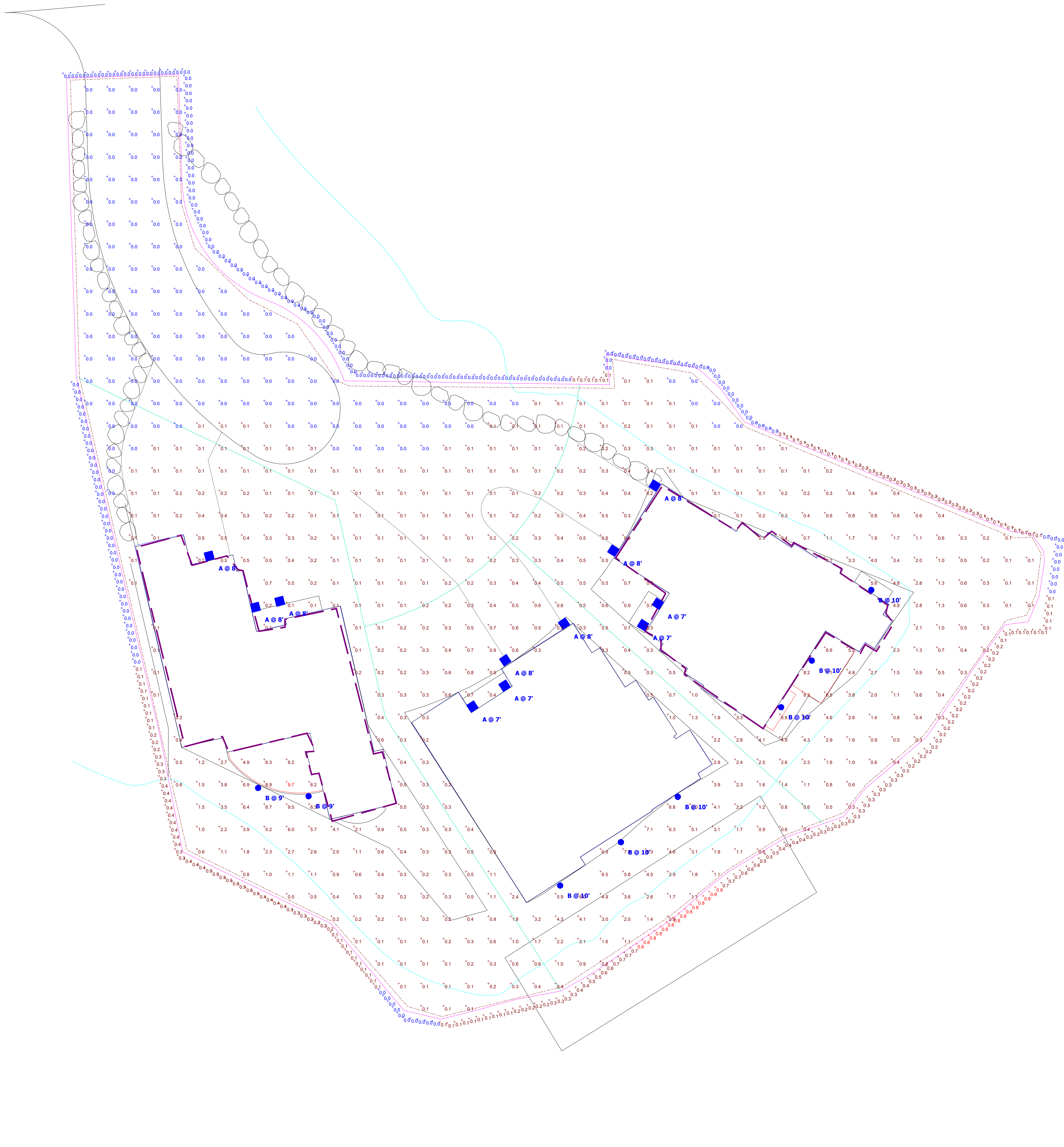
248.340.9400

LANDSCAPE DETAILS

PENINSULA OF LAKE ORION
CONDOMINIUM

VILLAGE OF LAKE ORION
OAKLAND COUNTY
MICHIGAN

Date:	07.14.2023
Scale:	N.T.S.
Sheet:	L2
Project:	20107.30



Plan View
Scale - 1" = 14ft

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Wattage	Plot
	A		11	Lithonia Lighting	OLCS 8 DDB	OUTDOOR CAST SCONCE W/DR3 FROSTED LENS	8.93	
	B		8	Holophane	GMLF3 P10 40K XXXXX SYM	GlasWerks Luminescent LED Milan, P10 Performance Package, 4000K CCT, Symmetric distribution	30	



Architectural Wall Fixture



Wall Pack

Statistics			
Description	Symbol	Max	Avg
General Surface	+	9.7 fc	0.9 fc
Property Line	+	0.8 fc	0.2 fc

Mounting Height Note

Mounting height is measured from grade to face of fixture. Pole height could be calculated as the mounting height less base height.

General Note

The Engineer and/or Architect must determine applicability of the layout to existing/future field conditions. This lighting layout represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with illuminating engineering society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions. Mounting heights indicated are from grade and/or floor up.

These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety. The Engineer and/or Architect is responsible to review for Michigan Energy Code and Lighting Quality Compliance.

Unless exempt, project must comply with lighting controls requirements defined in ASHRAE 90.1 2013. For specific information contact GBA controls group at ASG@gasserbush.com OR 734-266-6705.

Ordering Note

For Inquiries Contact Gasser Bush at quotes@gasserbush.com.

Drawing Note

This drawing was generated from an electronic image for estimation purpose only. Layout to be verified in field by others. Site to comply with all lighting requirements.

Executive:	MP
Manager:	NS
Designer:	-
Quality Control:	MP
Section:	2
T-04-N R-10-E	

Professional Seal:



Know what's below.
Call before you dig.

DATE:	ISSUE:
08.05.2022	SUBMIT FOR PRELIMINARY PLD APPROVAL

Developed For:

MOCERI COMPANIES
3500 UNIVERSITY DRIVE
AUBURN HILLS, MI 48326
248.340.9400

LIGHTING PLAN

THE STARBOARD

VILLAGE OF LAKE ORION
OAKLAND COUNTY
MICHIGAN

Date:	08.05.2022
Scale:	L1-1
Sheet:	
Project:	20107.30

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. _____
EXHIBIT "B" TO THE MASTER DEED OF

PENINSULA OF LAKE ORION CONDOMINIUM

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN

DEVELOPER
PENINSULA OF LAKE ORION LLC
3005 UNIVERSITY DRIVE
AUBURN HILLS, MICHIGAN 48326

ENGINEERS & SURVEYORS
GIFFELS WEBSTER
28 WEST ADAMS, SUITE 1200
DETROIT, MICHIGAN 48226

ATTENTION: COUNTY REGISTER OF DEEDS
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE
ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS
BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY
SHOWN IN THE TITLE, SHEET 1, AND THE SURVEYOR'S
CERTIFICATE SHEET 2.

SHEET INDEX	
1	COVER SHEET
2	SURVEY PLAN
3	SITE PLAN
4	UTILITY & EASEMENT PLAN

giffels webster
 Engineers
 Surveyors
 Planners
 Landscape Architects
 Environmental Specialists

28 West Adams
 Suite 1200
 Detroit, MI 48226
 p (313) 962-4442
 f (313) 962-5068
 www.giffelswebster.com

Executive: N.M.S.
 Manager: J.D.R.
 Designer: J.D.R.
 Quality Control: J.N.R.
 Section: 02
 T-04-N R-10-E

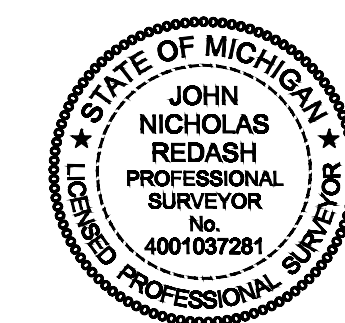
NOTE:
 THIS CONDOMINIUM SUBDIVISION PLAN IS NOT
 REQUIRED TO CONTAIN DETAILED PROJECT
 DESIGN PLANS PREPARED BY THE
 APPROPRIATE LICENSED DESIGN PROFESSIONAL.
 SUCH PROJECT DESIGN PLANS ARE FILED, AS
 PART OF THE CONSTRUCTION PERMIT
 APPLICATION, WITH THE ENFORCING AGENCY
 FOR THE STATE CONSTRUCTION CODE IN THE
 RELEVANT GOVERNMENTAL SUBDIVISION. THE
 ENFORCING AGENCY MAY BE A LOCAL BUILDING
 DEPARTMENT OR THE STATE DEPARTMENT OF
 LICENSING AND REGULATORY AFFAIRS.

PROPERTY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 2, T-04-N, R-10-E, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, LOT 21 OF "AMENDED PLAT FOR LOTS 6, AND 9 THROUGH 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", AS RECORDED IN LIBER 296, PAGES 25-27 OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 21 OF SAID AMENDED PLAT; THENCE THE FOLLOWING THREE COURSES BEING ALONG THE EASTERLY LINE OF SAID LOT 21; (1) S.01°52'20"E., 28.76 FEET; AND (2) ALONG A CURVE TO THE LEFT 41.13 FEET, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 67°20'17", AND A LONG CHORD BEARING OF S.35°32'28"E., 38.81 FEET; AND (3) ALONG A CURVE TO THE RIGHT 31.03 FEET, SAID CURVE HAVING RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 50°48'01", AND A LONG CHORD BEARING OF S.43°48'36"E., 30.03 FEET; THENCE S.89°09'31"E., 71.12 FEET ALONG THE SOUTH LINE OF LOT 22; THENCE N.06°31'20"W., 2.00 FEET TO A TRAVERSE POINT "BB" ON THE INTERMEDIATE TRAVERSE LINE AS PLATTED; THENCE CONTINUING N.06°31'20"W., 6.5 FEET MORE OR LESS TO THE WATER'S EDGE OF LAKE ORION; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY 430 FEET MORE OR LESS ALONG THE WATER'S EDGE OF LAKE ORION TO A POINT; THENCE N.11°00'00"W., 3.1 FEET MORE OR LESS TO TRAVERSE POINT "B" WHICH IS LOCATED THE FOLLOWING FOUR (4) COURSES ALONG THE INTERMEDIATE TRAVERSE LINE FROM THE AFORMENTIONED TRAVERSE POINT "BB"; (1) S.63°42'18"E., 115.19 FEET; AND (2) S.36°42'27"W., 50.20 FEET; AND (3) S.57°36'42"W., 121.20 FEET; AND (4) N.69°18'35"W., 91.50 FEET TO SAID TRAVERSE POINT "B"; THENCE THE FOLLOWING THREE COURSES BEING ALONG THE WEST LINE OF SAID LOT 21; (1) N.11°00'00"W., 27.08 FEET; AND (2) N.13°07'05"W., 100.00 FEET; AND (3) N.01°52'20"W., 80.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE STREET (WIDTH VARIES); THENCE N.88°07'40"E., 30.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.8 ACRE MORE OR LESS TO THE WATER'S EDGE.

DATE	ISSUE



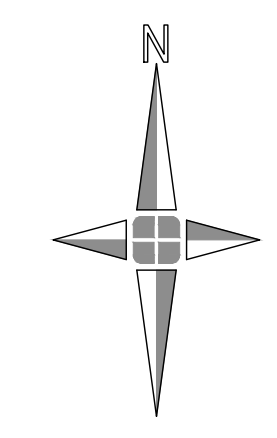
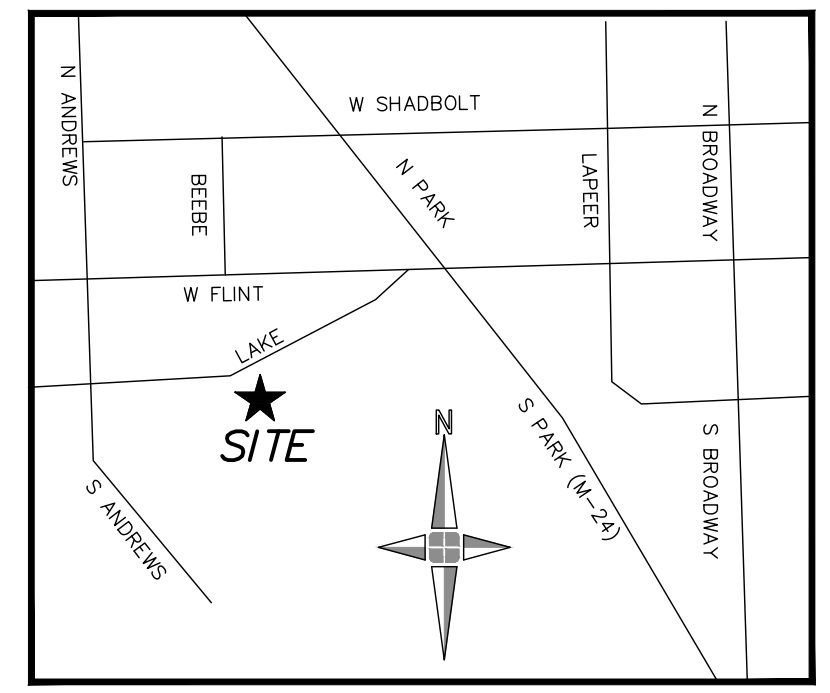
PROPOSED DATED 01/04/2024

Date: 01.04.2024
 Scale: NA
 Sheet: 1 of 4
 Project: 20107.35

Copyright © 2023 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.

giffels webster
 Engineers
 Surveyors
 Planners
 Landscape Architects
 Environmental Specialists

28 West Adams
 Suite 1200
 Detroit, MI 48226
 p (313) 962-4442
 f (313) 962-5068
 www.giffelswebster.com



NOTES

- ADDITIONAL EASEMENTS MAY BE SHOWN ON AS-BUILT DRAWINGS.
- MEASURED BEARINGS BASED ON MICHIGAN SOUTH STATE PLANE COORDINATE SYSTEM.
- PART OF LOT 21 ENCUMBERED - NO DOCKS, HOISTS OR LAUNCHES SHALL BE INSTALLED AND NO BOATS OR WATER CRAFT SHALL BE MOORED CIRCUIT COURT CASE NO. 02-041781-CK LIBER 43141, PAGE 246, OAKLAND COUNTY RECORDS.

FLOOD NOTE:

THE PARCEL IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. THE 100 YEAR FLOODPLAIN ELEVATION ON THIS PARCEL IS 987.1

LEGEND

- BENCHMARK
- DENOTES BOUNDARY COORDINATE POINT NUMBER
- F.M. INDICATES A FOUND MONUMENT
- C.M. INDICATES A SET MONUMENT WHICH IS ONE-HALF (1/2) INCH DIAMETER STEEL BAR THIRTY-SIX (36) INCHES LONG, ENCASED IN CONCRETE FOUR (4) INCHES IN DIAMETER.
- F.I. INDICATES A FOUND IRON
- (M) MEASURED
- (R) RECORD

COORDINATES

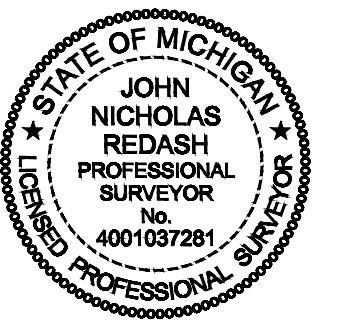
CO-ORD NO.	NORTH	EAST
1	469883.1251	13424689.7061
2	469884.1052	13424719.6900
3	469855.3606	13424720.6296
4	469823.7829	13424743.1881
5	469802.1153	13424763.9739
6	469801.0709	13424835.0862
7	469752.0309	13424938.1294
8	469711.7857	13424908.1234
9	469646.8664	13424805.7811
10	469679.1949	13424720.1825
11	469705.7773	13424715.0154
12	469803.1678	13424692.3197
13	469770.2006	13424761.5719
14	469736.3520	13424769.4323
15	469711.9996	13424775.0855
16	469651.8731	13424813.6740
17	469759.2526	13424808.2339
18	469694.2577	13424880.4912
19	469801.1893	13424827.0210
20	469803.0593	13424834.8587
21	469800.4641	13424835.5920
22	469800.3973	13424840.2461

BENCHMARK

VERTICAL DATUM: NAVD88

BENCH MARK NO. 1
 SET NAIL WITH GW TAG #85436 IN THE NORTH FACE OF UTILITY POLE LOCATED ±16 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER OF PARCEL NO. 09-02-457-011.
 ELEVATION=989.75'

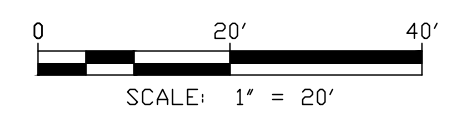
BENCH MARK NO. 2
 SET NAIL WITH GW TAG #85435 IN THE NORTH FACE OF 10" WALNUT LOCATED ±20.5 FEET WEST OF THE SOUTHERN MOST PROPERTY CORNER OF PARCEL NO. 09-02-458-015.
 ELEVATION=987.66'



DATE

JOHN N. REDASH,
 P.S. NO. 4001037281
 GIFFELS WEBSTER
 28 WEST ADAMS, SUITE 1200
 DETROIT, MICHIGAN 48226

**SURVEY PLAN
 PENINSULA OF LAKE ORION**

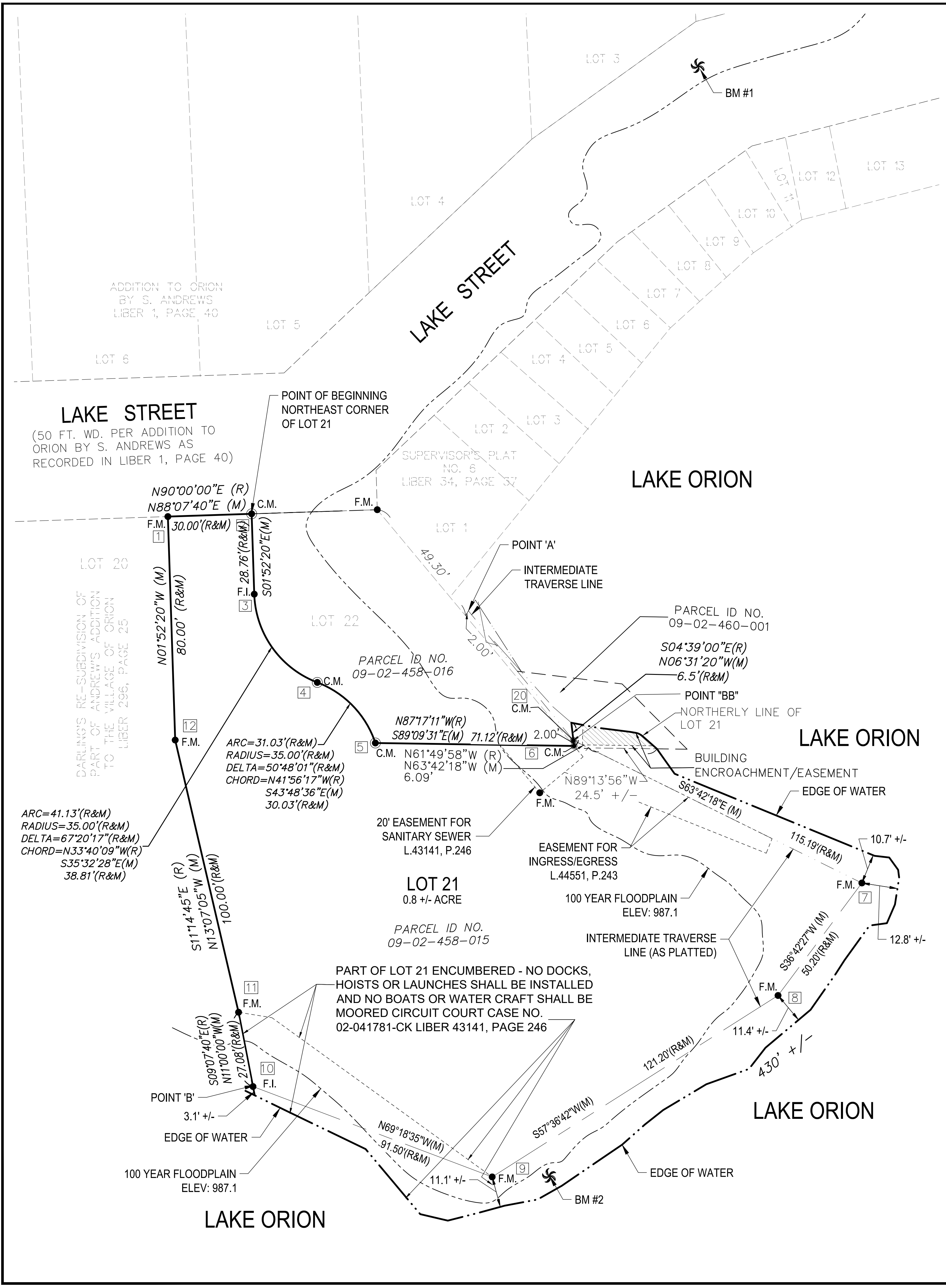


PROPOSED DATED 01/04/2024

Executive:	N.M.S.
Manager:	J.D.R.
Designer:	J.D.R.
Quality Control:	J.N.R.
Section:	02
	T-04-N R-10-E

DATE	ISSUE

Date:	01.04.2024
Scale:	1" = 20'
Sheet:	2 of 4
Project:	20107.35



H:\2020\100\20107.35 The Starboard Design\CAD\Peninsula Condo Docs\02_Survey.dwg

Attachment: 2024-01-04 Peninsula Exhibit B (6554 : PC-23-07 - Peninsula Site Plan Review)

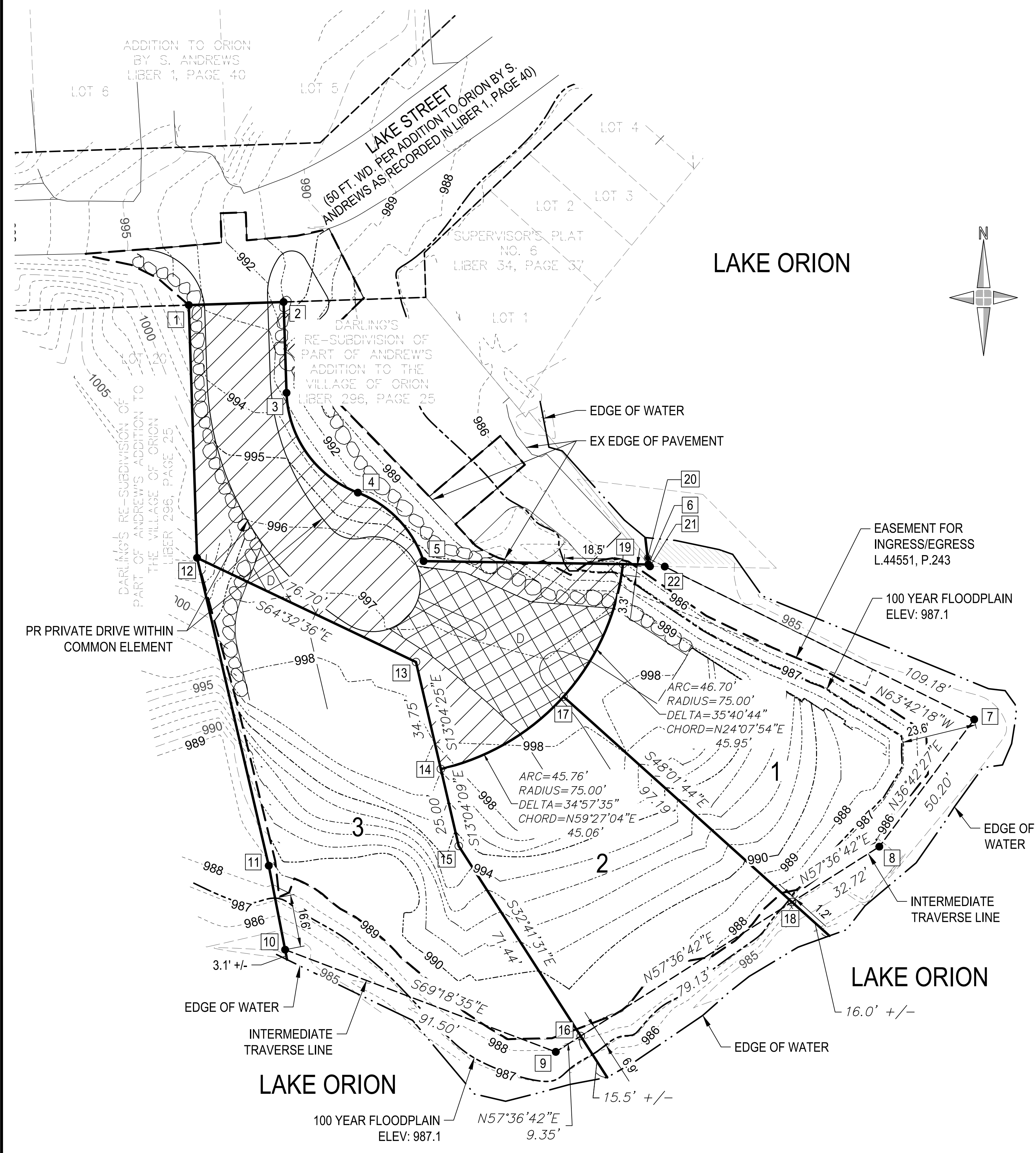
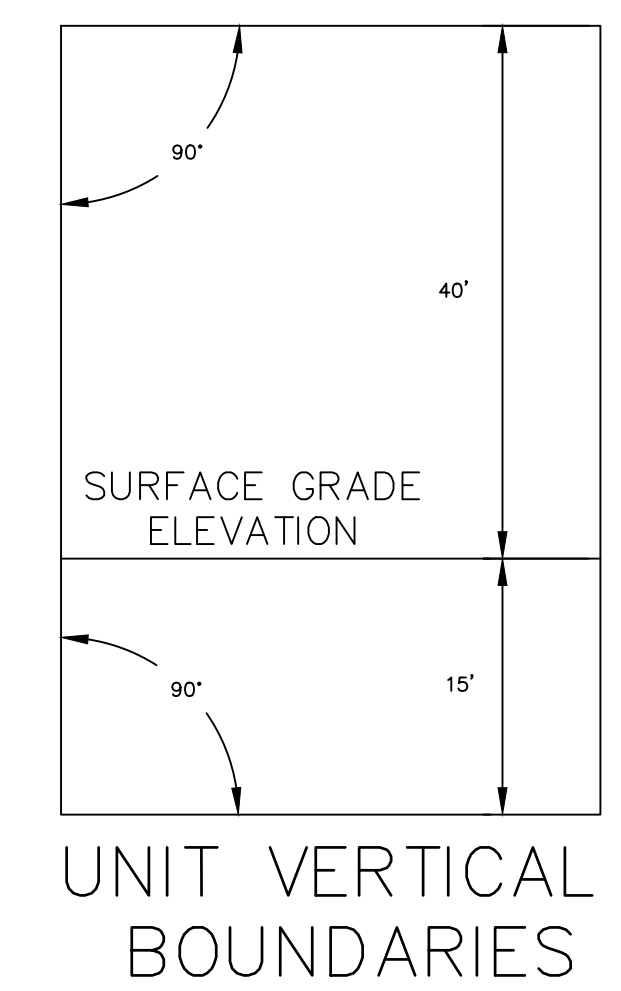
Executive:	N.M.S.
Manager:	J.D.R.
Designer:	J.D.R.
Quality Control:	J.N.R.
Section:	02
T-04-N R-10-E	

NOTES

1. ALL MAINS & TRUNKLINES FOR UTILITIES AND ROADS MUST BE BUILT. UTILITY SERVICE LEADS NEED NOT BE BUILT. ALL UNITS MUST BE BUILT.
2. THE GENERAL COMMON ELEMENT AND ALL UNSOLD UNITS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE VIII OF THE MASTER DEED.
3. 1/2" X 18" REBAR WILL BE SET AT ALL UNIT CORNERS.
4. FINAL FINISH FLOOR ELEVATIONS TO BE SHOWN ON THE AS-BUILT PLANS.
5. SEE SHEET 2 FOR COORDINATE LIST

LEGEND

- 3 INDICATES UNIT NUMBER
- PR. DENOTES PROPOSED
- EX. DENOTES EXISTING
- (N) DENOTES CURVE NUMBER
- 100 DENOTES COORDINATE POINT
- x DENOTES DEFLECTION POINT
- INDICATES A CONCRETE MONUMENT
- o INDICATES SET IRON
- D DRIVEWAY (LIMITED COMMON ELEMENT)
- [Hatched Box] GENERAL COMMON ELEMENT
- [Cross-hatched Box] LIMITED COMMON ELEMENT
- [Solid Box] LIMITS OF UNIT OWNERSHIP
- EDGE OF WATER LINE
- - - 100 YEAR FLOODPLAIN



ELEVATIONS & AREA

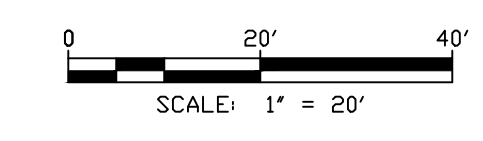
UNIT NUMBER	SURFACE GRADE ELEVATION	UNIT AREA
1	999.50	9438
2	999.50	7213
3	999.00	9372

- NOTES**
1. SURFACE GRADE ELEVATION IS TO THE BRICK LEDGE.
 2. UNIT AREA IS IN SQUARE FEET.



SITE PLAN

PENINSULA OF LAKE ORION



PROPOSED DATED 01/04/2024

DATE	ISSUE

Date:	01.04.2024
Scale:	1" = 20'
Sheet:	3 of 4
Project:	20107.35

Executive:	N.M.S.
Manager:	J.D.R.
Designer:	J.D.R.
Quality Control:	J.N.R.
Section:	02
	T-04-N R-10-E

DATE:	ISSUE:

Date:	01.04.2024
Scale:	1" = 20'
Sheet:	4 of 4
Project:	20107.35

NOTES

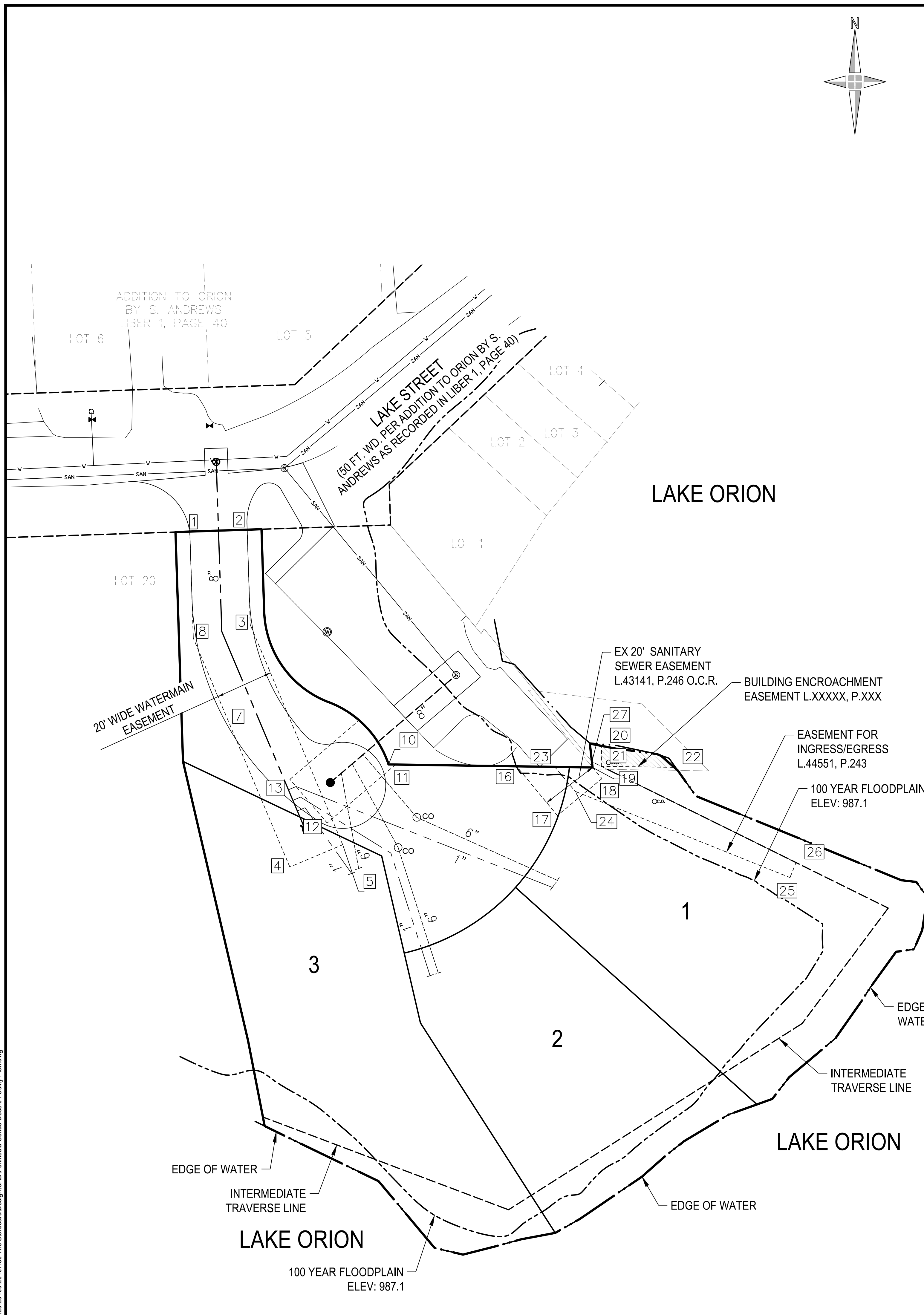
- ELECTRIC BY DTE ENERGY COMPANY, NATURAL GAS SERVICE BY DTE/MICHCON, AND TELEPHONE SERVICE BY AT&T AND WILL BE SHOWN ON AS-BUILT PLANS.
- SERVICE LINES AND APPLICABLE METERS FOR GAS, ELECTRIC, AND TELEPHONE WILL BE SHOWN ON AS-BUILT DRAWINGS.
- SANITARY SEWER AND WATER MAIN INFORMATION FROM PLANS PREPARED BY GIFFELS WEBSTER AND THE VILLAGE OF LAKE ORION.
- GAS, ELECTRIC, AND TELEPHONE INFORMATION FROM UTILITY OWNER INFORMATION.
- ALL MAINS & TRUNKLINES FOR UTILITIES AND ROADS MUST BE BUILT. UTILITY SERVICE LEADS NEED NOT BE BUILT.

EXISTING UTILITY LEGEND

- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- UNDERGROUND ELECTRIC
- GAS
- UNDERGROUND TELEPHONE
- OVERHEAD WIRES
- EASEMENT
- EDGE OF WATER LINE
- 100 YEAR FLOODPLAIN
- SANITARY MANHOLE
- GATE VALVE
- HYDRANT
- STORM MH
- CATCH BASIN
- ROUND CATCH BASIN
- END SECTION
- LIGHT POLE
- UTILITY POLE
- TELEPHONE RISER
- TELEPHONE MANHOLE

PROPOSED UTILITY LEGEND

- SANITARY SEWER
- SANITARY LEAD
- WATERMAIN
- WATER SERVICE LEAD
- EASEMENT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- GATE VALVE
- HYDRANT
- INDICATES UNIT NUMBER
- DENOTES COORDINATE POINT
- INDICATES A CONCRETE MONUMENT
- INDICATES SET IRON



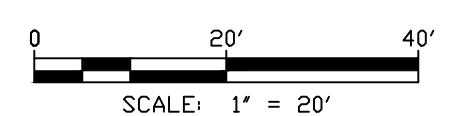
EASEMENT COORDINATE POINT TABLE

POINT #	NORTHING	EASTING
1	469883.29	13424694.70
2	469883.94	13424714.69
3	469850.79	13424715.78
4	469766.36	13424729.56
5	469774.12	13424748.00
7	469817.89	13424708.72
8	469846.16	13424695.92
10	469802.12	13424763.97
11	469802.08	13424766.44
12	469781.70	13424742.59
13	469796.91	13424729.60
16	469801.46	13424808.59
17	469784.30	13424822.82
18	469797.17	13424838.34
19	469801.07	13424835.09
20	469808.58	13424838.24
21	469801.44	13424838.13
22	469801.10	13424863.55
23	469801.26	13424821.91
24	469792.72	13424829.02
25	469762.68	13424903.90
26	469767.91	13424906.00
27	469803.06	13424834.86



UTILITY & EASEMENT PLAN

THE PENINSULA OF LAKE ORION



PROPOSED DATED 01/04/2024



January 17, 2024

Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362

Attn: Mr. Darwin McClary

GW# 20107.35

Re: Peninsula Condominium Review #2

Dear Mr. McClary,

Please see the attached revised Master Deed documents addressing the review comments from Nowak and Fraus's review letter dated December 14, 2023 (responses are *italicized*):

Nowak and Fraus

Exhibit B, Master Deed, and Bylaws:

1. The Master Deed has been provided with this submittal. The wording of Article III.t. states only "Village of Lake Orion's successors, assignees, and transferees", without actually including the Village of Lake Orion. The Village is properly included in paragraph z.
Master Deed has been updated.
2. Article IV.c.E.1 defines the responsibility of the Association to maintain landscaped areas, but it is limited to the General Common Element. We comment below that landscaping is proposed within both the Lake Street right-of-way and on the adjacent parcel that is not part of this condominium, and thus not part of the Association's responsibility to maintain as defined in the Master Plan. Landscape maintenance responsibility must be clarified.
Master Deed has been updated.
3. Article IV.c.E.15 states that the "Village may maintain, repair, and replace the municipal water system", but it leaves the issue of the municipal sanitary system mute, or implies that sanitary sewer (which it calls "plumbing") will be the Association's responsibility.
Master Deed has been updated.
4. Article VII paragraphs b and e appear to be near duplicates.
Paragraph e has been removed.

Respectfully,
GIFFELS-WEBSTER

Nancy Standish, PE
Partner

Cc: Dominic F. Mocerri, Mocerri Companies (by email)
Dominick Tringali, Mocerri Companies (by email)

Attachment: 2024-01-17 Master Deed updates (6554 : PC-23-07 - Peninsula Site Plan Review)



CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

September 26, 2023

Darwin McClary
 Village Manager
 Village of Lake Orion
 21 E. Church St.
 Lake Orion, MI 48362

Re: Peninsula Condominium
 Site Plan & Condominium Review #1 / Parcel Reconfiguration Review #1
 NFE Job No. N808

Dear Mr. McClary:

We have reviewed the recent submittals for the above referenced site. Our review is consistent with the provisions found in Title XV: Land Usage, of the Lake Orion Code of Ordinances, requirements of Article 19 of the Zoning Ordinance, Section D – Required Information, and relevant sections of the Zoning Ordinance related to the zoning district. We have the following comments:

Exhibit B Plans, Master Deed and Bylaws:

1. Section 19.07.c.2 of the Zoning Ordinance requires applicants to submit a condominium Master Deed for review. This submittal contains proposed Bylaws, but no Master Deed.
2. The Exhibit B plans are sealed but not signed as required.
3. The condominium name from the Cover Sheet (“Peninsula of Lake Orion”) is not shown on each sheet, which instead use the name “The Peninsula”.
4. The Surveyor’s Certificate states that there are no existing encroachments, but the Survey Plan contradicts this by showing a “Building Encroachment/Easement”.
5. The Site Plan excludes the area of encroachment shown on the Survey Plan; it is not included in either the General Common Element or the Limits of Unit Ownership. What is the intent with this portion of the property? The applicant submitted an application for parcel reconfiguration involving this existing building, but the proposed reconfiguration continues to follow the water’s edge and north property line of Lot 21 as platted, it does not include the area of encroachment.
6. The two different chord bearings of the first arc are both noted as “measured” in plan view. Correct to indicate which is recorded.
7. The legal description for the segment north of point “BB” states 6.5’ to the water’s edge, which is not shown on the plan view.
8. The existing easements are shown with liber and page labels, but incomplete dimensional ties to the property lines for each inflection point.
9. The easements for ingress/egress and sanitary sewer near the northeast portion of the site are not consistent between the site/construction plan set Topographic Survey and the Exhibit B plans. The location of the ingress/egress easement differs, as does the liber number of the sanitary sewer easement. Correct the information.
10. Utility service leads are shown but not labeled on the Utility and Easement Plan.
11. Note 3 on sheet 4 of 4 refers to Oakland Township. Correct the reference.
12. The set does not include a Floodplain Plan with the level of detail required, including dimensional ties to the nearest traverse line or street and 2-foot contours.
13. Proposed Bylaws Article II, Section 7 refers to the right of the Association to “discontinue the furnishing of any utilities or other services to an Owner in default”. We question which, if any, utilities

NOWAK & FRAUS ENGINEERS

48680 VAN DYKE, SUITE 200
 SHELBY TOWNSHIP, MI 48317

WWW.NOWAKFRAUS.COM

PHONE: 586.739.0939

Attachment: N808 LT-01 Peninsula Condos site plan review #1 (6554 : PC-23-07 - Peninsula Site Plan Review)

the Developer envisions furnishing that could then be discontinued to a site, without affecting public health, safety and welfare.

14. Article V, Section 1.a refers to damaged Common Elements being rebuilt or repaired “unless a determination to the contrary is made by all Owners”. We understand that the private road will be a Common Element, and it is likely that any stormwater management elements would also fall under this designation. Such improvements cannot be left unrepaired if damaged. This comment also applies to Section 2, Repair in Accordance with Master Deed “unless the Owners unanimously decide otherwise”.
15. In Article VI Restrictions of the proposed Bylaws, we note that Section 3, Building Restrictions and Section 15, Outbuildings and Other Structures appear to contradict one another, with Section 15 banning storage sheds and Section 3 implicitly including them in referring to calculation of livable floor area.
16. Article VI, Section 3 of the Bylaws refers to both Unit numbers and first floor and total livable floor area, none of which matches the information shown in the chart on the Site and Paving Plan.

Parcel Reconfiguration Application:

1. The application states that it is for parcel ID 09-02-458-015, commonly called 160 Darling, which is the property being submitted as the Peninsula Condominium. However, the parcel description and sketch that were submitted are for parcel ID 09-02-460-001, the existing building that encroaches into the Peninsula Condominium parcel. The description and sketch essentially “clean up” the previous legal description of this parcel, but do nothing to either add or split property between these two parcels.

Site / Construction Plan Contents:

1. The plans are not sealed and signed by the design professional, as required.
2. The plans do not clearly show the site property lines, a point of beginning, or complete bearings and distances. Setback compliance cannot be shown without property lines.
3. The legal description does not include area in both square feet and acres as required by the Zoning Ordinance.
4. The site location map places this project where the reconfigured Starboard development is proposed.
5. The graphic scale and written scale do not match on sheet 2.
6. Topography, including existing structures and their height, must be shown to 50’ outside the site boundary. It is shown to approximately 25’.
7. Clearly demarcate the area where docks, hoists (sp), launches and mooring is prohibited. It is hatched but shown without bounds on the Topographic Survey, and labeled without dimensions or reference to liber and page on the Site and Paving Plan.
8. The right of way lines for Lake Street are not shown, as required by Ordinance.
9. The provisions of Article 19.D.2.h require plans to show the “size and type of any trees larger than three (3) inches in caliper proposed to be removed”. Sheet 2 shows approximately 50 tagged trees to be removed, with no size or type shown.
10. Demolition is shown substantially beyond the discernible boundary of this site.
11. The proposed lots are not labeled or dimensioned in this plan set.
12. Proposed lot areas are not shown in this plan set.
13. The proposed general common element is not labeled or dimensioned in this plan set.
14. No proposed road name has been shown.
15. The western-most lot must also show the perpendicular width, not just the angular frontage measurement.
16. The lot frontage of the eastern-most parcel is shown measured to nothing.

17. The Village has adopted International Fire Code 2021, which requires dead-end fire apparatus access roads in excess of 150' long to provide an approved area for turning around. As shown, it measures approximately 190' and no turn-around is indicated. Additionally, the slope scales at approximately 10% where it meets Lake Street, which may be difficult to reverse down.
18. Chapter 6 of the Village of Lake Orion Design and Construction Standards requires grades of private roads "shall not exceed three (3%) for a minimum distance of one hundred (100') feet from the edge of all existing public road rights of way." Preliminary grading at the intersection with Lake Street exceeds this criterion.
19. Chapter 6 further states that "private road grades shall be typically eight (8%) percent or less." Final grading plans should strive to meet this standard.
20. Chapter 7 of the Village of Lake Orion Design and Construction Standards states that "hydrants shall be located for double coverage". We note that such a requirement may be difficult to impossible to meet on a peninsula. We recommend the design engineer provide an area map indicating the nearest adjacent hydrants and distances to them from the proposed home sites. See 225 Darling Drive and 203 Lake Street (existing hydrant shown on Topographic Survey but not on Utility Plan).
21. Chapter 7 further states "in no case shall they (hydrants) be located closer than thirty-five (35') feet from a single-family residence", which is a safety measure to allow emergency personnel to access the hydrant in a situation where a home is completely engulfed upon arrival (50 feet is required for all other structures). We note that this distance is not being provided at the western-most lot if the future home is built to the front setback line.
22. The proposed sanitary sewer extension passes through the adjacent parcel. Though they are under the same ownership, an easement will be required if they are not part of the same development.
23. The proposed construction and limits of disturbance extend well beyond the discernable property listed in the legal description.
24. It appears that the applicant has chosen to limit the size of the parcel in this named development to avoid exceeding 1.0 acres in size, which is the limit allowed by Oakland County to develop without following the requirements for storm water management provisions. The OCWRC Stormwater Engineering Design Standards have been adopted by the Village (Ordinance 23.39). As stated in the standards, "these standards shall apply to development and redevelopment projects with construction activity greater than or equal to 1 acre, **or part of a common plan of development resulting in a development or redevelopment activity greater than or equal to 1 acre in size** (emphasis added), including without limitation, clearing, grading, excavating, construction and paving, that results in an earth change or disturbance in the existing cover or topography of land". We noted the same issue on this developer's proposed Starboard project, which is connected to this site via the "Beach House" and adjacent docks south of Lake Street, which total approximately 1.9 acres.
25. This proposed Peninsula Condominium, the adjacent "Beach House", Lake Street realignment, and The Starboard constitute a "common plan of development". Stormwater management must be provided meeting Village standards.
26. Proposed easements for public utilities must be shown.
27. Proposed and existing utility sizes must be shown. Existing water main in Lake Street is 8" diameter.
28. The proposed grading on the eastern-most lot exceeds a 1 on 1 gradient and will require a retaining structure approximately 10 feet in height, as currently shown. If the future home is to provide the retaining structure, mass grading of the site will not be feasible prior to the start of home construction.
29. The proposed grading shown on the western-most lot exceeds 1 on 3 which is not maintainable and liable to slope instability without a retaining structure. If the future home is to provide the retaining structure, mass grading of the site will not be feasible prior to the start of home construction.
30. Proposed fill is indicated in portions of the existing flood plain on the eastern-most lot. Any grading proposed within the existing 100-year floodplain will require a LOMR from FEMA.

Darwin McClary
 September 26, 2023
 RE: Peninsula Condominium Site Plan Review #1
 Page 4 of 4

31. No landscape plan has been provided, therefore we can not compare any potential conflicts with proposed utilities.
32. No pedestrian circulation system has been provided.

After site plan approval, complete Engineering Plans meeting the requirements of Ordinance 31.26 and the adopted Design and Construction Standards must be submitted for review, and no construction shall begin prior to engineering approval.

We recommend that the plan be revised and resubmitted subject to the above comments. Due to the extent and nature of the comments above, additional comments may appear in future reviews. If you have any questions, please do not hesitate to call.

Sincerely,

Nowak & Fraus Engineers



Wendy E. Spence, PE
 Senior Project Manager

CC: Laura Haw, McKenna
 Gage Belko, McKenna
 Wesley Sanchez, DPW Director
 Todd Stanfield, Acting Chief of Police, Lake Orion
 John Pender, Assistant Chief, Orion Township Fire Department
 Jeffrey Williams, Fire Marshall, Orion Township Fire Department
 David Goodloe, Building Official, Orion Township
 Susan Galeczka, Clerk, Lake Orion

W:\G500-Z000 Files\N000-FILES\N808\Office\Correspondence\N808 LT-01 Peninsula Condos site plan review #1.docx

NOWAK & FRAUS ENGINEERS

48680 VAN DYKE, SUITE 200
 SHELBY TWP., MI 48317

WWW.NOWAKFRAUS.COM

VOICE: 586.739.0939
 FAX: 586.739.6994



CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

December 14, 2023

Darwin McClary
 Village Manager
 Village of Lake Orion
 21 E. Church St.
 Lake Orion, MI 48362

Re: Peninsula Condominium
 Site Plan & Condominium Review #2
 NFE Job No. N808

Dear Mr. McClary:

We have reviewed the recent submittals for the above referenced site. Our review is consistent with the provisions found in Title XV: Land Usage, of the Lake Orion Code of Ordinances, requirements of Article 19 of the Zoning Ordinance, Section D – Required Information, and relevant sections of the Zoning Ordinance related to the zoning district. We have the following comments:

Exhibit B Plans, Master Deed and Bylaws:

1. The Master Deed has been provided with this submittal. The wording of Article III.t. states only “Village of Lake Orion’s successors, assignees and transferees”, without actually including the Village of Lake Orion. The Village is properly included in paragraph z.
2. Article IV.c.E.1 defines the responsibility of the Association to maintain landscaped areas, but it is limited to the General Common Element. We comment below that landscaping is proposed within both the Lake Street right-of-way and on the adjacent parcel that is not part of this condominium, and thus not part of the Association’s responsibility to maintain as defined in the Master Plan. Landscape maintenance responsibility must be clarified.
3. Article IV.c.E.5 states that the “Village may maintain, repair and replace the municipal water system”, but it leaves the issue of the municipal sanitary system mute, or implies that sanitary sewer (which it calls “plumbing”) will be the Association’s responsibility.
4. Article VII paragraphs b and e appear to be near duplicates.
5. There is an apparent discrepancy between the condominium plans and the construction site plans; Exhibit B contains a Surveyor’s Certificate by a Giffels Webster surveyor stating the plans represent a survey on the ground made under his direction while the boxed “Notes” on Sheet 2 of the construction site plans state no boundary survey was performed by Giffels Webster.
6. Neither the Exhibit B cover sheet nor Article I of the Master Deed include the article “The” in the name of the condo project, while “The” is shown in the project name on all other sheets of Exhibit B.
7. The Surveyor’s Certificate still states that there are no existing encroachments, while the Survey Plan contradicts this by showing a “Building Encroachment/Easement”. We note that a space has been provided for labeling the encroachment easement once it is recorded.
8. The easements for sanitary sewer near the northeast portion of the site are still not consistent between the site/construction plan set Topographic Survey and the Exhibit B plans. Specifically, the construction plans call out Liber 4314 where the condo plans call out Liber 43141; and the construction plans identify a “12’ Easement for Sanitary Sewer Lead” recorded in Liber 44551, Pages 430-434 which is not shown on the Exhibit B condo plans. Correct and coordinate the information.
9. We note that the floodplain contour shown on the revised Exhibit B plans is in the proposed location, after grading of the site is approved and completed. As such, the required LOMR-F must be finalized before the condominium plans can be recorded.

NOWAK & FRAUS ENGINEERS

48680 VAN DYKE, SUITE 200
 SHELBY TOWNSHIP, MI 48317

WWW.NOWAKFRAUS.COM

PHONE: 586.739.0939

Attachment: N808 LT-02 Peninsula Condos site plan review #2 (6554 : PC-23-07 - Peninsula Site Plan Review)

Site / Construction Plan Contents:

1. The survey does not label the point of beginning, traverse point "BB" or traverse point "B".
2. In adding the required boundary information to the topographic survey, other key information has been obscured, including the location of underground fuel storage tanks and the recorded page of the ingress-egress easement. Also, please identify the double-circled capital "W" symbol at the adjacent curb line; it is neither labeled nor identified via the legend.
3. The site location map (see Sheet 2) places this project where the reconfigured Starboard development is proposed.
4. The graphic scale and written scale do not match on sheet 2. The graphic scale still reads 1" = 30', the actual scale is 1" = 20'.
5. Response letter states that right of way lines for Lake Street are shown; however, they are not labeled on any sheet. Also, Sheet 4 shows Portside Drive labeled in both the proposed private road and the public Lake Street right-of-way.
6. We note for the Planning Commission that Lake Orion's current Engineering Design and Construction Standards (2013) state that "plans will generally not be approved for sites which are to be 'clear-cut' and re-landscaped. It is the intent of the Village to maintain as much of the natural landscaping and features as possible". Further, these standards state, "the Village reserves the right to have trees preserved and/or protected which they feel enhance the natural characteristics of the property to be developed".
7. A tree chart has been added to identify trees for saving or removal. We note discrepancies between the chart and the plan view, specifically trees 788, 818, 819, 820, 1044, 1045, and 1189. They are labeled one way in the chart but marked the opposite on the plan view.
8. Regarding tree removal, we further note that several trees in very close proximity to the west property line are shown for removal. We recommend the developer be absolutely certain of tree location in relation to the boundary before removal.
9. Demolition is shown substantially beyond the boundary of this site. Temporary construction and grading easement will be required. A permanent easement for the retaining wall off site will also be required.
10. The lot areas shown on the construction plans for Lots 1 and 2 do not match the unit areas for these lots shown on the condominium plans. Lot 1 differs by nearly 300 sf.
11. Chapter 6 of the Village of Lake Orion Design and Construction Standards requires grades of private roads "shall not exceed three (3%) for a minimum distance of one hundred (100') feet from the edge of all existing public road rights of way." We note that both the down slope and the cross slope of the paved approach in Lake Street scale at approximately 10%. Any opportunity to flatten this should be pursued during engineering design.
12. Chapter 6 further states that "private road grades shall be typically eight (8%) percent or less." Final grading plans should strive to meet this standard.
13. Chapter 7 of the Village of Lake Orion Design and Construction Standards states that "hydrants shall be located for double coverage". We note that such a requirement may be difficult to impossible to meet on a peninsula. We acknowledge design engineer's statement that double coverage has not been requested by the Fire Department.
14. We note the design engineer has revised the proposed hydrant location to meet the minimum 35' setback from a single family home. However, in the process the hydrant is now shown less than 1' off the proposed driveway to Lot 1, which is unsafe due to high potential for vehicle impact.
15. The proposed sanitary sewer extension passes through the adjacent parcel. We note the design engineer's acknowledgement that an easement will be provided during final engineering.
16. The design engineer has stated that the site will not be providing stormwater management features per OCWRC design standards, which limit covered sites to 1 acre minimum. We strongly urge the

Village to require some form of stormwater runoff mitigation from the proposed Portside Drive pavement to limit potential erosion and transport of eroded materials into the Village stormwater system, or Lake Orion.

17. We note that the revised proposed sanitary sewer now connects to the existing manhole with an acute angle between pipes, which is generally not sound practice.
18. The proposed grading has been revised to reflect an apparent maximum yard slope of 1:3, or 33.3%, which is the maximum generally considered stable and maintainable without a retaining wall. We note for the Planning Commission's information that Grading Notes 6C and 6D do not represent the actual proposed grading; the site as shown is steeper than stated for both pavement slopes (greater than 4% maximum stated) and lawn areas (greater than 25% stated).
19. Proposed fill is indicated in portions of the existing flood plain on Lot 1. Design engineer has acknowledged that grading within the existing 100-year floodplain will require a LOMR from FEMA.
20. The landscape plan includes many proposed plantings outside the limits of this property. If this is acceptable to the Village, we recommend a permanent easement for landscaping be required from the adjacent parcel, regardless of any current common ownership.
21. The landscape plan calls for planting "Encore Maiden Grass" in the Lake Street right-of-way. Research indicates this specimen may grow 47" to 53" tall, exceeding the maximum 30" height for plantings in clear vision areas. Additionally, the arborvitae proposed within 10' of the Lake Street right-of-way, the least distance defined for clear vision if Portside Drive is treated as a driveway rather than a street (streets require 20'), grows to over 6' in height. Indicate how the clear vision requirement will be met.

After site plan approval, complete Engineering Plans meeting the requirements of Ordinance 31.26 and the adopted Design and Construction Standards must be submitted for review, and no construction shall begin prior to engineering approval.

We recommend that the plan be revised and resubmitted subject to the above comments. Due to the extent and nature of the comments above, additional comments may appear in future reviews. If you have any questions, please do not hesitate to call.

Sincerely,

Nowak & Fraus Engineers



Wendy E. Spence, PE
 Senior Project Manager

CC: Laura Haw, McKenna
 Gage Belko, McKenna
 Wesley Sanchez, DPW Director
 Todd Stanfield, Chief of Police, Lake Orion
 John Pender, Assistant Chief, Orion Township Fire Department
 Jeffrey Williams, Fire Marshall, Orion Township Fire Department
 David Goodloe, Building Official, Orion Township
 Sonja Stout, Clerk, Lake Orion

W:\G500-Z000 Files\N000-FILES\N808\Office\Correspondence\N808 LT-02 Peninsula Condos site plan review #2.docx

NOWAK & FRAUS ENGINEERS

48680 VAN DYKE, SUITE 200
 SHELBY TWP., MI 48317

WWW.NOWAKFRAUS.COM

VOICE: 586.739.0939
 FAX: 586.739.6994



CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

January 24, 2024

Gage Belko
 Village Planning Consultant
 Village of Lake Orion
 21 E. Church St.
 Lake Orion, MI 48362

Re: Peninsula Condominium
 Site Plan & Condominium Review #3
 NFE Job No. N808

Dear Mr. Belko:

We have reviewed the recent submittals for the above referenced site. Our review is consistent with the provisions found in Title XV: Land Usage, of the Lake Orion Code of Ordinances, requirements of Article 19 of the Zoning Ordinance, Section D – Required Information, and relevant sections of the Zoning Ordinance related to the zoning district. We have the following comments:

Exhibit B Plans, Master Deed and Bylaws:

1. The Master Deed has been revised to address our previous review comments.
2. We note sheet 4 of 4 still includes “The” in the project name. Final condominium plans must show a consistent project name.
3. Applicant has acknowledged that a LOMR-F is required to reflect the proposed revised floodplain contour. This will be done after construction.

Site / Construction Plan Contents:

1. As stated in our previous reviews, the point of beginning is not labeled.
2. As stated in our last review, the double-circled capital “W” symbol in the adjoining site’s parking lot is not identified; it is neither labeled nor shown via the legend.
3. As stated in our last review, remove the “Portside Drive” label from the Lake Street right-of-way on sheet 4.
4. Applicant has stated that trees are being saved where possible and has provided a tree chart for Planning Commissioners’ information.
5. As stated in our last review, discrepancies exist between the tree chart and the symbols shown in plan view. Currently, the chart shows trees 819 and 820 to be saved (though both are listed as dead), but 820 has an “X” through it in plan view, indicating removal.
6. Applicant has acknowledged they will provide temporary construction and grading easements and a permanent easement for the retaining wall and landscaping off site.
7. Chapter 6 of the Village of Lake Orion Design and Construction Standards requires grades of private roads “shall not exceed three (3%) for a minimum distance of one hundred (100’) feet from the edge of all existing public road rights of way.” Although “shall” is a prescriptive term, we note that this criterion may not be achievable, and the design engineer has regraded the entrance to provide a slope of less than 8.5% in the steepest section. It is our understanding that this would meet the Fire Marshall’s requirements for vehicle access.
8. We note the design engineer has revised the proposed hydrant location as discussed at the last development meeting. The location provides 5’ or more clearance from edge of pavement and a minimum of 24’ from the nearest house footprint. We have no objection to this location.

NOWAK & FRAUS ENGINEERS

48680 VAN DYKE, SUITE 200
 SHELBY TOWNSHIP, MI 48317

WWW.NOWAKFRAUS.COM

PHONE: 586.739.0939

Attachment: N808 LT-03 Peninsula Condos site plan review #3 (6554 : PC-23-07 - Peninsula Site Plan Review)

9. The plans note that all units will be fire suppressed. At engineering, the plans must show separate fire service and domestic water service leads.
10. The proposed sanitary sewer extension passes through the adjacent parcel. We note the design engineer's acknowledgement that an easement will be provided during final engineering.
11. Per our last review, the proposed grading reflects an apparent maximum yard slope of 1:3, or 33.3%, which is acceptable. Though the applicant's response letter stated the notes have been revised to eliminate conflicting information, that is not shown on sheet 5 as submitted. We note for the Planning Commission's information that Grading Notes 6C and 6D do not represent the actual proposed grading; the site as shown is steeper than stated for both pavement slopes (greater than 4% maximum stated) and lawn areas (greater than 25% stated).
12. Proposed fill is indicated in portions of the existing flood plain on Lot 1. Design engineer has acknowledged that grading within the existing 100-year floodplain will require a LOMR from FEMA.
13. Applicant has acknowledged they will provide permanent landscape easements over the proposed landscaping outside the limits of this property, if these locations are acceptable to the Village.
14. We note that the applicant has revised the landscaping plant list near the site entrance to provide shorter specimens within the clear vision area, though both the Overdam Feather Reed Grass and Anna's Magic Ball Arborvitae can grow to exceed the 30" maximum height. Regular trimming may be required to keep overall planting height from impeding drivers' view of approaching vehicles in Lake Street. Indicate how the clear vision requirement will be met.

After site plan approval, complete Engineering Plans meeting the requirements of Ordinance 31.26 and the adopted Design and Construction Standards must be submitted for review, and no construction shall begin prior to engineering approval.

We have no objection to approval of the site plan, subject to comments 1-3 and 14. If you have any questions, please do not hesitate to call.

Sincerely,

Nowak & Fraus Engineers



Wendy E. Spence, PE
 Senior Project Manager

CC: Wesley Sanchez, DPW Director
 Todd Stanfield, Chief of Police, Lake Orion
 John Pender, Assistant Chief, Orion Township Fire Department
 Jeffrey Williams, Fire Marshall, Orion Township Fire Department
 David Goodloe, Building Official, Orion Township
 Sonja Stout, Clerk, Lake Orion

W:\G500-Z000 Files\N000-FILES\N808\Office\Correspondence\N808 LT-03 Peninsula Condos site plan review #3.docx

NOWAK & FRAUS ENGINEERS

48680 VAN DYKE, SUITE 200
 SHELBY TWP., MI 48317

WWW.NOWAKFRAUS.COM

VOICE: 586.739.0939
 FAX: 586.739.6994



Charter Township of Orion

3365 Gregory Rd., Lake Orion MI 48359
www.oriontownship.org

Fire Department

Phone: (248) 391-0304, ext. 2000
Fax: (248) 309-6993

To: Darwin McClary, Village Manager
From: Jeff Williams, Fire Marshal
Re: Peninsula Condominiums
Date: September 21, 2023

The Orion Township Fire Department has completed its review of the application for Peninsula Condominiums for the limited purpose of compliance with Charter Township of Orion Ordinance's, Michigan Building Code, and all applicable Fire Codes.

Based upon the application and documentation provided, the Fire Department has the following recommendation:

- Approved
- Approved with Comments (See below)
- X Not approved

Comments:

- Dead end fire apparatus access roads in excess of 150 feet length shall be provided with an approved area for turning around fire apparatus. The access drive being proposed is in excess of 150' and shall be provided with an approved area to turn around. The turnaround shall be in compliance with IFC.

If there are any questions, the Fire Department may be reached at 248-391-0304 ext. 2004.

Sincerely,

Jeffrey Williams

Jeff Williams, Fire Marshal
Orion Township Fire Department



Charter Township of Orion

3365 Gregory Rd., Lake Orion MI 48359
www.oriontownship.org

Fire Department

Phone: (248) 391-0304, ext. 2000
Fax: (248) 309-6993

To: Darwin McClary, Village Manager
From: Jeff Williams, Fire Marshal
Re: Peninsula Condominiums – 2nd Review
Date: December 18, 2023

The Orion Township Fire Department has completed its review of the application for Peninsula Condominium for the limited purpose of compliance with the Village of Lake Orion’s Ordinance’s, Michigan Building Code, and all applicable Fire Codes.

Based upon the application and documentation provided, the Fire Department has the following recommendation:

- Approved
- Approved with Requirements (See below)
- Not approved

Notes:

1. All portions of the building’s exterior walls shall be within 150 feet of the fire access road. When fire apparatus access roads cannot be installed because of locations on property, topography, waterways, nonnegotiable grades or other similar conditions, an alternative means of fire protection may be approved.
 - o IFC Section 503.1.1 - Exception 1.1 – When the buildings are equipped throughout with an approved automatic sprinkler system the above listed requirement is not applicable.

It is the fire department’s recommendation that dwelling units located in lots 1 & 2 be fire suppressed to stay within compliance of International Fire Code Section 503. These notes shall be added on the revised site plan if the applicant chooses to fire suppress the units.

2. The turning radius for the emergency apparatus road shall be in accordance with the Orion Township Fire Department turning performance analysis template. Overlays of the template shall be shown on the plans.
3. Fire department access roads 20 to 26 feet wide shall be posted with NO PARKING FIRE LANE signage on both sides of the fire apparatus access road. Details for the No Parking Fire Lane signage including road striping (cross hatching) areas shall be indicated on the plan.

If there are any questions, the Fire Department may be reached at 248-391-0304 ext. 2004.

Sincerely,

Jeffrey Williams

Jeff Williams, Fire Marshal
Orion Township Fire Department

Attachment: Peninsula Condominiums 2nd Site Plan Review (6554 : PC-23-07 - Peninsula Site Plan Review)



Charter Township of Orion

3365 Gregory Rd., Lake Orion MI 48359
www.oriontownship.org

Fire Department

Phone: (248) 391-0304, ext. 2000
Fax: (248) 309-6993

To: Darwin McClary, Village Manager
From: Jeff Williams, Fire Marshal
Re: Peninsula Condominiums 3rd Site Plan Review PC-23-07
Date: 1/19/2024

The Orion Township Fire Department has completed its review of Application PC-23-07 for the limited purpose of compliance with the Village of Lake Orion’s Ordinance’s, Michigan Building Code, and all applicable Fire Codes.

Based upon the application and documentation provided, the Fire Department has the following recommendation:

- X Approved
- Approved with Comments (See below)
- Not approved

Comments: NONE

This approval is limited to the application and materials reviewed which at this time do not raise a specific concern with regard to location and/or impact on health and safety. However, the approval is conditioned upon the applicant providing sufficient additional information at time of building permit application that includes data or documents, confirming full compliance with all applicable building codes, fire codes and Township Ordinances.

If there are any questions, the Fire Department may be reached at 248-391-0304 ext. 2004.

Sincerely,

Jeffrey Williams

Jeff Williams, Fire Marshal
Orion Township Fire Department

Attachment: Peninsula Condominiums 3rd Site Plan Review (6554 : PC-23-07 - Peninsula Site Plan Review)



MCKENNA

October 10, 2023

Mr. Darwin McClary
Village Manager
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

Subject: PC 23-007 – The Peninsula, Site Plan Review #1

Dear Mr. McClary:

The Peninsula (the “project”) is a site plan request for a 3-unit, single-family detached site condominium development at the corner of Lake St. and Darling Dr., just south of the proposed Starboard development – same developer, Mocerri (the “applicant”) – the site of the former Orion Marina. The Project is primarily located on one parcel, 09-02-458-015, though improvements can be seen on adjacent parcel 09-02-458-016. As proposed, the project includes paving and mass grading, boulder wall construction, and utilities.

SUMMARY OF COMPLIANCE

A summary of the site plan findings are noted in the table below. Further specifications, review, and recommendations regarding the site plan are detailed on the following pages.

Ordinance Standards	Compliance	Comments
Data Required	Does Not Comply	Site plan data, sealed drawings, landscape plans, building details, etc.
Proposed Use	Complies	Three (3) single-family detached dwellings.
Dimensional Standards	May Comply	Additional data required.
Natural Features	Unknown	Landscape plan not provided.
Access & Circulation	Does Not Comply	Pedestrian access not shown; emergency access not shown.
Parking & Loading	Complies	Six (6) driveway and six (6) garage spaces provided.
Building Design	Unknown	Building details not provided.
Engineering / Stormwater	May Comply	Defer to the Village Engineer.
Lighting	Unknown	Photometric plan / lighting schedule not provided.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.



SITE HISTORY / BACKGROUND

This project site, along with ten other parcels, was previously submitted by Mocerri Companies for review and consideration as a Planned Unit Development (PUD). Encompassing a much larger footprint for redevelopment, it was originally designed as a mixed-use development including apartments, single-family homes, townhomes, and live/work units. A snack shop and fuel pump station were also to be improved as part of the PUD, as well as infrastructure improvements to both Lake Street and Flint Street. While PUD Eligibility was granted by the Planning Commission, and subsequently by Village Council (June of 2022), the project was later withdrawn by the applicant and the file has been closed.

The applicant is now pursuing site plan approval for several smaller sites. This application, the Peninsula, is for a site located just southwest of the proposed Starboard development. Improvements to Lake and Flint Street are being pursued separately and future residential development is anticipated for parcels across the street.



Attachment: The Peninsula (PC 23-007) - Site Plan Review #1 - October 10, 2023 (6554 : PC-23-07 - Peninsula Site Plan Review)



Site Plan Review

Standards for Site Plan Approval are set forth by [Article 19: Administrative Procedures and Standards](#). Section 19.07 specifically requires site plan approval for all condominium developments. This project is reviewed against the Village's [Zoning Ordinance](#), Master Plan, existing site conditions, and sound planning and design principles.

We offer the following comments for your consideration. Underlined text denotes items that require additional information, consideration, or a waiver from the Code.

1. DATA REQUIRED

Zoning Ordinance Standards: *All applications for site plan approval shall contain the items described in Section 19.02(D):*

Findings: The site plan is missing the following information:

- Sealed drawings
- Accurate site location map
- Proposed street name
- Resultant lot areas
- Proposed building details
- Clear property lines that close
- Landscape plan
- Lighting details

2. USE & HARMONIOUS DESIGN

Zoning Ordinance Standards: *All elements of the site must be harmoniously and efficiently designed in relation to the topography, size, and type of land, and the character of the adjacent properties and the proposed use. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted on such property.*

Findings: The site is zoned RL, Lake Single Family Residential, where, per section 4.01(A), single-family detached dwelling units are a permitted use. The proposed project complies. Additional details regarding the design of landscaping and building elements is required.



3. DIMENSIONAL STANDARDS

Zoning Ordinance Standards: *The site plan must comply with the district requirements for minimum floor area, height of building, lot size, yard space, density and all other requirements as set forth in the Schedule of Regulations.*

Findings: The following table outlines the dimensional standards for the RL District and whether compliance has been met:

Dimensional Measurement	Required	Proposed	Comments
Minimum Lot Width	60 ft.	60.1 ft.	Complies
Minimum Lot Area	7,200 sqft.	<u>Unknown</u>	<u>Individual lot areas not provided.</u>
Maximum Building Height	30 ft.	<u>Unknown*</u>	<u>Building details not provided.</u>
Minimum Front Yard Setback	25 ft.	<u>25 ft.**</u>	<u>Likely complies</u>
Minimum Side Yard Setback (both)	5 ft.	<u>5 ft.**</u>	<u>Likely complies</u>
Minimum Waterfront Setback	25 ft.	<u>25 ft.**</u>	<u>Likely complies</u>
Minimum Floor Area	900 sq. ft.	<u>Unknown*</u>	<u>Building details not provided.</u>
Maximum Lot Coverage	40%	<u>Unknown*</u>	<u>Lot areas not provided.</u>

*Buildings are proposed to be custom-built by condo buyers. Typical building details must be provided to determine compliance with height, area, and lot coverage requirements. The site plan must list all relevant dimensional standards to demonstrate acknowledgement.

**Dimension lines required for all setbacks.

4. NATURAL FEATURES, SCREENING & LANDSCAPING

Zoning Ordinance Standards: *The existing natural landscape shall be preserved in its natural state as much as possible, by minimizing tree and soil removal and by topographic modifications that result in maximum harmony with adjacent properties.*

There must be reasonable visual and sound privacy. Fences, walks, barriers, and landscaping must be used, as appropriate, for the protection and enhancement of property and the safety and privacy of occupants and users.

Findings: The applicant has not provided a landscape plan, as required; thus we are unable to determine compliance based on location, proposed materials, or common space elements. Further, the site plan shows several trees being removed from the site, but data for these trees (type, diameter) is not provided.



5. ACCESS & CIRCULATION

Zoning Ordinance Standards: *All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.*

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. Streets and drives that are a part of an existing or planned street system serving adjacent developments shall be of an appropriate width to the volume of traffic they are planned to carry and shall have a dedicated right-of-way equal to that specified in a recognized source of reference.

There shall be a pedestrian circulation system that is insulated as completely as possible from the vehicular circulation system.

Where the Planning Commission determines, after expert consultation, that public safety would be substantially promoted in a particular location by reducing the number of points of ingress and egress between private property and an adjoining highway, cross-access may be required. Shared drive approaches between adjoining parcels may also be permitted under this Section.

Findings:

Vehicular Access. Vehicular access to the site is provided from a proposed 20-ft. shared private drive off Lake Street, with individual 16-ft. driveways leading to each lot.

The applicant shall submit turning diagrams demonstrating access for emergency (fire) vehicles.

The applicant must detail where garbage collection will be taking place – either at the end of the lot drives or at the end of the shared drive at Lake St. – as garbage trucks must be able to maneuver the site.

Pedestrian Connectivity. There are no proposed pedestrian connections into or throughout the development.

6. PARKING & LOADING

Zoning Ordinance Standards: *Off-street parking, loading, and unloading areas and outside refuse storage areas, or other storage areas that face or are visible from adjacent homes, or from public thoroughfares, shall be screened by walls, fencing or landscaping of effective height.*

Findings: Two (2) off-street parking spaces are required per dwelling unit. Each condominium lot is shown with enough room for two (2) driveway spaces.

The applicant notes that each lot will contain a two-car garage as well; however, building details have not been provided to verify this provision.



7. BUILDING DESIGN & ARCHITECTURE

Zoning Ordinance Standards: *All buildings along the street frontage of the parcel shall have a primary entrance or entrances on the façade facing the street. All primary entrances must be accessible to pedestrians. Primary entrances should be highlighted through the incorporation of architectural features such as canopies, awnings, porticos, raised cornice parapets over the doors arches, large windows, or architectural details such as tile work and moldings that are integrated into the building structure and design.*

Building materials used on exteriors of new buildings shall be appropriate for the character and size of the proposed building, and shall complement the materials used on surrounding buildings and in the Village Downtown. Brick, stone, integrally colored architectural block are preferred building materials. Clapboard materials such as cement siding (“Hardy Plank” or similar) and shake shingles are encouraged as accent building materials. E.I.F.S. and metal may be acceptable as accent materials only, and should not comprise more than 20% of the wall area of any façade. Vinyl or metal siding is discouraged.

Building design and architecture shall relate to and be harmonious with the surrounding neighborhood in terms of texture, scale, mass, proportion, materials, and color. Buildings should be designed with stylistic harmony and aim to serve people of all ages and abilities.

Findings: The applicant has not provided details for the proposed buildings; at minimum, typical building floor plans, elevations, and materials shall be provided. Acknowledgement of all relevant dimensional standards described in Section 12.02 is required.

8. ENGINEERING / STORMWATER MANAGEMENT

Zoning Ordinance Standards: *Appropriate measures shall be taken to ensure that the removal of stormwater will not adversely affect adjoining properties or the capacity of the public storm drainage system and shall comply with State and Federal standards. Provisions shall be made for the construction of stormwater facilities, and the prevention of erosion and dust. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create nuisance ponding in paved areas.*

Adequate services and utilities and improvements shall be available or provided, located and constructed with sufficient capacity and durability to properly serve the development. All utilities shall be located underground unless modified by the Planning Commission based on persuasive evidence provided by the applicant indicating it is not feasible to locate utilities underground. Where possible and practical, drainage design shall recognize existing natural drainage patterns.

Findings: All preliminary and final stormwater and utility requirements must be addressed to the satisfaction of the Village Engineer.

9. LIGHTING

Zoning Ordinance Standards: *Exterior lighting must be arranged so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets.*

Findings: The applicant has not provided details regarding exterior site lighting; a photometric plan and fixture details are required.



Recommendation

The condominium site plan does not contain all the information required for review. Therefore, we recommend the applicant revise the site plan to provide the necessary information and address any outstanding items in this report (along with any outstanding items from the Village Engineer and Fire Marshal) and re-submit to the Village for further review.

If you have any questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA

Gage Belko, AICP
Associate Planner

CC: **Village Manager**, Mr. Darwin McClary (mcclaryd@lakeorion.org)
Village Clerk, Ms. Susan Galeczka (galeczkas@lakeorion.org)

21 E. Church Street, Lake Orion, MI 48362



MCKENNA

December 19, 2023

Mr. Darwin McClary
Village Manager
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

Subject: PC 23-007 – The Peninsula, Site Plan Review #2

Dear Mr. McClary:

The Peninsula (the “project”) is a site plan request for a 3-unit, single-family detached site condominium development at the corner of Lake St. and Darling Dr., just south of the proposed Starboard development – same developer, Mocerri (the “applicant”) – the site of the former Orion Marina. The Project is primarily located on one parcel, 09-02-458-015, though improvements can be seen on the adjacent parcel 09-02-458-016. As proposed, the project includes paving and mass grading, boulder wall construction, and utilities.

SUMMARY OF COMPLIANCE

A summary of the site plan findings are noted in the table below. Further specifications, review, and recommendations regarding the site plan are detailed on the following pages.

Ordinance Standards	Compliance	Comments
Data Required	<u>Does Not Comply</u>	<u>Emergency vehicle access diagram and building materials required.</u>
Proposed Use	<u>Does Not Comply</u>	<u>Permitted use; however, improvements shown outside property lines.</u>
Dimensional Standards	Complies	See Item 3.
Natural Features	Does Not Comply	<u>Plantings are sufficient; however, several are shown outside of property and may obscure views and safety.</u>
Access & Circulation	<u>Does Not Comply</u>	<u>Additional pedestrian access required; emergency access required.</u>
Parking & Loading	Complies	See Item 6.
Building Design	<u>May Comply</u>	<u>Typical building materials required.</u>
Engineering / Stormwater	<u>May Comply</u>	<u>Defer to the Village Engineer.</u>
Lighting	<u>May Comply</u>	<u>Light fixture details needed – Planning Commission may approve decorative fixtures</u>

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



SITE HISTORY / BACKGROUND

This project site, along with ten other parcels, was previously submitted by Mocerri Companies for review and consideration as a Planned Unit Development (PUD). Encompassing a much larger footprint for redevelopment, it was originally designed as a mixed-use development including apartments, single-family homes, townhomes, and live/work units. A snack shop and fuel pump station were also to be improved as part of the PUD, as well as infrastructure improvements to both Lake Street and Flint Street. While PUD Eligibility was granted by the Planning Commission, and subsequently by Village Council (June of 2022), the applicant later withdrew the project and the file has been closed.

The applicant is now pursuing site plan approval for several smaller sites. This application, the Peninsula, is for a site located just southwest of the proposed Starboard development. Improvements to Lake and Flint Street are being pursued separately and future residential development is anticipated for parcels across the street. While these projects are being pursued under separate site plan approvals, they are contiguous, under the same development control, and with overlapping project timelines.



Attachment: The Peninsula (PC 23-007) - Site Plan Review #2 - December 20, 2023 (6554 : PC-23-07 - Peninsula Site Plan Review)



Site Plan Review

Standards for Site Plan Approval are set forth by [Article 19: Administrative Procedures and Standards](#). Section 19.07 specifically requires site plan approval for all condominium developments. This project is reviewed against the Village's [Zoning Ordinance](#), Master Plan, existing site conditions, and sound planning and design principles.

We offer the following comments for your consideration. Underlined text denotes items that require additional information, consideration, or a waiver from the Code.

1. DATA REQUIRED

Zoning Ordinance Standards: All applications for site plan approval shall contain the items described in Section 19.02(D):

Findings: The site plan is missing the following information:

- Emergency vehicle turning diagrams.
- Proposed building materials.

2. USE & HARMONIOUS DESIGN

Zoning Ordinance Standards: All elements of the site must be harmoniously and efficiently designed in relation to the topography, size, and type of land, and the character of the adjacent properties and the proposed use. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted on such property.

Findings: The site is zoned RL, Lake Single Family Residential, where single-family detached dwelling units are permitted per Section 4.01(A). The plan shows improvements on the adjacent RL-zoned parcel to the east, including utilities, grading, and landscaping. While this parcel is currently under the same ownership as the proposed site condominium, these improvements will require both a temporary construction easement and permanent easement. Alternative to required easements, a parcel combination may be pursued to bring the improvements under unified control in perpetuity.

3. DIMENSIONAL STANDARDS

Zoning Ordinance Standards: The site plan must comply with the district requirements for minimum floor area, height of building, lot size, yard space, density and all other requirements as set forth in the Schedule of Regulations.

Findings: The following table outlines the dimensional standards for the RL District and whether compliance has been met:

Dimensional Measurement	Required	Proposed	Comments
Minimum Lot Width	60 ft.	60.1 ft.	Complies
Minimum Lot Area	7,200 sqft.	7,213 sqft	Complies
Maximum Building Height	30 ft.	~29	Complies



Dimensional Measurement	Required	Proposed	Comments
Minimum Front Yard Setback	25 ft.	25 ft.	Complies
Minimum Side Yard Setback (both)	5 ft.	5 ft.	Complies
Minimum Waterfront Setback	25 ft.	25 ft.	Complies
Minimum Floor Area	900 sq. ft.	1397 sq ft.	Complies
Maximum Lot Coverage	40%	31.6%	Complies

4. NATURAL FEATURES

Zoning Ordinance Standards: *The existing natural landscape shall be preserved in its natural state as much as possible, by minimizing tree and soil removal and by topographic modifications that result in maximum harmony with adjacent properties.*

There must be reasonable visual and sound privacy. Fences, walks, barriers, and landscaping must be used, as appropriate, for the protection and enhancement of property and the safety and privacy of occupants and users.

Findings: The applicant has provided a landscape plan which details the landscaping, plant species, and corresponding details. Proposed on the east and west sides of the property are boulder retaining walls. The new landscaping materials feature evergreen and deciduous trees, shrubs, and perennials. To buffer the buildings from the 40' Lake Street right-of-way, a buffer is proposed to include 1 tree and 16 shrubs.

Within the provided demolition plan, the applicant has provided details regarding trees to be removed and to be maintained. The applicant has proposed to save approximately 27 trees which include maple, elm, cedar, oak, etc; however, it should be noted that the tree removal list does not correlate to the tree removal plan. Discrepancies must be corrected.

Tree removal, grading and retaining walls, and landscape plantings are shown outside of the property lines within the adjacent parcel to the east; these improvements will require permanent easements. Tree removal is also shown along the western property line – this may require a construction easement from the adjacent parcel to the west.

5. ACCESS & CIRCULATION

Zoning Ordinance Standards: *All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.*

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. Streets and drives that are a part of an existing or planned street system serving adjacent developments shall be of an appropriate width to the volume of traffic they are planned to carry and shall have a dedicated right-of-way equal to that specified in a recognized source of reference.

There shall be a pedestrian circulation system that is insulated as completely as possible from the vehicular circulation system.



Where the Planning Commission determines, after expert consultation, that public safety would be substantially promoted in a particular location by reducing the number of points of ingress and egress between private property and an adjoining highway, cross-access may be required. Shared drive approaches between adjoining parcels may also be permitted under this Section.

Findings:

Vehicular Access. Vehicular access to the site is provided from a proposed 20-ft. shared private drive off Lake Street, with individual 16-ft. driveways leading to each lot.

The applicant shall submit turning diagrams demonstrating access for emergency (fire) vehicles. Proposed emergency access routes and infrastructure are subject to further review and approval by the Township Fire Chief.

Pedestrian Connectivity. There are no proposed pedestrian connections into or throughout the development. We recognize that the characteristics of the site and similar properties in proximity to Lake Orion do not have exclusive pedestrian access from the street to the building and potential conflicts between pedestrians and vehicles along the driveway are not likely.

At minimum, pedestrian access from the driveway to the front porch is required. Due to the length of the driveway to homes, we highly recommend some form of pedestrian accessibility to the street that is visually distinct from the driveway; this may include a 3-foot brick or decoratively paved edge along the drive or some form of sharrow paint.

6. PARKING & LOADING

Zoning Ordinance Standards: *Off-street parking, loading, and unloading areas and outside refuse storage areas, or other storage areas that face or are visible from adjacent homes, or from public thoroughfares, shall be screened by walls, fencing or landscaping of effective height.*

Findings: Two (2) off-street parking spaces are required per dwelling unit. Each condominium lot is shown with enough room for two (2) driveway spaces. Additionally, each proposed lot is to have a two-car garage. Therefore, there is sufficient parking for the proposed development.

7. BUILDING DESIGN & ARCHITECTURE

Zoning Ordinance Standards: *All buildings along the street frontage of the parcel shall have a primary entrance or entrances on the façade facing the street. All primary entrances must be accessible to pedestrians. Primary entrances should be highlighted through the incorporation of architectural features such as canopies, awnings, porticos, raised cornice parapets over the doors arches, large windows, or architectural details such as tile work and moldings that are integrated into the building structure and design.*

Building materials used on exteriors of new buildings shall be appropriate for the character and size of the proposed building, and shall complement the materials used on surrounding buildings and in the Village Downtown. Brick, stone, integrally colored architectural block are preferred building materials. Clapboard materials such as cement siding ("Hardy Plank" or similar) and shake shingles are encouraged as accent building materials. E.I.F.S. and metal may be acceptable as accent materials only, and should not comprise more than 20% of the wall area of any façade. Vinyl or metal siding is discouraged.



Building design and architecture shall relate to and be harmonious with the surrounding neighborhood in terms of texture, scale, mass, proportion, materials, and color. Buildings should be designed with stylistic harmony and aim to serve people of all ages and abilities.

Findings: Enclosed in the plans are typical elevations and floor plans for the proposed buildings. The proposed footprints and massing are compliant with Zoning Ordinance dimensional standards; these overall dimensions must be maintained, despite future custom selections by eventual buyers.

Architecture. The provided elevations are typical and may not be final, as each home will have custom selections by the prospective buyers. It is shown that each building will have a primary entrance on the facades facing the street. The entrances, including the front door and garage doors, will be highlighted with gables. Facing Lake Orion, the elevations will feature multiple balconies. Large windows are to be accentuated with gables and moldings. Overall, the architectural style appears to be high-quality and appropriate for the area.

Materials. Material types are not clear at this time, though the homes appear to be clad in a mix of stone and fiber-cement siding. The applicant must provide typical materials and their corresponding maximum percentages. Samples will be required for Planning Commission approval.

8. ENGINEERING / STORMWATER MANAGEMENT

Zoning Ordinance Standards: *Appropriate measures shall be taken to ensure that the removal of stormwater will not adversely affect adjoining properties or the capacity of the public storm drainage system and shall comply with State and Federal standards. Provisions shall be made for the construction of stormwater facilities, and the prevention of erosion and dust. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create nuisance ponding in paved areas.*

Adequate services and utilities and improvements shall be available or provided, located and constructed with sufficient capacity and durability to properly serve the development. All utilities shall be located underground unless modified by the Planning Commission based on persuasive evidence provided by the applicant indicating it is not feasible to locate utilities underground. Where possible and practical, drainage design shall recognize existing natural drainage patterns.

Findings: All preliminary and final stormwater and utility requirements must be addressed to the satisfaction of the Village Engineer. Additional items impacting grading and stormwater management – such as landscaping and other elements of site design – must be addressed.

9. LIGHTING

Zoning Ordinance Standards: *Exterior lighting must be arranged so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets.*

Findings: The applicant has provided a photometric plan that details the lighting levels, cut sheets, mounting heights, and lighting locations. The proposed light fixtures include a wall pack and downlit architectural wall fixture. It is not clear which wall pack is considered to be A and B.

As per Section 15.03, all light fixtures must be downward shielded. Therefore, the wall pack must be altered. The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures if the applicant can demonstrate that there will be no off-site glare and the proposed fixtures will improve the appearance of the site.



Recommendation

While the applicant has provided additional information as requested during the first round of reviews, several items require further clarification or correction. Certain items may significantly impact the layout of the site, including emergency access and proposed off-site improvements that are not permitted without easements or parcel combination. We recommend the applicant revise the site plan to address the outstanding items in this report – along with any outstanding items from the Village Engineer and Fire Marshal – and re-submit to the Village for further review.

If you have any questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA

Gage Belko, AICP
Associate Planner

Ashley E. Amey
Assistant Planner

CC: **Village Manager**, Mr. Darwin McClary (mcclaryd@lakeorion.org)
Village Clerk, Ms. Susan Galeczka (galeczkas@lakeorion.org)
Village Engineers, Ms. Carol Thurber, Ms. Wendy Spence (Nowak and Fraus)
Village Fire Marshal, Mr. Jeffrey Williams (Orion Township Fire Department)

21 E. Church Street, Lake Orion, MI 48362



MCKENNA

January 24, 2024

Planning Commission
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

Subject: PC 23-07 – The Peninsula, Site Plan Review #3

Dear Commissioners:

The Peninsula (the “project”) is a site plan request for a 3-unit, single-family detached site condominium development at the corner of Lake St. and Darling Dr., just south of the proposed Starboard development – same developer, Mocerri (the “applicant”) – the site of the former Orion Marina. The Project is primarily located on one parcel, 09-02-458-015, though improvements can be seen on the adjacent parcel 09-02-458-016. As proposed, the project includes paving and mass grading, boulder wall construction, and utilities. The homes will be custom-built, and representative samples for overall massing and finishes have been provided.

SUMMARY OF COMPLIANCE

We recommend approval of the proposed site plan, with conditions, based on substantial compliance with the Zoning Ordinance.

Ordinance Standards	Compliance	Comments
Data Required	Complies	See Item 1. Turning diagrams provided and building materials noted.
Proposed Use	Can Comply	See Item 2. <u>Easements required; acknowledged by applicant. License agreement required for right of way improvements.</u>
Dimensional Standards	Complies	See Item 3.
Natural Features	Complies*	See Item 4. <u>Notation required to maintain clear vision for plantings along Lake St.</u>
Access & Circulation	Complies*	See Item 4. <u>*Recommended pedestrian access along Portside Drive. Subject to conditions of Fire Marshal approval.</u>
Parking & Loading	Complies	See Item 6.
Building Design	Complies	See Item 7. <u>Subject to administrative review and permitting at time of building construction.</u>
Engineering / Stormwater	Can Comply	<u>Subject to conditions of Engineer approval; final site plan and engineering review required prior to construction.</u>
Lighting	Complies	See Item 9.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.



SITE HISTORY / BACKGROUND

This project site, along with ten other parcels, was previously submitted by Mocerri Companies for review and consideration as a Planned Unit Development (PUD). Encompassing a much larger footprint for redevelopment, it was originally designed as a mixed-use development including apartments, single-family homes, townhomes, and live/work units. A snack shop and fuel pump station were also to be improved as part of the PUD, as well as infrastructure improvements to both Lake Street and Flint Street. While PUD Eligibility was granted by the Planning Commission, and subsequently by Village Council (June of 2022), the applicant later withdrew the project and the file has been closed.

The applicant is now pursuing site plan approval for several smaller sites. This application, the Peninsula, is for a site located just southwest of the proposed Starboard development. Improvements to Lake and Flint Street are being pursued separately and future residential development is anticipated for parcels across the street. While these projects are being pursued under separate site plan approvals, they are contiguous, under the same development control, and with overlapping project timelines.



Attachment: The Peninsula (PC 23-07) - Site Plan Review #3 - January 24, 2024 (6554 : PC-23-07 - Peninsula Site Plan Review)



Site Plan Review

Standards for Site Plan Approval are set forth by [Article 19: Administrative Procedures and Standards](#). Section 19.07 specifically requires site plan approval for all condominium developments. This project is reviewed against the Village's [Zoning Ordinance](#), Master Plan, existing site conditions, and sound planning and design principles.

We offer the following comments for your consideration. Underlined text denotes items that require additional information, consideration, or a waiver from the Code.

1. DATA REQUIRED

Zoning Ordinance Standards: *All applications for site plan approval shall contain the items described in Section 19.02(D):*

Findings: The site plan contains all the required information.

2. USE & HARMONIOUS DESIGN

Zoning Ordinance Standards: *All elements of the site must be harmoniously and efficiently designed in relation to the topography, size, and type of land, and the character of the adjacent properties and the proposed use. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted on such property.*

Findings: The site is zoned RL, Lake Single Family Residential, where single-family detached dwelling units are a permitted use. Grading, utility, and landscaping improvements are shown on the adjacent RL-zoned parcel to the east. Though currently under common ownership, these improvements will require both a temporary construction easement and permanent easement from the adjacent parcel. The applicant has indicated their intent to record easements prior to construction – because this is a condominium project, permanent easements must be included in the exhibits/bylaws prior to being recorded by the County.

Improvements are also shown within the Village right of way along Lake Street, which include a portion of the boulder wall and landscaping. It is noted that the applicant has entered into a separate agreement with the Village Council to make improvements to the roadway itself; that project has yet to undergo engineering review. The agreement specifically states that additional use of or improvements within the right of way beyond what is described in the agreement requires Village approval; as such, a license agreement will be required for Council consideration as to the extent of these improvements.

3. DIMENSIONAL STANDARDS

Zoning Ordinance Standards: *The site plan must comply with the district requirements for minimum floor area, height of building, lot size, yard space, density and all other requirements as set forth in the Schedule of Regulations.*

Findings: *next page*



Dimensional Measurement	Required	Proposed	Comments
Minimum Lot Width	60 ft.	60.1 ft.	Complies
Minimum Lot Area	7,200 sq.ft.	7,213 sq.ft.	Complies
Maximum Building Height	30 ft.	~29 ft.*	Complies
Minimum Front Yard Setback	25 ft.	25 ft.	Complies
Minimum Side Yard Setback (both)	5 ft.	5 ft.	Complies
Minimum Waterfront Setback	25 ft.	25 ft.	Complies
Minimum Floor Area	900 sq. ft.	1397 sq ft.	Complies
Maximum Lot Coverage	40%	31.6%	Complies

*Building height is measured from the average grade of the surrounding site (midpoint between the highest and lowest grades) to the average height of a gable-roof structure (midpoint between the eaves and ridge).

4. NATURAL FEATURES

Zoning Ordinance Standards: *The existing natural landscape shall be preserved in its natural state as much as possible, by minimizing tree and soil removal and by topographic modifications that result in maximum harmony with adjacent properties.*

There must be reasonable visual and sound privacy. Fences, walks, barriers, and landscaping must be used, as appropriate, for the protection and enhancement of property and the safety and privacy of occupants and users.

Findings: The applicant has provided a landscape plan which details the landscaping, plant species, and corresponding details. Proposed on the east and west sides of the property are boulder retaining walls. The new landscaping materials feature evergreen and deciduous trees, shrubs, and perennials. Per Section 13.19, to preserve clear vision, perennial and shrub plantings adjacent to Lake Street shall be maintained at 30 inches or less; the deciduous tree branches shall be maintained at 6 feet or higher.

Within the provided demolition plan, the applicant has shown trees to be removed or saved. The applicant has proposed to save approximately 33 trees, two of which are described as "dead" (819, 820); discrepancies must be corrected.

Tree removal, grading and retaining walls, and landscape plantings are shown outside of the property lines within the adjacent parcel to the east and within the Village right of way; the applicant has indicated their intent to secure easements for the improvements on the adjacent parcel, which must be described in the condominium bylaws/exhibits prior to recording with the County. A license agreement is required for the proposed right of way improvements, as stated under Item 2.



5. ACCESS & CIRCULATION

Zoning Ordinance Standards: All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. Streets and drives that are a part of an existing or planned street system serving adjacent developments shall be of an appropriate width to the volume of traffic they are planned to carry and shall have a dedicated right-of-way equal to that specified in a recognized source of reference.

There shall be a pedestrian circulation system that is insulated as completely as possible from the vehicular circulation system.

Where the Planning Commission determines, after expert consultation, that public safety would be substantially promoted in a particular location by reducing the number of points of ingress and egress between private property and an adjoining highway, cross-access may be required. Shared drive approaches between adjoining parcels may also be permitted under this Section.

Findings:

Vehicular Access. Vehicular access to the site is provided from a proposed 20-ft. shared private drive off Lake Street, with individual 16-ft. driveways leading to each lot. The applicant has provided the required turning diagrams, demonstrating sufficient access for fire trucks. Please see the review letter submitted by the Township Fire Marshal.

Pedestrian Connectivity. We recognize that the characteristics of the site and similar properties in proximity to Lake Orion do not have exclusive pedestrian access from the street to the building and potential conflicts between pedestrians and vehicles along the driveway are not likely. Pedestrian connections are now shown from the driveway to the front door, as requested; the final location may change and will be reviewed administratively.

We highly recommend some form of pedestrian accessibility to the street that is visually distinct from the driveway; this may include a 3-foot brick or decoratively paved edge or some form of sharrow paint within the existing dimensions of the drive.

6. PARKING & LOADING

Zoning Ordinance Standards: Off-street parking, loading, and unloading areas and outside refuse storage areas, or other storage areas that face or are visible from adjacent homes, or from public thoroughfares, shall be screened by walls, fencing or landscaping of effective height.

Findings: Two (2) off-street parking spaces are required per dwelling unit. Each condominium lot is shown with enough room for two (2) driveway spaces. Additionally, each proposed lot is to have a two-car garage. Therefore, there is sufficient parking for the proposed development.

7. BUILDING DESIGN & ARCHITECTURE

Zoning Ordinance Standards: All buildings along the street frontage of the parcel shall have a primary entrance or entrances on the façade facing the street. All primary entrances must be accessible to pedestrians. Primary entrances should be highlighted through the incorporation of architectural features such as canopies, awnings, porticos, raised cornice parapets over the doors arches, large windows, or architectural details such as tile work and moldings that are integrated into the building structure and design.



Building design and architecture shall relate to and be harmonious with the surrounding neighborhood in terms of texture, scale, mass, proportion, materials, and color. Buildings should be designed with stylistic harmony and aim to serve people of all ages and abilities.

Findings: Enclosed in the plans are typical elevations and floor plans for the proposed buildings. The proposed footprints and massing are compliant with Zoning Ordinance dimensional standards; these overall dimensions must be maintained, despite future custom selections by eventual buyers.

Architecture. The provided elevations are typical and may not be final, as each home will have custom selections by the prospective buyers. It is shown that each building will have a primary entrance on the facades facing the street. The entrances, including the front door and garage doors, will be highlighted with gables. Facing Lake Orion, the elevations will feature multiple balconies. Large windows are to be accentuated with gables and moldings. Overall, the architectural style appears to be high-quality and appropriate for the area.

Materials. The applicant has provided typical material percentages for each home design; a mixture of masonry, wood shingles, and siding is proposed. Samples required for Planning Commission approval.

Administrative zoning compliance review and permitting will be required for each home once final plans have been developed. While internal layouts and architectural details may change, the overall massing shall not be enlarged and the placement of the homes on the site shall remain consistent with the approved site plan.

8. ENGINEERING / STORMWATER MANAGEMENT

Zoning Ordinance Standards: *Appropriate measures shall be taken to ensure that the removal of stormwater will not adversely affect adjoining properties or the capacity of the public storm drainage system and shall comply with State and Federal standards. Provisions shall be made for the construction of stormwater facilities, and the prevention of erosion and dust. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create nuisance ponding in paved areas.*

Adequate services and utilities and improvements shall be available or provided, located and constructed with sufficient capacity and durability to properly serve the development. All utilities shall be located underground unless modified by the Planning Commission based on persuasive evidence provided by the applicant indicating it is not feasible to locate utilities underground. Where possible and practical, drainage design shall recognize existing natural drainage patterns.

Findings: All preliminary and final stormwater and utility requirements must be addressed to the satisfaction of the Village Engineer.

9. LIGHTING

Zoning Ordinance Standards: *Exterior lighting must be arranged so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets.*

Findings: The applicant has provided a photometric plan detailing illuminance, cut sheets, mounting heights, and lighting locations. Two wall sconce designs are proposed, both shielded and/or downward directed. We find the proposed light fixtures and lighting levels appropriate for this development.



Recommendation

The applicant has addressed most of the items highlighted in previous reviews. Many of the remaining outstanding items can be addressed during the final site plan and engineering review; however, one item would require an additional meeting:

- The applicant shall pursue a license agreement with the Village for additional grading and landscaping improvements within the Lake Street right of way; alternatively, the applicant may revise plans to eliminate the additional right of way improvements.

Provided this condition can be met, **we recommend that the Planning Commission approve the proposed site plan** for three (3) single-family site condominium units as shown in the revised drawings dated January 4, 2024, subject to the following administrative conditions:

- The applicant shall record the required easements for work proposed within parcel 09-02-458-016; all permanent easements shall be included within the condominium bylaws and exhibits.
- Clear vision shall be maintained for all landscaping adjacent to Lake Street as described under Item 4.
- Each single-family home shall require separate zoning permits at the time of construction to ensure compliance with the approved condominium site plan.
- The project shall undergo final site plan and engineering approval prior to construction.
- Compliance with conditions of preliminary site plan review set by the Village Engineer and Township Fire Marshal shall be demonstrated on a final site plan.

If you have any questions, please do not hesitate to contact me. Thank you.

Respectfully submitted,

McKENNA

Gage Belko, AICP
Associate Planner

CC: **Village Manager**, Mr. Darwin McClary (mcclaryd@lakeorion.org)
Village Clerk, Ms. Sonja Stout (stouts@lakeorion.org)
Village Engineering Consultants, Ms. Carol Thurber, Ms. Wendy Spence (Nowak and Fraus)
Township Fire Marshal, Mr. Jeffrey Williams

21 E. Church Street, Lake Orion, MI 4836



MEETING DATE: February 5, 2024

TOPIC: Consider Ordinance to Permit Short-Term Rentals Within DC Zoning District

BACKGROUND BRIEF:

Administration requested that village council to consider permitting short-term rentals of less than 30 days within the Downtown Center (DC) zoning district of the village. A need for short-term rentals exists within the community due to the fact that the village experiences numerous visitors for lake recreation purposes. However, Section 13.31 of the village's zoning code currently prohibits short-term rentals. The short-term rental land use should only be permitted in an appropriate and complimentary area of the community. Single family residential areas are probably not a suitable location for such uses. Short-term rentals compliment the economic activity of the village and should be permitted within a commercial area, and the DC zoning district may be the most suitable district.

Council approved this request on July 24, 2023 and directed the planning commission to review and recommend possible changes to the zoning ordinance to permit short term rentals.

Attached is a copy of the current village zoning map as well as the current provisions of the zoning code prohibiting short-term rental uses of less than 30 days.

RECOMMENDED MOTION:

To recommend to council the authorization of village funds to review, study, and provide recommendations to the village council as soon as practicable on possible amendments to Section 13.31 of the village zoning code to permit short-term rental land uses within the Downtown Center (DC) zoning district with appropriate conditions.

ATTACHMENTS:

Village of Lake Orion - Zoning Map 03.29.23

Zoning Code Current Short Term Rental Provisions

Lake Orion - Proposal to Perform Additional Services (STR) 13124

Zoning Map

Village of Lake Orion, Oakland County, MI

March 29, 2023

Zoning Districts:

- RV - Village Single Family Residential
- RL - Lake Single Family Residential
- RM - Multiple Family Residential
- CC - Corridor Commercial
- DC - Downtown Center
- MU - Mixed Use
- PUD - Planned Unit Development
- Height Overlay
- Approved Planned Unit Developments (PUD)

NOTE

The parcel lines of this map are representational of the actual parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official Village of Lake Orion records for precise distances, boundaries and areas of parcels.

CERTIFICATION

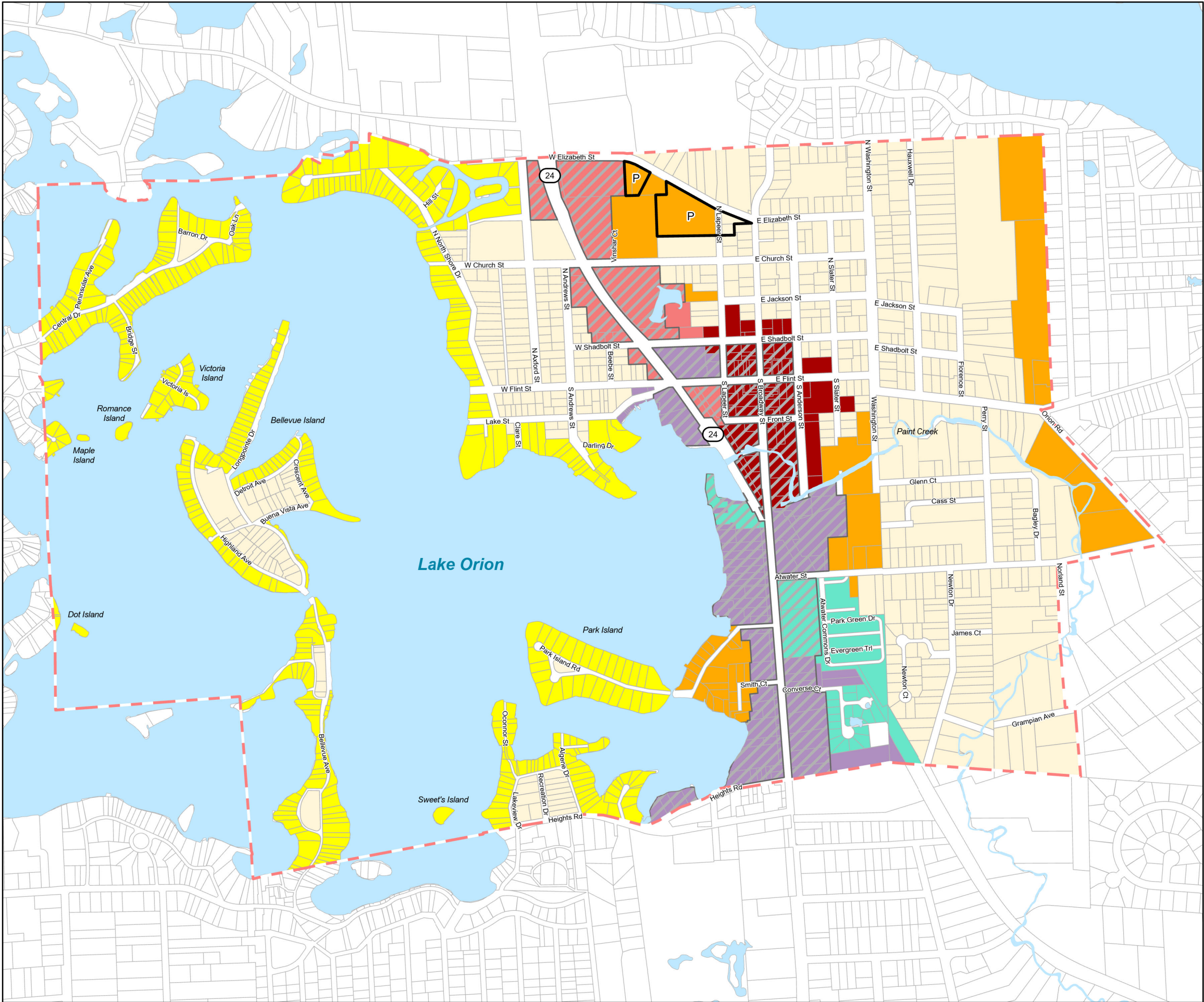
I, Susan Galezka, Village Clerk, Village of Lake Orion, do hereby certify that this is a true copy of the map adopted by the Village Council of the Village of Lake Orion, Oakland County, Michigan, on (date) _____, as well as those amendments made as of the revision dates shown.

Susan Galezka, Clerk, Village of Lake Orion

Date	Ordinance #	Date	Ordinance #	Date	Ordinance #	Date	Ordinance #



Basemap Source: Michigan Center for Geographic Information, Version 17a. Data Source: Village of Lake Orion 2023. McKenna 2023.



E. Restrictions

Notwithstanding the issuance of a permit by the Village, private restrictions on the use of property shall remain enforceable and take precedence over a permit. Private restrictions include but are not limited to deed restrictions, condominium master deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant deeds. A permit issued to a person whose property is subject to private restrictions that prohibit the keeping of chickens is void. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

Section 13.31 - Short-Term Rentals**A. Permit Required**

In the development and implementation of this Section, it is recognized that short-term rentals are a commercial use, which is recognized as having serious objectionable operational characteristics (particularly when several of them are concentrated in a small area, including increased traffic, excessive noise, and unwanted trash), and thereby have a deleterious effect on the character and function of neighborhoods.

Short-term rentals are defined as the rental of any dwelling unit, or any unit or group of units, for terms of less than 30 days. The rental of the following facilities shall not be considered short-term rentals and require separate review considerations and processes: (i) motels, resorts, campgrounds (ii) transitional houses operated by a charitable organization, group homes such as nursing homes and adult foster-care homes, substance-abuse rehabilitation clinics, mental-health facilities and other similar healthcare related facilities, and bed and breakfast facilities with limited special land uses.

Short-term rentals are not permitted in any Village zoning district or residence.



MCKENNA

Attachment: Lake Orion - Proposal to Perform Additional Services (STR) 13124 (6555 : Consider Ordinance to Permit Short-Term Rentals Within

January 31, 2024

Mr. Darwin McClary, Village Manager
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

Subject: Additional Professional Planning Services – Short-Term Rentals

Dear Mr. McClary,

We understand that the Village Council is interested in exploring short-term rentals (i.e., AirBnB, Verbo) within certain areas of the Village; currently, short-term rentals are prohibited. The Village is under intense development pressure – from both multifamily apartments to large, single-family homes – and has become a premier commercial and recreation destination within Oakland County. These patterns make it highly relevant to continue exploring how, when, and where short-term rentals may be allowed.

Phase I: Precedent Study & Best Practices

We propose to conduct a precedent study of nearby and similar communities in the region to assess how short-term rentals are regulated elsewhere. We will also research the most recent state laws, reference state and national best practices, and consult with the Village Attorney on the Village’s current short-term rental ordinance and previous draft ordinances.

Phase II: Village-Wide Survey

Once we understand the local, regional, state-wide, and national context, we propose to conduct a Village-wide survey to gain a snapshot of public opinion on the issue. This would be a highly focused survey, with the intent of both publicizing the effort and informing the policy recommendations.

Phase III: Report

A report of our findings – including maps, data charts, and professional recommendations – will be provided to the Planning Commission for their review and a recommendation to the Council. McKenna will attend the Planning Commission meeting and the following Council meeting to present our findings and answer the Council’s questions. Upon authorization, the Council may direct the Planning Department to draft ordinance language in consultation with the Village Attorney; at which point, a separate proposal will be provided outlining these services. We propose Village Planner, Gage Belko, AICP, perform these services, for a lump sum fee of **\$6,500**; we can begin this work right away.

Thank you, as always, for considering our work.

Respectfully submitted,

MCKENNA

Gage Belko, AICP
Associate Planner

Cc: John R. Jackson, AICP, NCI, President

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.



MEETING DATE: February 5, 2024

TOPIC: Planning Commission 2023 Annual Report & Work Plan

BACKGROUND INFORMATION: Pursuant to Section 19 of the *Michigan Planning Enabling Act*, the Planning Commission is required to prepare and submit a summary of the previous year activities and anticipated work plan to the Village Council for consideration. McKenna has completed the report and is attached for your review.

RECOMMENDED MOTION: To authorize Chairperson Zsenyuk to sign the 2023 Annual Report of Planning Commission Activities and 2023 Work Plan and submit it to the Village Council for approval.

ATTACHMENTS:

2023 P&C annual report

January 31, 2024 - DRAFT
 February 5, 2024 - Review (Adopt) by Planning Commission
 February 12, 2024 - Receive and File by Village Council

Planning Commission 2023 Annual Planning Report

Village of Lake Orion, Michigan

Introduction and Purpose

In addition to fulfilling the requirements of the Michigan Planning Enabling Act, the Annual Report increases information-sharing between staff, boards, commissions, and the governing body, allowing anticipation of upcoming priorities. The Commission's Annual Report is a summary and status report of planning activities over the past year and is a communication tool to share recent achievements and plans for future community goals.

Membership

We thank the following Commission members for their time commitment and contributions:

- James E. Zsenyuk, Chairperson
- George Dandalides, Vice Chairperson
- Henry Lorant, Secretary
- Jerry Narsh, Council President
- Michael Lamb, Council Representative
- Larry Dunn, Commissioner
- Edward Sabol, Commissioner
- Nick Smith, Commissioner
- Darwin McClary, Administrative Official



“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

- MPEA, PA 33 of 2008, as amended

Meetings

The Village of Lake Orion Planning Commission met eight times in 2023; this meets the requirements of the MPEA, which requires a minimum of four meetings annually. The meetings were held in accordance with the Open Meetings Act, PA 267 of 1976.

The public is welcome to attend all Planning Commission meetings and a “hearing of the public for items not on the agenda” is an agenda item at every meeting. No public hearings for agenda items were held by the Planning Commission in 2023.

1. Tuesday, January 3, 2023
2. Monday, March 6, 2023
3. Monday, April 3, 2023
4. Monday, June 5, 2023
5. Monday, July 17, 2023
6. Tuesday, September 5, 2023
7. Monday, October 2, 2023
8. Monday, November 6, 2023

2023 in Review

The following tables outline the various development reviews (site plan, special land use, etc.), variances, and planning programs that were considered by the Village in 2023. While these are the projects that made it to the public forum, planning staff have reviewed and approved nearly 100 zoning compliance, temporary right-of-way use, fence, and sign permits over the course of the year; many of these projects move on to Orion Township for permitting by the Building Department.

Development Reviews

Date	Project Type	Name / Location	Description	Status
January 3	Lot Split/ Combination	486 S. Broadway	Future live/work units and stacked town homes and cannabis retail store.	Approval recommended to Village Council
March 6 April 3	Site Plan	Cloud Retail 494 S. Broadway	Cannabis retail store	Tabled - Revise/Resubmit Approved; awaiting final site plan and engineered plans.
April 3	Amended Site Plan	Constellation Bay Broadway at Atwater	Live/work units and stacked townhomes	Approved; under engineering review.
June 5	Site Plan	Orion Villas Flint/Miller at Orion	Attached single family condo (townhomes)	Approved; pre-con meeting required before permitting.
July 17	Lot Split/ Combination	Starboard Orion at Flint and Lake	Single-family site condominium (no site plan)	Approval recommended to Village Council
July 17	Lot Split/ Combination	Mystic Cove at Broadway and Heights	Live/work units and stacked town homes - additional combination.	Approval recommended to Village Council; project is moving forward to permitting.
September 5	Site Plan and Planned Unit Development (PUD)	West Village 55 W. Elizabeth	Multi-family apartments/ lofts, adaptive re-use of former Ehman Center	Approval of PUD recommended to Village Council; Approved site plan. Awaiting VC PUD approval and final plans.
October 2	Site Plan	146 S. Broadway	Live/work units and stacked town homes	Approved, permits issued.
October 2 November 6	Site Plan	Starboard Orion at Park and Lake	Townhomes	Discussion only Approved, awaiting final site plan

Other Projects and Programs

Project / Location	Description	Status
Master Plan Strategic Action Plan	The PC adopted the 2022 Annual Planning Report and recommended VC to authorize funding for projects that achieve the goals of the Master Plan and MEDC RRC program and consider allocating funding.	PC Approved VC Approved, In Progress
Village ROW Inventory	VC authorized planning, engineering, and DPW staff to coordinate an inventory and mapping of all Village-owned parcels and rights of way.	Approved, In Progress
Short-Term Rental Analysis	VC recommended that the PC explore the potential for allowing STRs in the downtown core.	Proposal Pending PC Review
Orion Township / BS&A Coordination	Planning staff have been actively engaging with Orion Twp. to streamline our review and approval processes by utilizing the Twp. BS&A building software for project tracking.	In Progress

Variances

- The Board of Zoning Appeals did not receive any requests for variance in 2023.

2024 Work Plan

The 2024 Proposed Work Plan outlines planning and economic development goals for the next year. The following list of projects for the Planning Commission and Village Council to consider is based on feedback from the administration, Redevelopment Ready Community (RRC) best practices, and our professional planning expertise:

Redevelopment Ready Communities - Essentials Status

The Redevelopment Ready Communities provides best practice recommendations to make the Village more redevelopment-ready; being engaged with the RRC program opens the community up to additional funding and technical support through MEDC. While the Village is up to date on most RRC recommendations, the following require attention:

Training Strategy: RRC requires a training strategy be developed for all boards and commissions; the previous training strategy ran through 2023. Planning staff are working to update the training strategy for 2024-2025.

Joint Meetings: Going beyond the “Essentials” status, RRC-Certified communities must demonstrate collaboration across boards and commissions that review or approve developments; it is recommended that the Village Council, Planning Commission, Zoning Board, and DDA participate in a joint meeting for training and to discuss ongoing and future development projects.

Complete Zoning Ordinance Update

The Redevelopment Ready Communities has several recommendations for text amendments as part of their certification maintenance. Specifically, the Lake Orion Zoning Ordinance could be improved, both as a user-friendly document for the public and potential developers, but more importantly, the standards in the current code are outdated and would benefit from a fresh approach through the lens of sustainability, equity, inclusiveness, and accessibility. There are several impractical and contradictory standards throughout the Zoning Ordinance which an update would alleviate. This could also include updates to the sign ordinance (which is separate from the zoning code).

Mobility Planning

Mobility is a critical factor underlying sustainability and has a significant effect on the quality of life in communities. At its most basic level, mobility is about getting people from one place to another. However, that is not all it encompasses; it also includes how people get around within areas for both work and leisure activities such as shopping, dining out, or visiting recreational areas.

A Mobility Plan is a community-wide plan that addresses the challenges in mobility (e.g. congestion, safety, access management, poor infrastructure) and how we can make improvements to enhance everyday quality of life. The ease with which people can go about their lives without having to use motorized vehicles is an important feature for many municipalities. The more people who can move around without cars, the better cities are for the environment, public health, and even for our mental health. Such a Mobility Plan would also compliment the idea of Complete Streets.

Comprehensive Master Plan Update

The bulk of the Master Plan is over 20 years old, having been adopted in 2002. Several amendments have been completed over the years, including a Future Land Use Plan and Map (2008), a Zoning Plan (2022), and, most recently, Council authorized a Strategic Action Plan to be developed in 2024. Despite these amendments, the Master Plan requires a thorough review and updates to current demographics, housing, and economic development conditions. A comprehensive update would sync all prior amendments, revitalize the document, and incorporate recommendations based on other Village planning efforts to.

Master Plan Implementation

Once the Village adopts a Strategic Action Plan, progress on Master Plan implementation should be reviewed and reported on annually as part of this report, satisfying one of the RRC-Certified best practices.



MEETING DATE: February 5, 2024

TOPIC: Adopt 2024 Planning Commission Meeting Schedule

BACKGROUND BRIEF: Pursuant to the Open Meetings Act public bodies are required to adopt and publish a schedule of their meetings prior to the start of each year. Since the Planning Commission cancelled its December meeting, setting is being presented for adoption at the first meeting in January. The Planning Commission meets on the first Monday of each month at 7:30 p.m. unless otherwise designated in its meeting schedule.

Planner Belko inquired if the Planning Commission meeting could be moved to the first Tuesday of each month since he is at Village Hall on Tuesdays. This would allow the Planning Commission to have their packet an additional day for review and Planner Belko would be available to respond to Planning Commissioners' questions during the day.

In addition, the Commission may also want to consider changing its meeting time from 7:30 PM to 6:30 PM.

There are four proposed options:

- Option #1 - First Monday at 7:30 PM*
- Option #2 - First Monday at 6:30 PM*
- Option #3 - First Tuesday at 7:30 PM**
- Option #4 - First Tuesday at 6:30 PM**

NOTE:

- * First Monday of September is Labor Day; therefore, the meeting has been moved to Tuesday
- ** First Tuesday of August and November are elections days. Village Hall is Precinct No. 2 for all Village elections and the Council Chambers and Council Conference Room are not available on those Tuesdays. Therefore, the suggested meeting date has been moved to Monday.

A resolution with first Monday meeting dates has been provided with an option of 6:30 PM or 7:30 PM. A second resolution has been provided with first Tuesday meeting dates with an option of 6:30 or 7:30 PM.

RECOMMENDED MOTION: To adopt the 2024 Planning Commission (Monday or Tuesday) meeting schedule with the meetings being held at (6:30 PM or 7:30 PM) and to direct the Village Clerk to publish the meeting schedule pursuant to the Open Meetings Act.

ATTACHMENTS:

2024 PC Regular Mtg Schedule Resolution - Monday

2024 PC Regular Mtg Schedule Resolution - Tuesday



**PLANNING COMMISSION
2024 REGULAR MEETING SCHEDULE
First Monday of the Month**

RESOLVED: To adopt the 2024 regular meeting schedule of the Lake Orion Planning Commission as follows:

- TUESDAY, JANUARY 2, 2024
- MONDAY, FEBRUARY 5, 2024
- MONDAY, MARCH 4, 2024
- MONDAY, APRIL 1, 2024
- MONDAY, MAY 6, 2024
- MONDAY, JUNE 3, 2024
- MONDAY, JULY 1, 2024
- MONDAY, AUGUST 5, 2024
- TUESDAY, SEPTEMBER 3, 2024**
- MONDAY, OCTOBER 7, 2024
- MONDAY, NOVEMBER 4, 2024
- MONDAY, DECEMBER 2, 2024

**ALL MEETINGS WILL BE HELD AT THE
VILLAGE OF LAKE ORION COUNCIL CHAMBERS
21 E. CHURCH STREET
LAKE ORION MICHIGAN
AND BEGIN AT 6:30 PM or 7:30 PM**

**ALL MEETINGS WILL BE HELD AT THE
VILLAGE OF LAKE ORION COUNCIL CHAMBERS
21 E. CHURCH STREET
LAKE ORION MICHIGAN
AND BEGIN AT 7:30 PM**

BE IT FURTHER RESOLVED: To direct the Village Clerk to post the public notice of the regular meeting schedule in accordance with Section 5(2) of the Michigan Open Meetings Act.

SECONDED BY: AYES: NAYS: ABSENT:

Attachment: 2024 PC Regular Mtg Schedule Resolution - Monday (6481 : 2024 PC Meeting Schedule)



**PLANNING COMMISSION
2024 REGULAR MEETING SCHEDULE
First Tuesday of the Month**

RESOLVED: To adopt the 2024 regular meeting schedule of the Lake Orion Planning Commission as follows:

- TUESDAY, JANUARY 2, 2024
- TUESDAY, FEBRUARY 6, 2024
- TUESDAY, MARCH 5, 2024
- TUESDAY, APRIL 2, 2024
- TUESDAY, MAY 7, 2024
- TUESDAY, JUNE 4, 2024
- TUESDAY, JULY 2, 2024
- MONDAY, AUGUST 5, 2024**
- TUESDAY, SEPTEMBER 3, 2024
- TUESDAY, OCTOBER 1, 2024
- MONDAY, NOVEMBER 4, 2024**
- TUESDAY, DECEMBER 2, 2024

**ALL MEETINGS WILL BE HELD AT THE
VILLAGE OF LAKE ORION COUNCIL CHAMBERS
21 E. CHURCH STREET
LAKE ORION MICHIGAN
AND BEGIN AT **6:30 PM or 7:30 PM?****

**ALL MEETINGS WILL BE HELD AT THE
VILLAGE OF LAKE ORION COUNCIL CHAMBERS
21 E. CHURCH STREET
LAKE ORION MICHIGAN
AND BEGIN AT 7:30 PM**

BE IT FURTHER RESOLVED: To direct the Village Clerk to post the public notice of the regular meeting schedule in accordance with Section 5(2) of the Michigan Open Meetings Act.

SECONDED BY: AYES: NAYS: ABSENT:

Attachment: 2024 PC Regular Mtg Schedule Resolution - Tuesday (6481 : 2024 PC Meeting Schedule)