



June 24, 2026

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

Re: West Village Residences
Revised Site Plan rec'd 6/17/2026
Including pages from Engineering Submittal rec'd 6/8/26
NFE Job No. O929

Dear Commissioners:

We received revised site plans for review June 17, comprised of the architect's conceptual site plan SP 101 with building floor plans and elevations, and a separate file containing photometric plans. These plan sets by themselves are incomplete regarding required site plan submittal information per Zoning Ordinance Article 19.

Separately, we received direct from the site design engineer a submittal for engineering review. Much but not all of the required information missing from the architect's site plan submittal may be found on various sheets of the engineering plan set. Accordingly, with this review we are submitting a subset of the engineering plan submittal that includes these required site plan elements (topographic survey, preliminary utility plan, preliminary grading plan, landscape plan, landscape details), marked with informational comments.

Our review for site plan is consistent with the 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 offer the following comments:

1. Per 19.02.D.1.o, site plan submittal must indicate the "location, height and type of existing and proposed ... screening". The site contains mature trees and brush along the west property line, providing a natural screen between this residentially-zoned parcel and the adjacent mini storage site. The topographic survey does not show this existing screen; we have highlighted it in red on the attached engineering plan set. No screening is shown on the proposed landscape plan.
2. 19.02.D.1.n requires a general landscape plan, which is included only in the engineering plan submittal set. The plan as provided indicates
 - a. total removal of all existing vegetation along the west property line with no proposed replacement screening between the proposed townhouses and the existing mini storage site to the west,
 - b. proposed trees and shrubs located inside a proposed fence around the detention basin, planted on a 1:1 side slope at an elevation where the roots will be regularly inundated,