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June 5, 2026

Village of Lake Orion - Planning

21 East Church Street | Lake Orion, MI 48362

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Re: The Residences at West Village

Hello,

This letter is to serve as a response to the plan review comments letter from Nowak & Fraus dated March 30, 2026, for The Residences at West Village Project. This includes Site Plan Review of SP101 and the photometric plans. Please see comments and responses below:

Comment #1

- Addressing the simplest conditional requirement first, we note that the submitted photometric plan indicates a certain amount of light bleeding across the west property line. Light sources must be designed to not impact adjacent properties.
 1. A related issue is noted in our first site plan review, where the existing on-site tree buffer along the property line is being removed, and no replacement screening has been proposed between this site and the dissimilar land use to the west, as required by Zoning Ordinance.

Response #1

- Acknowledged & updated plan with items shown. Photometrics plans updated.

Comment #2

- The revised detention basin as shown by the architect's plan SP 101, which we know from our reviews of the design engineer's detention design plans is not large enough to provide the required detention volume in an open pond...

Response #2

- Calculations are addressed in the Civil Engineering drawings. SP 101 illustrates like form.

Comment #3

- Parallel parking (14 spaces) along Church Street, as required by the approved PUD agreement and as shown in the design plans for the West Village PUD site have been revised to indicate angled parking (18 spaces)...

Response #3

- Previously proposed eighteen spaces have been removed to accommodate currently configured drive as discussed with the fire marshal. Additional parking along Church St. have been removed.

Comment #4

- The revised layout relocates the proposed access drive to Lapeer Street further north than shown on the conditional approval. This revised location requires the relocation of a utility pole previously encompassed by a curbed island in the West Village PUD engineering plans. The developer may wish to consider the feasibility and cost impact of this relocation.

Response #4

- New drive configuration releases need to move existing pole.

Comment #5

- As noted in the previous section, the submitted plans do not meet the requirement for a site plan submittal. Provide all required information, overlaid on the topographic survey with the survey shown to the extents required, including adjacent driveway locations both sides of the streets, to 100' past the site boundary. Refer to Zoning Ordinance Section 19.02D

Response #5

- Acknowledged and Illustrated per Zoning Ordinance.

Comment #6

- The "Parking Information" chart provided mixes the parking spaces required by the PUD approval of the adjacent site with spaces credited toward the proposed Residences development. Provide accurate parking information that meets both the PUD requirements and the parking required for the Residences.

Response #6

- Parking information revised to list this project only.

Comment #7

- Provide consistent detention design information between this site and the adjacent PUD site. Design must meet all requirements of the Village MS4 permit / Oakland County WRC stormwater engineering design standards. Detention must be provided for the Residences, and engineering plan approval is required before any building permit could be issued.

Response #7

- Detention calculations and additional information are within the Civil Engineering dwgs.

Comment #8

- Provide preliminary utility service information for the Residences. Various incarnations have shown individual sewer and/or water services for each unit, public utility extensions to the site, or one service per building to be split internally. Decide how service will be provided, and show the relevant required information (eg. location of meter rooms / riser rooms with required access; location of proposed public utility extensions / individual unit meters).

Response #8

- Acknowledged & illustrated on SP 101.

Comment #9

- Provide evidence that the adjacent property owner to the west accepts the proposed driveway opening encroaching across their frontage.

Response #9

- Acknowledged & letter of consent provided.

Comment #10

- We note that the unit driveways are sign-posted “no parking”. For comparison in a potential “worse case” scenario, a standard 9’ x 19’ parking space has been superimposed on SP 101 showing potential interference with the fire apparatus template, in the event a vehicle were to park in Unit 1A’s driveway.

Response #10

- Acknowledged.

Comment #11

- The actual location of the paving in Church Street is not shown across the entire site frontage plus 100’ beyond the boundary as required. It is not possible to verify the fire apparatus template fits the proposed site and existing street at the western access drive.

Response #11

- Acknowledged. Fire department apparatus templates shown in plans for all directions.

If you have any further questions or concerns, please contact me directly. Thank you.

Sincerely,



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