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March 20, 2024

Gage Belko  
Planning and Zoning Coordinator  
Village of Lake Orion  
21 E. Church St.  
Lake Orion, MI 48362

Re: Snug Harbor  
Site Plan Review #1  
NFE Job No. 0039

Dear Mr. Belko:

We have reviewed the Site Plan for the above referenced site. Our review is consistent with the requirements of Article 19 of the Zoning Ordinance, Section D – Required Information, relevant sections of the Zoning Ordinance related to the zoning district, Title XV: Land Usage, of the Lake Orion Code of Ordinances, and sound engineering design principles. We offer the following comments:

Density / Overall Concept:

1. The site is zoned MU, Mixed Use, but is designed using RM district density (higher than MU density) while utilizing MU setbacks (less than RM setbacks). This feature of the current Zoning regulations allows increased density in MU sites that provide only residential (no mixed) uses without providing the non-residential features contemplated in the MU zoning designation.
2. As shown, the site proposes building coverage of ~42% (50% maximum allowed), but over 60% impervious area total when including patios, drives, walks and docks onsite. Due to the size of the site, less than 1 acre, the developer is not proposing stormwater management measures though runoff will increase due to the increased impervious area.
3. The Village is responsible for maintaining its MS4 permit (municipal separate storm sewer system) through the provisions of the adopted Ordinance 23.29 which applies to “any activities which may impact the quantity or quality of a private stormwater conveyance system or any waterway within the Village”. This site is also contiguous with and owned by the developer of Mystic Cove which raises the point that EGLE could consider this part of a “larger common plan” when reviewing the MS4 reports. If the developer does not provide stormwater runoff management practices, we are concerned this could violate the Village’s MS4 permit provisions.

Plan Contents:

4. Plans were not sealed or signed by a licensed design professional as required.
5. The Legal Description shown on the Cover Sheet does not match the legal description found in the submitted purchase agreement. Additionally, the property dimensions along the Heights Road frontage (Topo and Boundary Survey) do not clearly show the ends of each boundary leg, and the Grading and Utility Plan appears to show a dashed line that may be meant to represent the original platted boundary (not shown elsewhere), but this is unlabeled and unclear. Please clarify the final site boundary to prove setbacks are being met.
6. Label the zoning district for this site and adjacent properties in the plan view.
7. Dimensions must be shown for the proposed driveway widths. Lengths are shown, however, the Mystic Cove development intends to widen the pavement on Heights Road nearly 10 feet. Thus, the length dimensions shown (23.4', 27.0' and 21.2') may not accurately reflect the available driveway

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length, affecting the vehicle parking count. Also, parking counts are required to be "off-street" parking; the 10' front setback means half the driveway length is located within the street, not off-street.

8. The site does not provide pedestrian access along Heights Road. A common mailbox is proposed without defined pedestrian access to the location as shown.
9. Height of structures within 50' of the site are required to be shown at site plan stage. Please show height and number of stories proposed for adjacent Mystic Cove buildings.
10. No location is shown for a transformer pad, or screening for it, as required for site plans.
11. Existing sanitary sewer and water main in Heights Road are each 8" diameter and should be labeled as such.

Fire Protection:

12. Preliminary utility plans indicate that the building will include fire suppression, with a Fire Department Connection (FDC) shown at the southwest corner of the proposed building.

After site plan approval, complete Engineering Plans meeting the requirements of Ordinance 31.26, 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. 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, LOPD  
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