



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

September 29, 2025

Re: Eastport Village
Site Plan Review #1
NFE Job No. O853

Dear Commissioners:

We have reviewed the Site Plan for the above referenced site. Our review is consistent with the requirements of Title XV: Land Usage, of the Lake Orion Code of Ordinances; 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 (bulleted statements *shown in italics* can be resolved at the Engineering review phase):

Survey

1. Per ZO requirements, the site area must be provided in square feet and acres, gross and net.
2. We note the presence of existing easements within the Village limits in favor of “Detroit Edison” and “County of Oakland” that are not reflected on the Site Plan.
 - *Existing easements must be legally abandoned or remain unimpeded by redevelopment. This issue must be clarified at the time of Engineering review.*

Site Plan / Preliminary Grading / Preliminary Utilities

3. The property identification numbers must be indicated on the Site Plan, within the relevant parcels.
4. Zoning of the Village Home Site Condominiums is labeled as MU while the Zoning Map indicates PUD zoning classification. The parcels along M-24 are zoned MU and should be labeled as such.
5. We note the presence of a proposed dumpster on the retail parking portion within the Village. No enclosure has been called out or detailed.
6. While the retail building is located outside of the Village limits, we note no transformer pad has been identified to serve the site. If a transformer pad is intended within the Village limits, the location and screening details must be shown on the Site Plan.
7. We note that the parking spaces and maneuvering aisle on the retail parking portion appear to meet or exceed minimum requirements when scaled, but no dimensions are labeled for verification.
8. Retaining walls are proposed in various locations, including along the proposed detention area and adjacent to the existing Huntington Bank. Preliminary grading indicates the wall along the detention basin may approach 10’ in height, and the one near the bank may measure 5’ or higher. We defer to the Planning Commission as to whether the proposed wall face requires description or detailing at this time.
9. 19.02.D.1.h - Site plan requirements include “all lot and/or property lines and setback lines shown and dimensioned”. No easement has been shown on the plans for the proposed

private roads, just a statement under the “deviation” heading implying the easement will be limited to the street pavement width of 27’.

- a) It is our opinion that the private street right-of-way or easement must include the sidewalk adjacent to the road surface, at a minimum. The walks will be utilized by residents of the development and members of the public, as with sidewalks in typical public road rights-of-way, and legal access along the walks must be guaranteed (walks not located on private lots). The proposed 25’ front house setback would therefore be measured to the back edge of sidewalk, not the face.
 - b) Public water main must be located within an easement not less than 12 feet wide. As indicated on each of the typical house and lot footprints, a minimum 20’ offset from house wall to back of walk, not including the proposed porch, would place structural elements of the porches within 10 feet horizontal from the proposed water main as shown, which will not meet Act 399 water main permitting requirements.
 - c) Maximum lot coverage cannot be calculated without defining the limits of the lot.
10. 19.02.D.1.s - Proposed utilities including sanitary sewer, storm sewer, and water main, including preliminary detention calculations must be indicated on the Site Plan.
- a) Storm Sewer: We note the most recent iteration of the Interlocal Agreement placed review of the storm sewer system, excluding detention/SWM, under Township purview. The proposed rear yard storm shown along proposed lots 1 through 7 and 44, located within Village limits, appear consistent with Village design requirements.
 - b) Detention and Stormwater Management:
 - i. Provide preliminary information to confirm that the required detention volume can be obtained. Detailed design for water quality and channel protection, including infiltration feasibility, will be required at Engineering submittal.
 - ii. The detention basin as indicated outlets to an existing wetland, thence routing through an existing 15” culvert located just south of the Village line, crossing the old railbed to an open drainage course which then appears to meander from just within Village limits to property within the Township.
 - c) Sanitary sewer: The proposed sanitary sewer runs almost entirely under the proposed private streets, placing access manholes within the road pavement. This location does not meet requirements for new development, as access for future maintenance will be difficult and potentially hazardous, and pipe repair more costly when pavement is affected.
 - i. Manholes as shown appear to be located within the anticipated typical wheel path of traffic, creating conditions of increased wear on the structures, which is not acceptable.
 - ii. Typical sanitary sewer location for new residential development would be outside of the road paving within the road right-of-way, or within an easement of not less than 20 feet in width. For the proposed development, with private roads, this intent might best be accomplished by locating the sanitary sewer a minimum of 2’ behind the back of walk on the opposite side of the road from the water main, with a sanitary easement partially encompassed within the private road easement / right-of-way.
 - iii. Proposed easements are required to be shown at Site Plan review.
 - d) Water Main:
 - i. Two taps to the existing water main in M-24 are currently shown. In pre-application communication, it was indicated that the second tap should connect to the water

main at the south end of Newton Drive. Property between the proposed development and the existing Newton water main consists of the Paint Creek Trail and the Newton Drive public road right-of-way.

- ii. Proposed easements are required to be shown for Site Plan review.
 - iii. Properly locating the sanitary sewer outside of street pavement may allow location of the private storm at the road centerline (structures outside of wheel paths), thereby allowing water main to be located nearer the back of proposed walk, providing required clearance from the proposed porch structures.
11. 19.02.D.1.u- Floodplain and flood hazard elevations must be shown. If there are none on the site, then a statement included on the plan that there are none.
 12. If site lighting is proposed for the retail parking within Village limits, 19.02.D.1.aa- Height of all outdoor light fixtures, cut sheets, method of shielding, and illustration of pole(s) and fixture(s), and a statement that the site will comply with all lighting requirements.
 13. We note for Planning Commission information that the Tree List identifies several Landmark trees, the majority of which appear to be within Village limits. Of these Landmark trees, at least four are located within the area to be excavated for the detention basin.

The following items are required, but can be addressed during the Engineering phase of the project:

- *Walls 4' in height or higher require detailed design at the engineering submittal phase.*
- *Stormwater management agreement will be required.*
- *The proposed stormwater management must meet current WRC standards, including Water Quality and Best Management Practices. Infiltration testing of onsite soils is required.*
- *Detention basin outlet and downstream capacity must be analyzed as part of the Engineering submittal phase.*
- *Exhibit B drawings must be provided for review.*
- *Complete Engineering Plans meeting the requirements of the 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, and adequacy of the detention area be confirmed prior to approval of the site plan. If you have any questions, please do not hesitate to call.

Sincerely,

Nowak & Fraus Engineers



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